

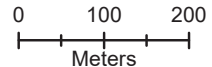
# LOCATION MAP

APPLICANT: 2351528 Ontario Limited and Aurora-Leslie Developments Limited

FILE: ZBA-2022-03

FIGURE 1

 **SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, February 13, 2023. Map updated 2/14/23. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

METRIC DISTANCES AND COORDINATES  
BASED ON THE PLAN AND METRIC  
FILED BY WARDEN'S OFFICE

DETAIL 'A'  
SEE FIGURE 2



**TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division**  
DATE: Jul. 18, 2022  
**RECEIVED**

PLAN 65M-4650

1. CERTIFY THAT THIS PLAN IS REGISTERED BY THE LAND REGISTRY SERVICE FOR THE LAND TITLED SUBDIVISION OF PLAN 65M-3819 AS AT 2:53 P.M. ON THE 22<sup>ND</sup> DAY OF JULY 2022 AND IS CORRECTLY SET OUT IN THE PARTIAL REGISTER FOR PROPERTY DEVELOPMENT AS AT 2:53 P.M. ON THE 22<sup>ND</sup> DAY OF JULY 2022. AND THAT THE PLAN IS CORRECTLY SET OUT IN THE PARTIAL REGISTER FOR PROPERTY DEVELOPMENT AS AT 2:53 P.M. ON THE 22<sup>ND</sup> DAY OF JULY 2022.

2. THE PLAN COMPRESSES ALL OF THE PREVIOUSLY REGISTERED AND UNREGISTERED PLANS THAT HAVE BEEN SUPERSEDED BY THIS PLAN.  
3. THIS PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
4. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
5. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
6. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
7. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
8. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
9. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
10. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.

PLAN OF SUBDIVISION OF  
PART OF BLOCK 6  
REGISTERED PLAN 65M-3819 AND  
PART OF LOTS 23 AND 24  
CONCESSION 3  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK  
SCALE: 1:1000  
REGISTERED PLAN 65M-4650

NOTES  
1. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
2. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
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9. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.  
10. THE PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.

OWNER'S CERTIFICATE  
I, the undersigned, being the owner of the land shown on the plan, hereby certify that the plan is a true and correct copy of the original plan as filed in the Registry Office and that the plan is subject to the provisions of the Registry Act and the Registry Regulations.

OWNER'S CERTIFICATE  
I, the undersigned, being the owner of the land shown on the plan, hereby certify that the plan is a true and correct copy of the original plan as filed in the Registry Office and that the plan is subject to the provisions of the Registry Act and the Registry Regulations.

SURVEYOR'S CERTIFICATE  
I, the undersigned, being a duly qualified and licensed surveyor, hereby certify that the plan is a true and correct copy of the original plan as filed in the Registry Office and that the plan is subject to the provisions of the Registry Act and the Registry Regulations.

