



LOCATION MAP

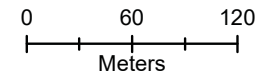
APPLICANT: COPPERVALLEY ESTATES INC

FILE: ZBA-2022-09

FIGURE 1



SUBJECT LANDS



AURORA
You're in Good Company

Map by the Town of Aurora Financial Services Department, 20/03/2023. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

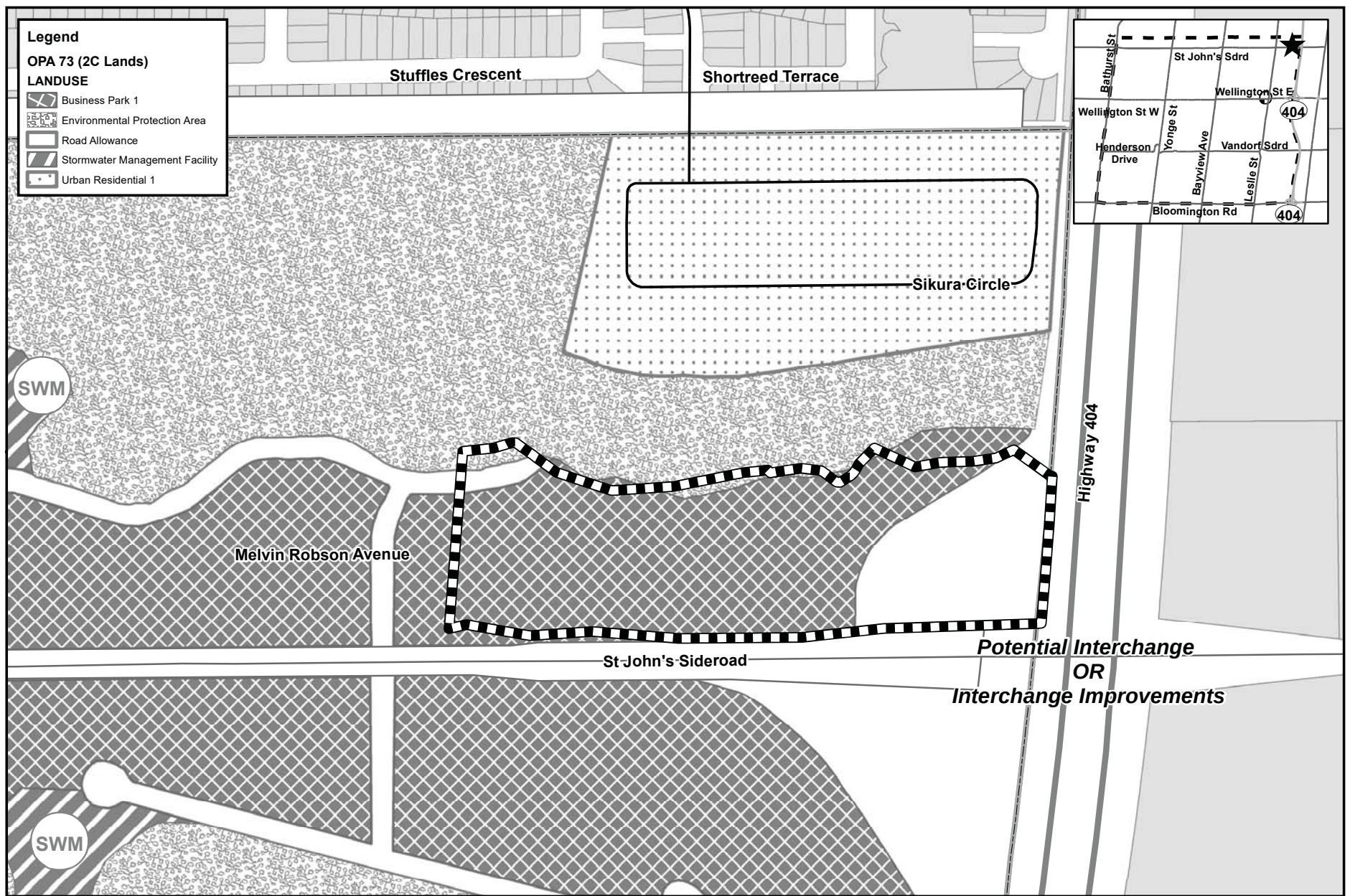
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Legend

OPA 73 (2C Lands)

