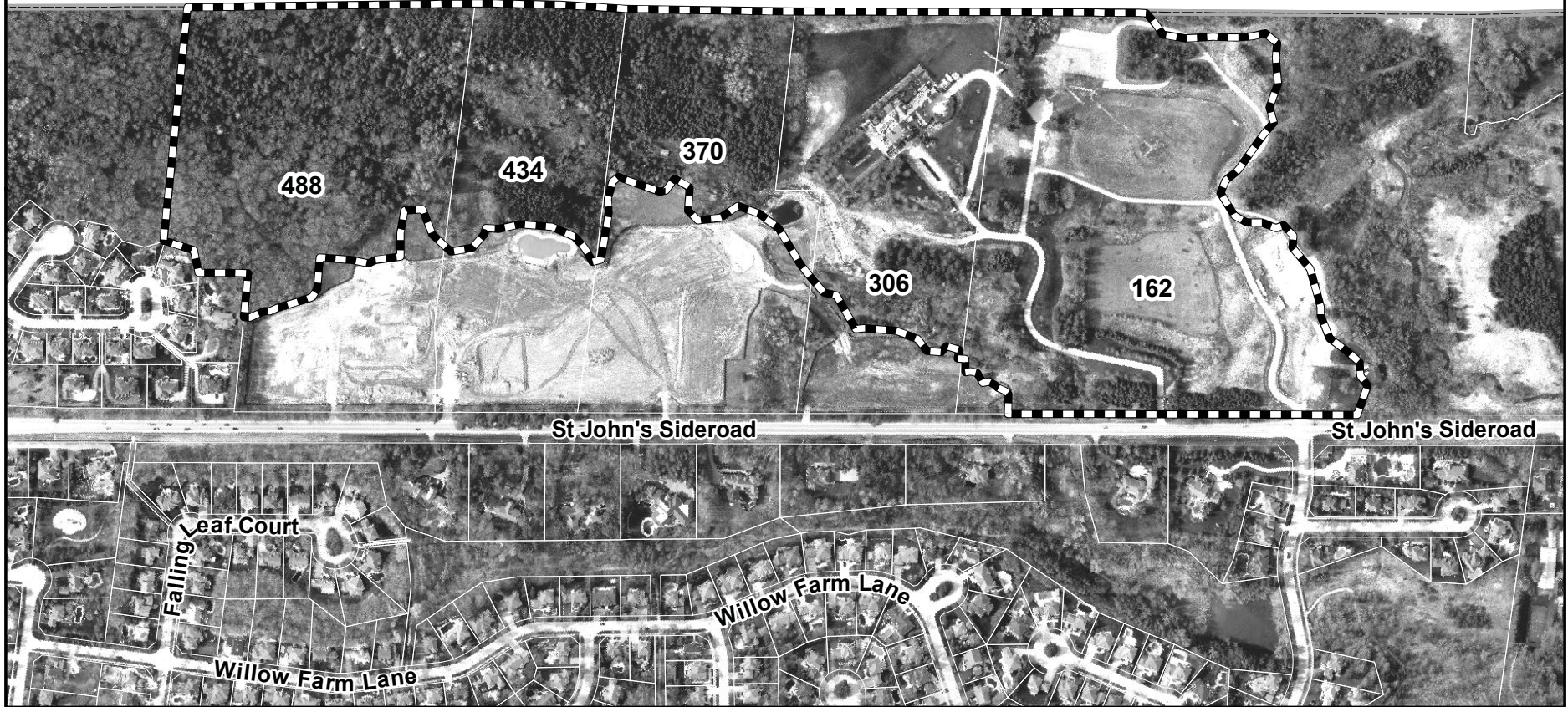


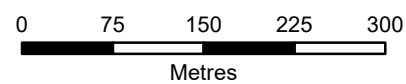
TOWN OF NEWMARKET



**LOCATION MAP**

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01

 **SUBJECT LANDS**



**FIGURE 1**

Map created by the Planning & Development Services Department, April 13, 2021. Map updated 2/09/23. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.