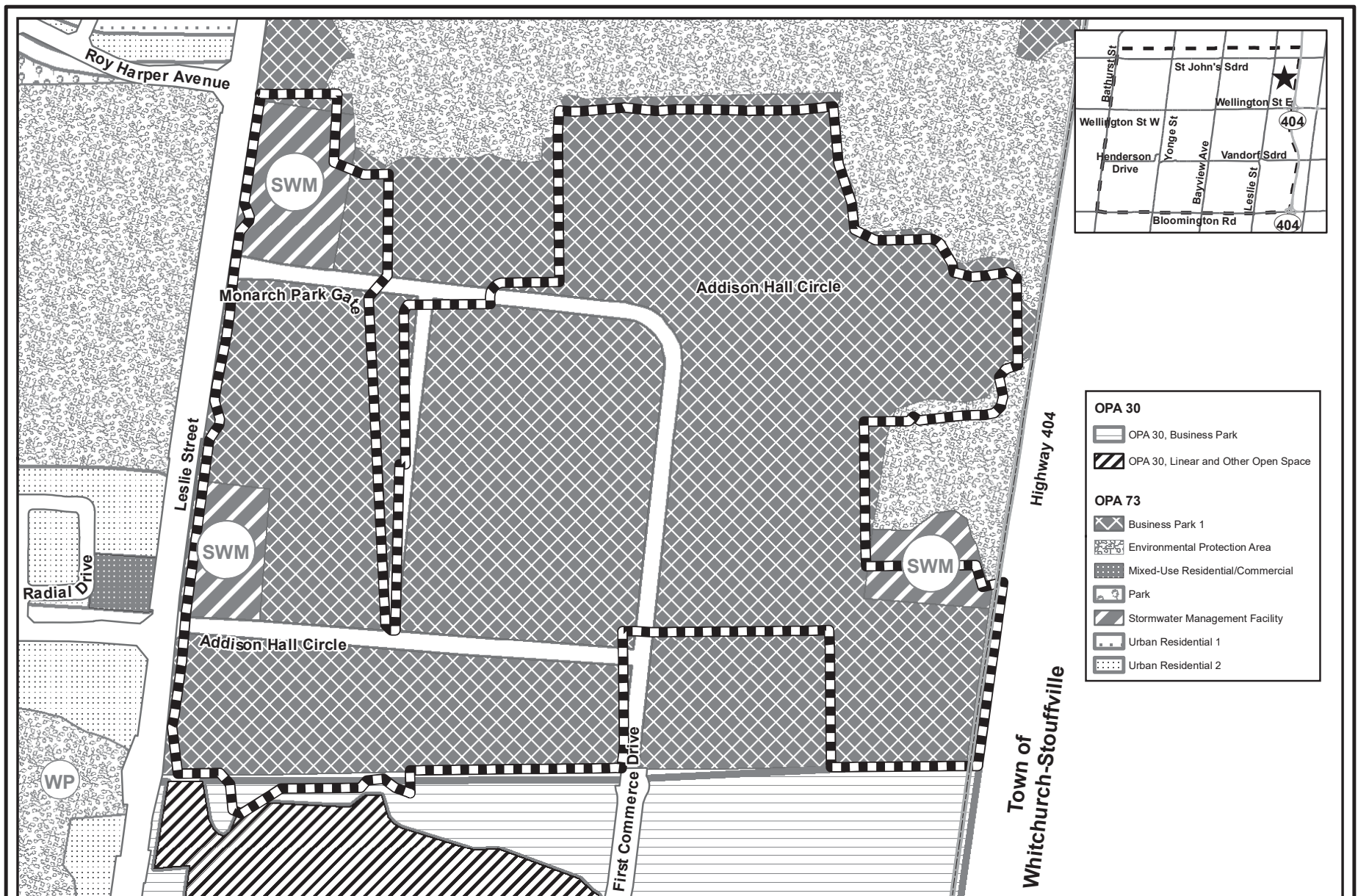
SCHAEFFER DZALDOV BENNETT LTD.  
REGISTERED LAND SURVEYORS  
100 WILSON AVENUE, SUITE 100, AURORA, ONTARIO L4R 1A1  
TEL: 905.709.1100 FAX: 905.709.1101

# REGISTERED PLAN OF SUBDIVISION - 65M-4650

APPLICANT: 2351528 Ontario Limited and Aurora-Leslie Developments Limited

FILE: ZBA-2022-03

FIGURE 2



## EXISTING OFFICIAL PLAN DESIGNATION

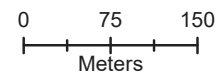
APPLICANT: 2351528 Ontario Limited and Aurora-Leslie Developments Limited