LANDUSE

- Business Park 1
- Environmental Protection Area
- Road Allowance
- Stormwater Management Facility
- Urban Residential 1

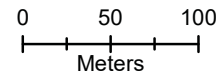


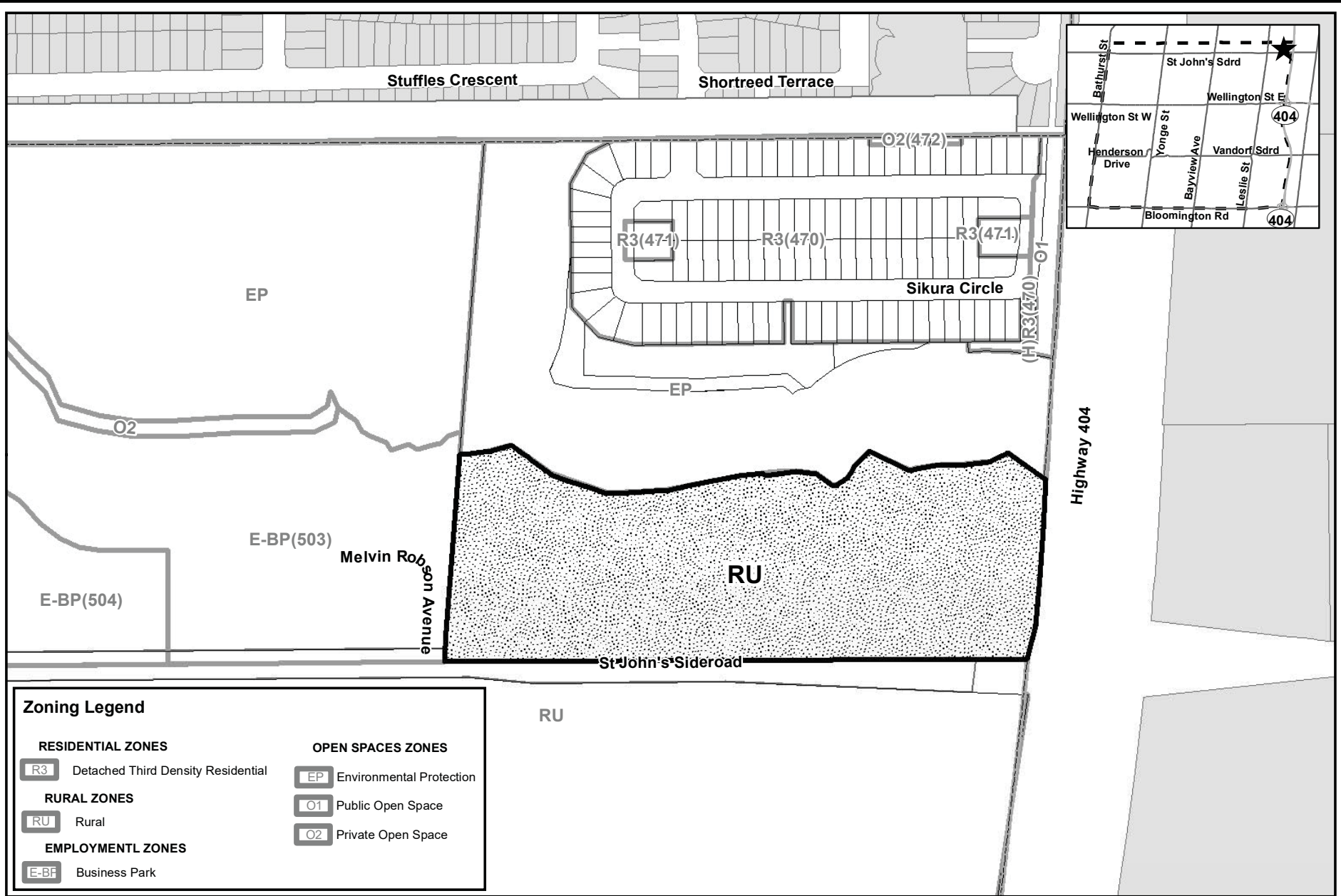
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: COPPERVALLEY ESTATES INC
 FILE: ZBA-2022-09
 FIGURE 2