TOWN OF NEWMARKET



**OFFICIAL PLAN SCHEDULE H (SITE SPECIFIC POLICY AREA #14)**

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01



**SUBJECT LANDS**



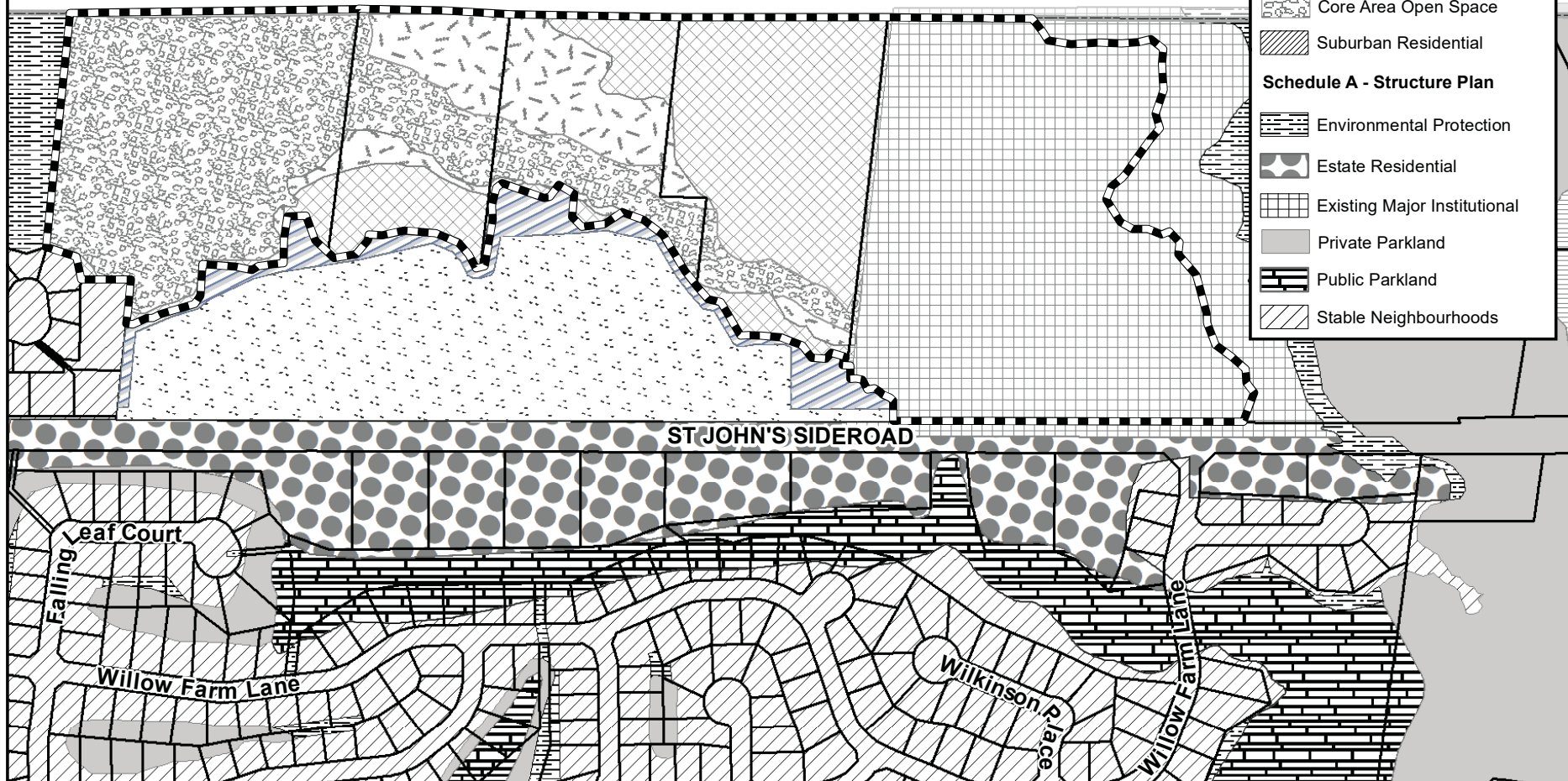
**SITE SPECIFIC POLICY AREA #14**



FIGURE 2

Map created by the Town of Aurora Planning & Development Services Department, May 17, 2021. Map updated 2/01/23. Base data provided by York Region & the Town of Aurora.