FILE: ZBA-2022-03

FIGURE 3



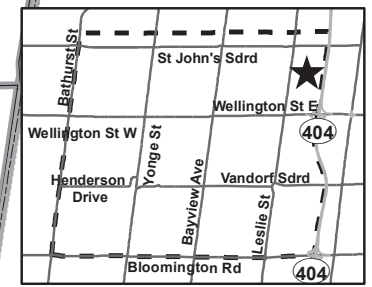
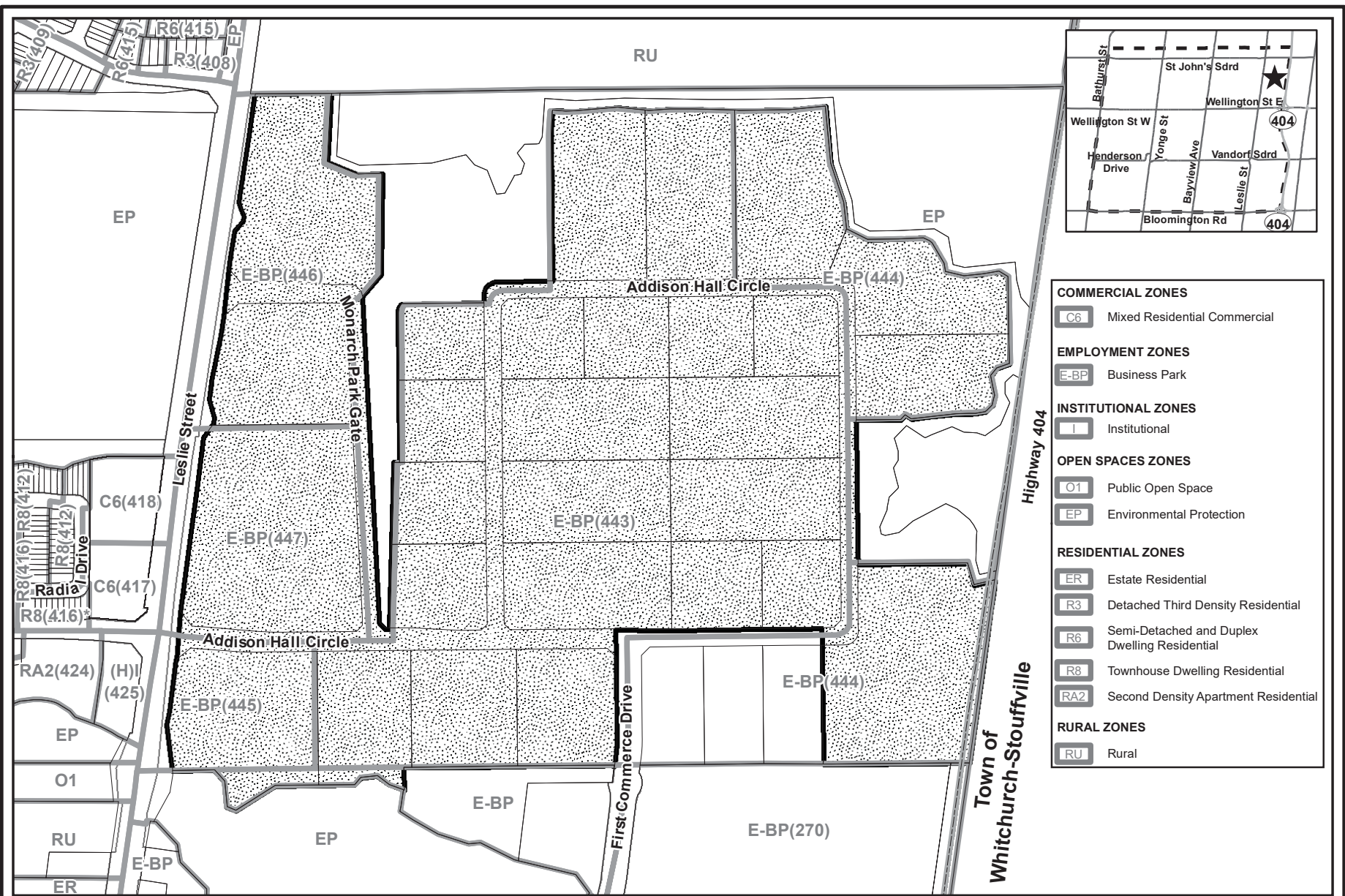
**SUBJECT LANDS**



**AURORA**  
You're in Good Company

Map by the Town of Aurora Financial Services Department, February 13, 2023. Map updated 2/14/23. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\2351528 Ontario Limited & Aurora-Leslie Developments Ltd (ZBA-2022-03)\Public\_Planning\_Meeting\_February\_2023\Figure\_3\_Existing\_Official\_Plan\_Designation.mxd



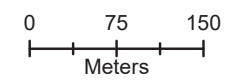
COMMERCIAL ZONES	
	Mixed Residential Commercial
EMPLOYMENT ZONES	
	Business Park
INSTITUTIONAL ZONES	
	Institutional
OPEN SPACES ZONES	
	Public Open Space
	Environmental Protection
RESIDENTIAL ZONES	
	Estate Residential
	Detached Third Density Residential
	Semi-Detached and Duplex Dwelling Residential
	Townhouse Dwelling Residential
	Second Density Apartment Residential
RURAL ZONES	
	Rural

## EXISTING ZONING BY-LAW

APPLICANT: 2351528 Ontario Limited and Aurora-Leslie Developments Limited  
 FILE: ZBA-2022-03

FIGURE 4

SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, February 14, 2023. Map updated 2/15/23. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\2351528 Ontario Limited & Aurora-Leslie Developments Ltd (ZBA-2022-03)\Public\_Planning\_Meeting\_February\_2023\Figure\_4\_Existing\_Zoning.mxd