SUBJECT LANDS

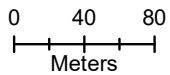


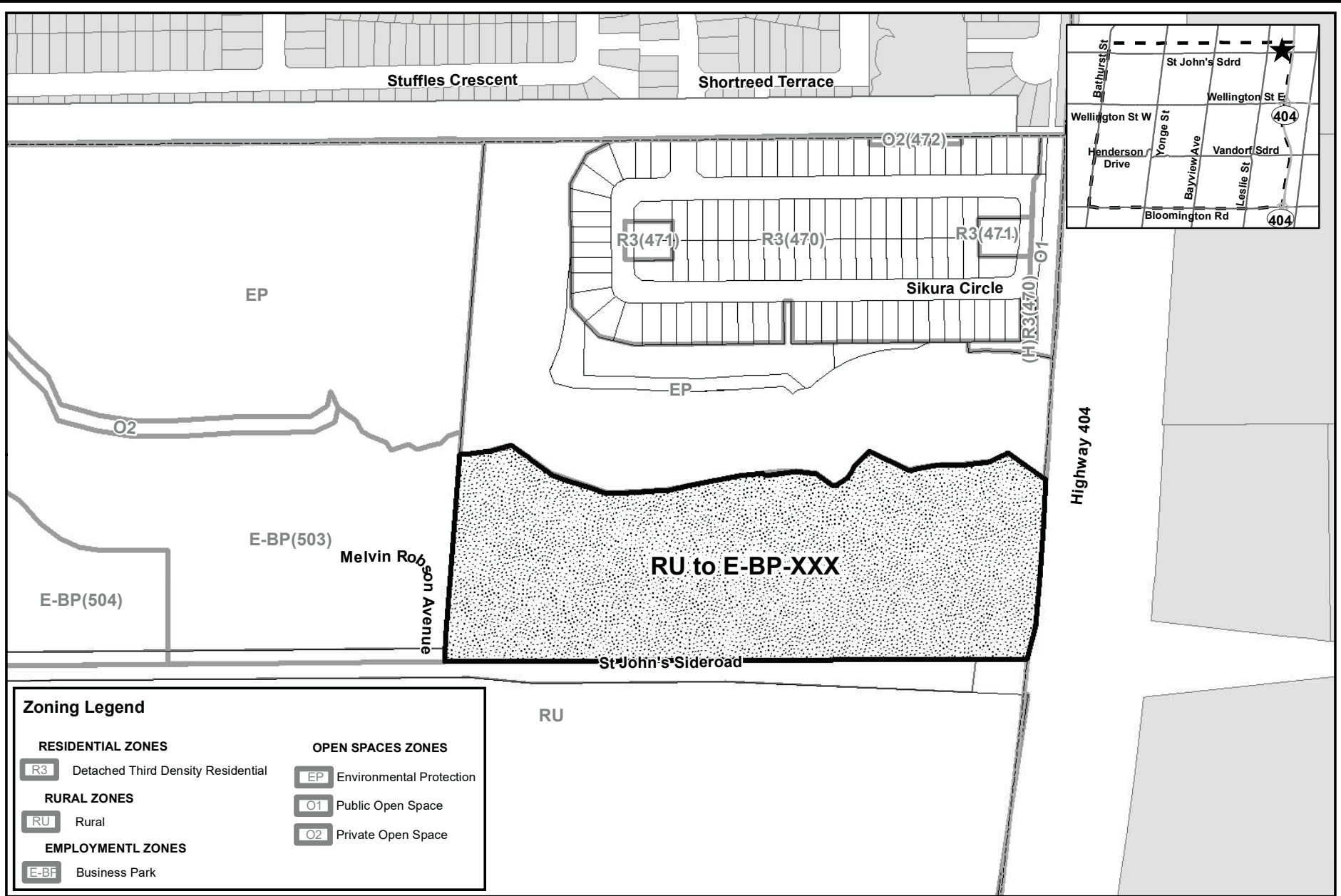


Zoning Legend	
RESIDENTIAL ZONES	
R3	Detached Third Density Residential
RURAL ZONES	
RU	Rural
EMPLOYMENTL ZONES	
E-BP	Business Park
OPEN SPACES ZONES	
EP	Environmental Protection
O1	Public Open Space
O2	Private Open Space