TOWN OF NEWMARKET



**OPA 21**

- Suburban Residential (SR-2)
- Supporting Area Open Space

**OPA 37**

- Suburban Residential (SR-1)
- Supporting Area Open Space
- Core Area Open Space
- Suburban Residential

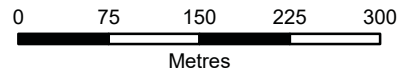
**Schedule A - Structure Plan**

- Environmental Protection
- Estate Residential
- Existing Major Institutional
- Private Parkland
- Public Parkland
- Stable Neighbourhoods

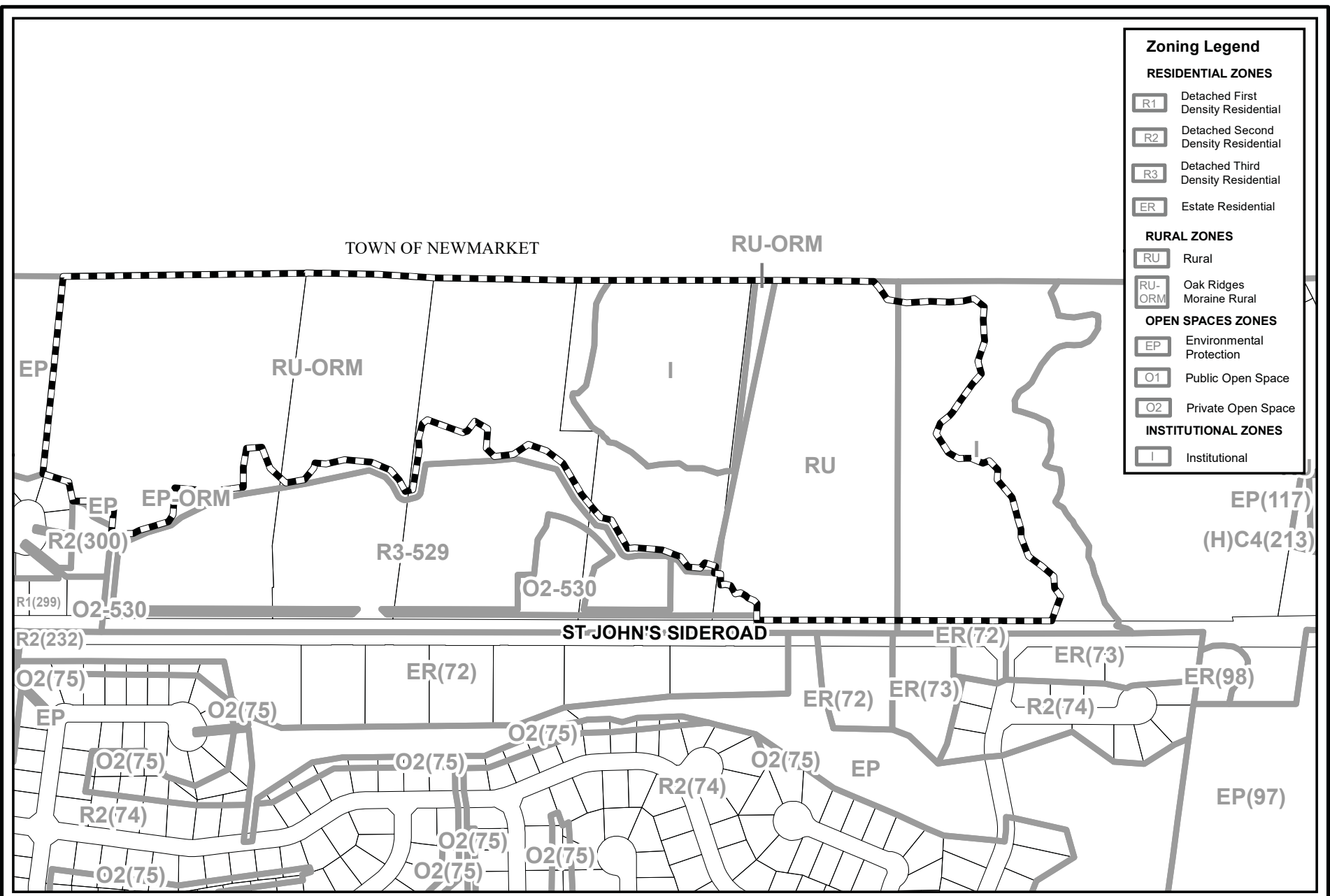
**EXISTING OFFICIAL PLAN DESIGNATION**

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 3

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, May 26, 2021. Map updated 2/17/23. Base data provided by York Region & the Town of Aurora.



**Zoning Legend**

**RESIDENTIAL ZONES**

- R1 Detached First Density Residential
- R2 Detached Second Density Residential
- R3 Detached Third Density Residential
- ER Estate Residential

**RURAL ZONES**

- RU Rural
- RU-ORM Oak Ridges Moraine Rural

**OPEN SPACES ZONES**

- EP Environmental Protection
- O1 Public Open Space
- O2 Private Open Space

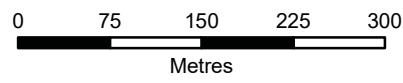
**INSTITUTIONAL ZONES**

- I Institutional

**EXISTING ZONING BY-LAW DESIGNATION**

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 4

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, May 17, 2021. Map updated 2/17/23. Base data provided by York Region and Aurora - GIS.

**Land Use Designations**

- Proposed Creek Crossing Location
- Stormwater Management Facility (Conceptual)

**Official Plan Designations**

- Estate Residential
- Existing Major Institutional
- Environmental Protection
- Private Parkland
- Public Parkland
- Stable Neighbourhoods
- Suburban Residential

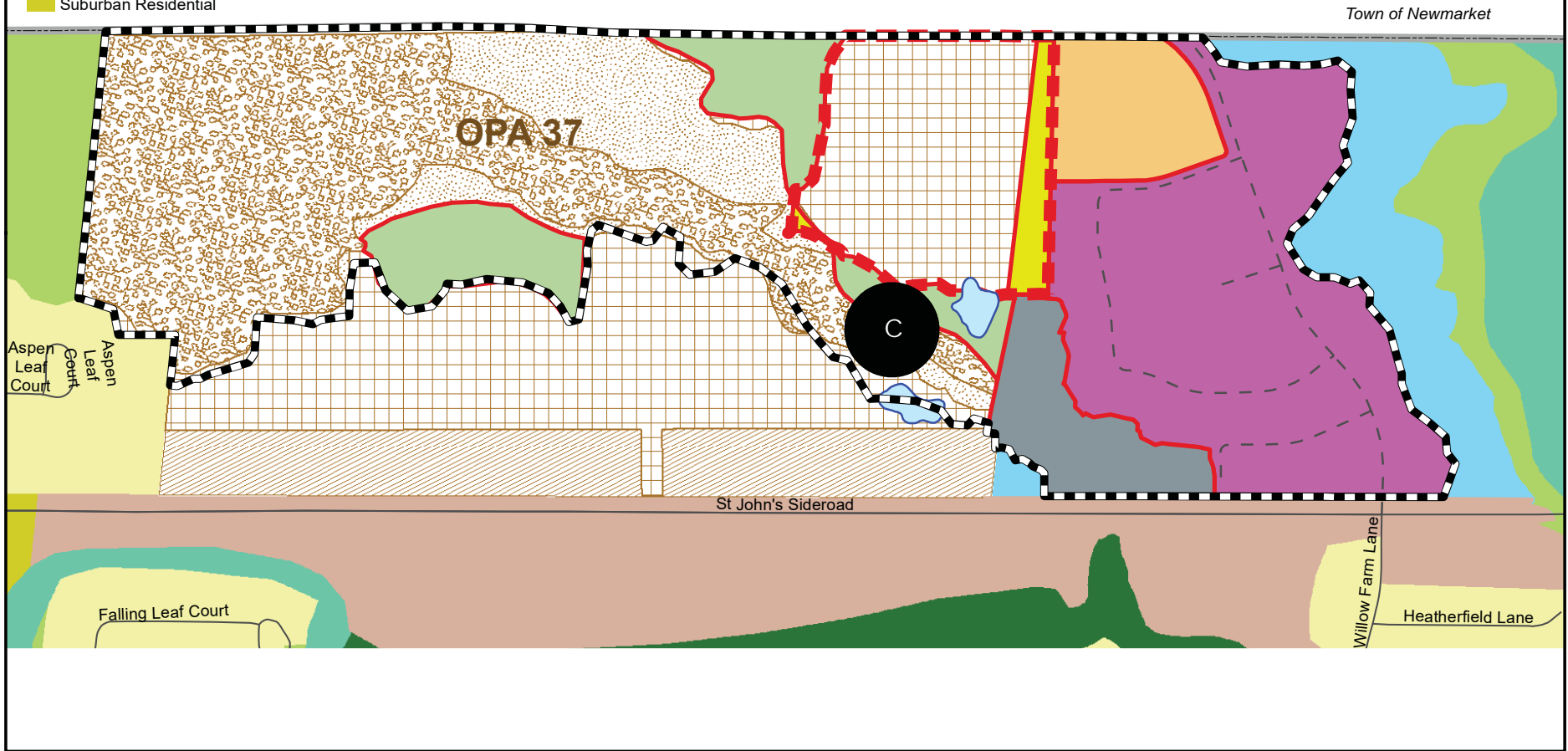
**OPA 37 Designations**

- Suburban Residential (SR-1)
- Suburban Residential
- Core Area Open Space
- Supporting Area Open Space

- School Block

**Proposed Official Plan Designations**

- Lands to be Designated to Public Parkland
- Lands to be designated to Environmental Protection
- Lands to be designated to Stable Residential
- Lands to be designated to Suburban Residential (SR-1)
- Lands to be designated to Supporting Area Open Space