EXISTING ZONING
 APPLICANT: COPPERVALLEY ESTATES INC
 FILE: ZBA-2022-09
 FIGURE 3

 **SUBJECT LANDS**





PROPOSED ZONING BY-LAW

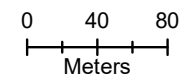
APPLICANT: COPPERVALLEY ESTATES INC

FILE: ZBA-2022-09

FIGURE 4



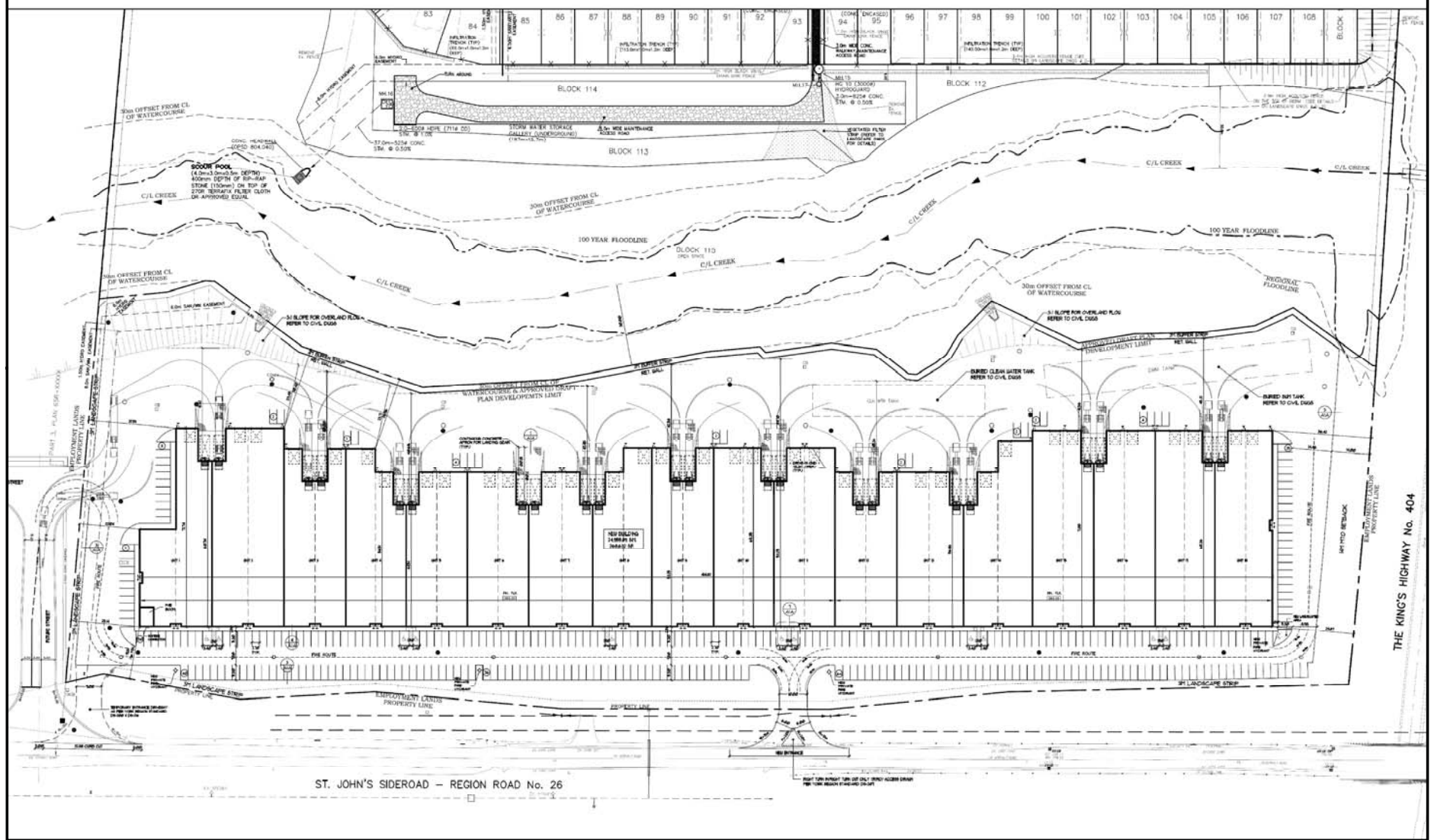
SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 20/03/2023. Base data provided by York Region & the Town of Aurora.

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36
PL
10
BP
4
P
30
S. L
2
AL



CONCEPTUAL SITE PLAN

APPLICANT: COPPERVALLEY ESTATES INC

FILE: ZBA-2022-09

FIGURE 5



Map by the Town of Aurora Financial Services Department, 21/03/2023. Drawing provided by Natale Architect Inc.

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