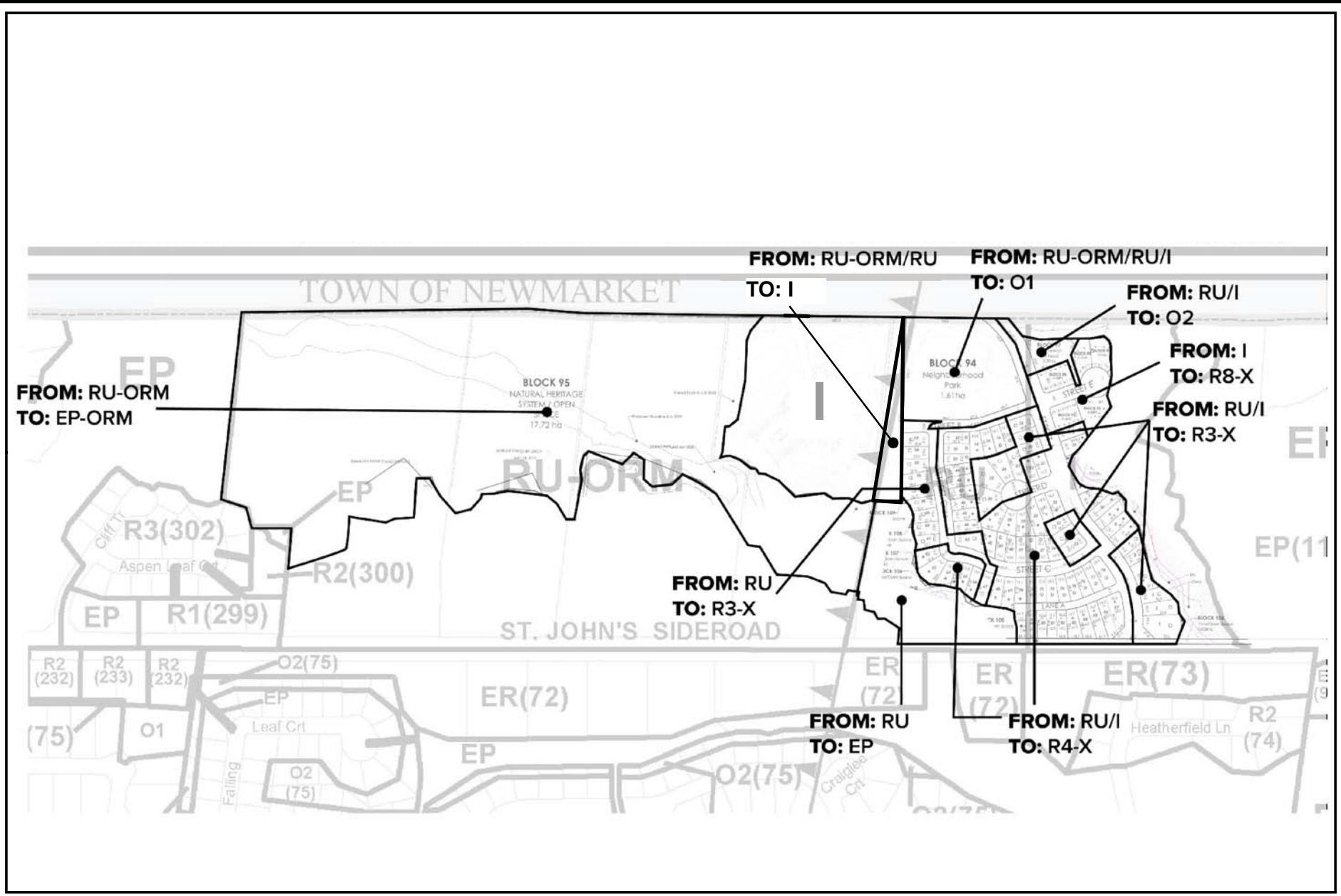
**PROPOSED OFFICIAL PLAN DESIGNATION**

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 5

 SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, May 17, 2021. Map updated 2/17/23. Base data provided by the Town of Aurora and Malone Given Parsons

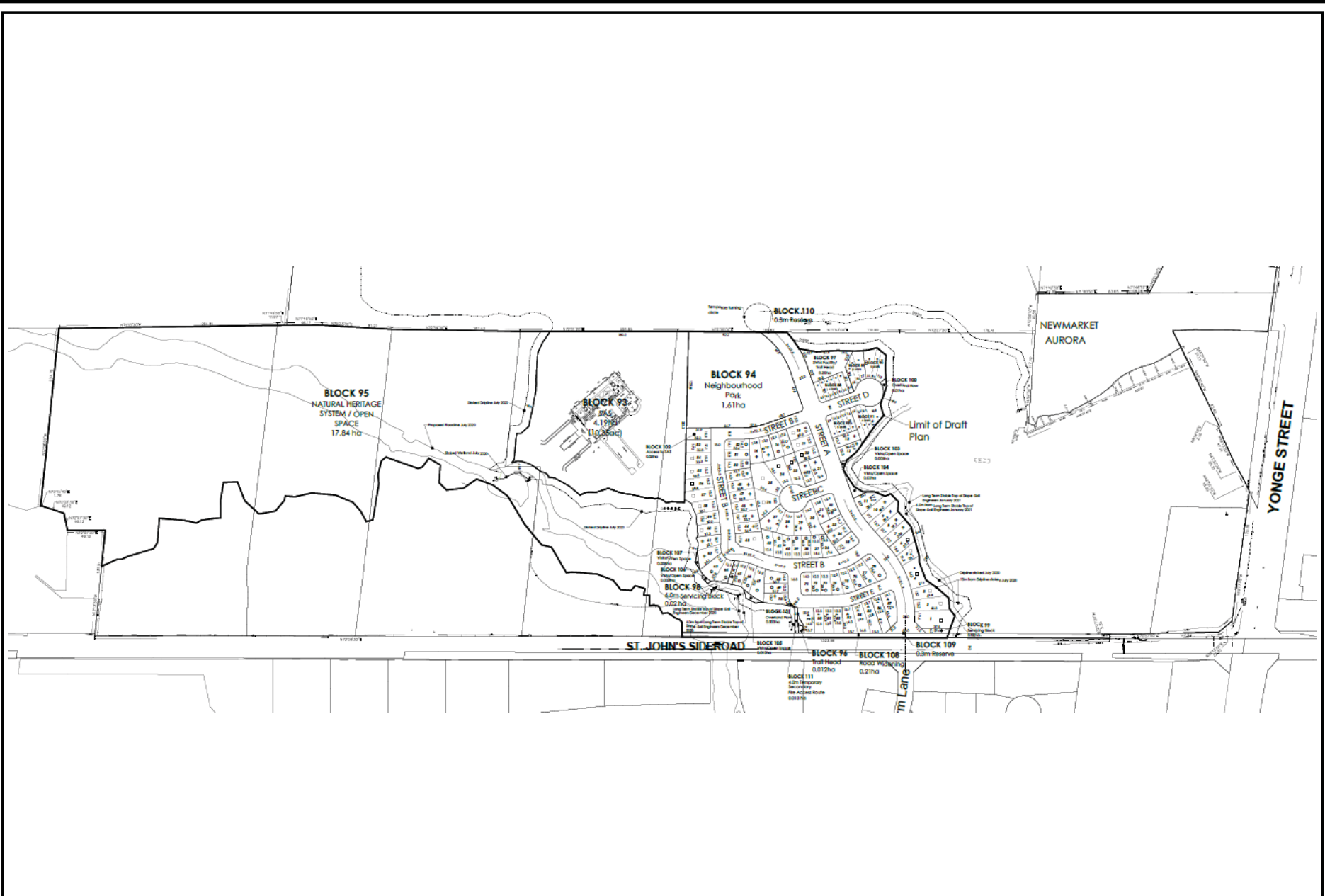


# PROPOSED ZONING BY-LAW AMENDMENT

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 6



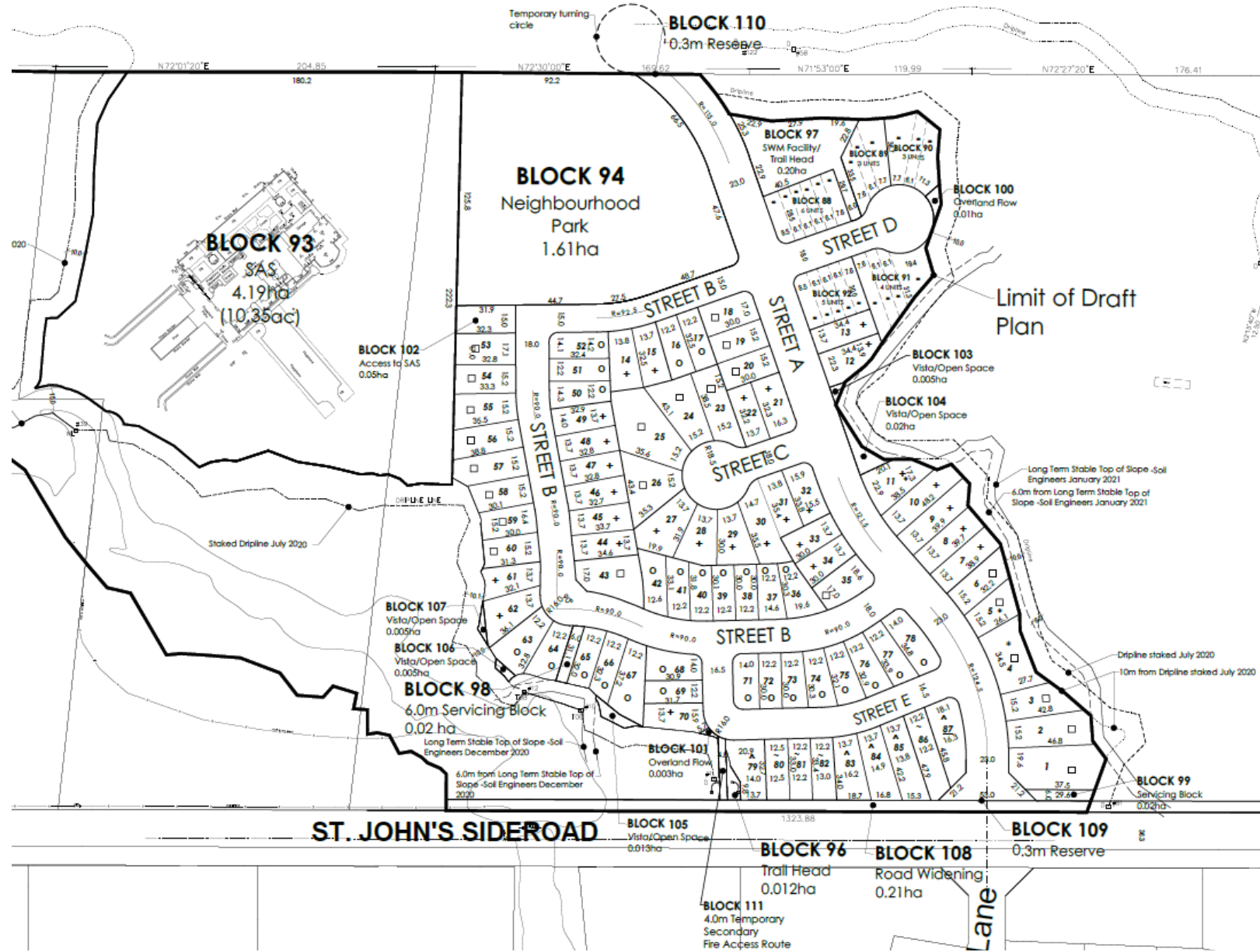
Map created by the Town of Aurora Planning & Development Services Department, May 17, 2021. Map updated 2/23/23. Base data provided by Malone Given Parsons



# DRAFT PLAN OF SUBDIVISION

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 7





# PROPOSED SCHOOL BLOCK AND RESIDENTIAL SUBDIVISION

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 8



Map created by the Town of Aurora Planning & Development Services Department, February 9, 2023. Map updated 2/09/23. Base data provided by Malone Given Parsons, drawing revised January 11, 2023.

Document Path: J:\data\data\Planning Maps\306, 370, 434 & 488 St. John's Sideroad West (Shining Hill Estates) (OPA-2021-02, ZBA-2021-02 & SUB-2021-01)\Report\_Maps\_February\_2023\Figure\_8\_Proposed School Block and Residential Subdivision.mxd





# CONCEPTUAL OVERALL PLAN

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 9



Map created by the Town of Aurora Planning & Development Services Department, May 17, 2021. Map updated 2/09/23. Base data provided by Malone Given Parsons, drawing revised May 17, 2022.

Document Path: J:\data\data\Planning Maps\306, 370, 434 & 488 St. John's Sideroad West (Shining Hill Estates) (OPA-2021-02, ZBA-2021-02 & SUB-2021-01)\Report\_Maps\_February\_2023\Figure\_9\_Conceptual Overall Plan.mxd