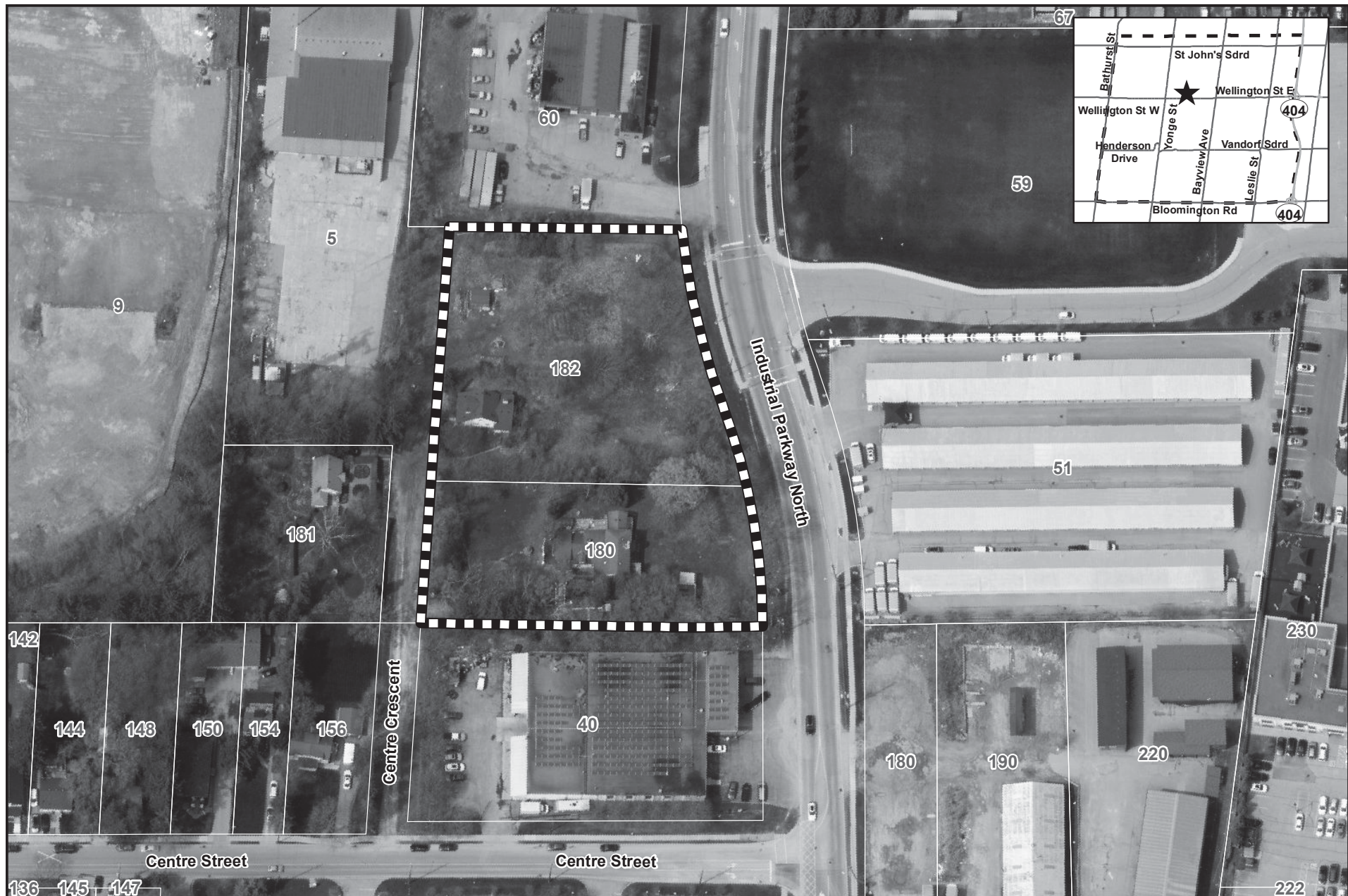




LOCATION MAP

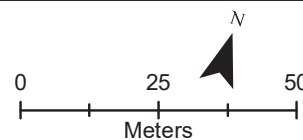
APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: ZBA-2022-05 & OPA-2022-03

FIGURE 1

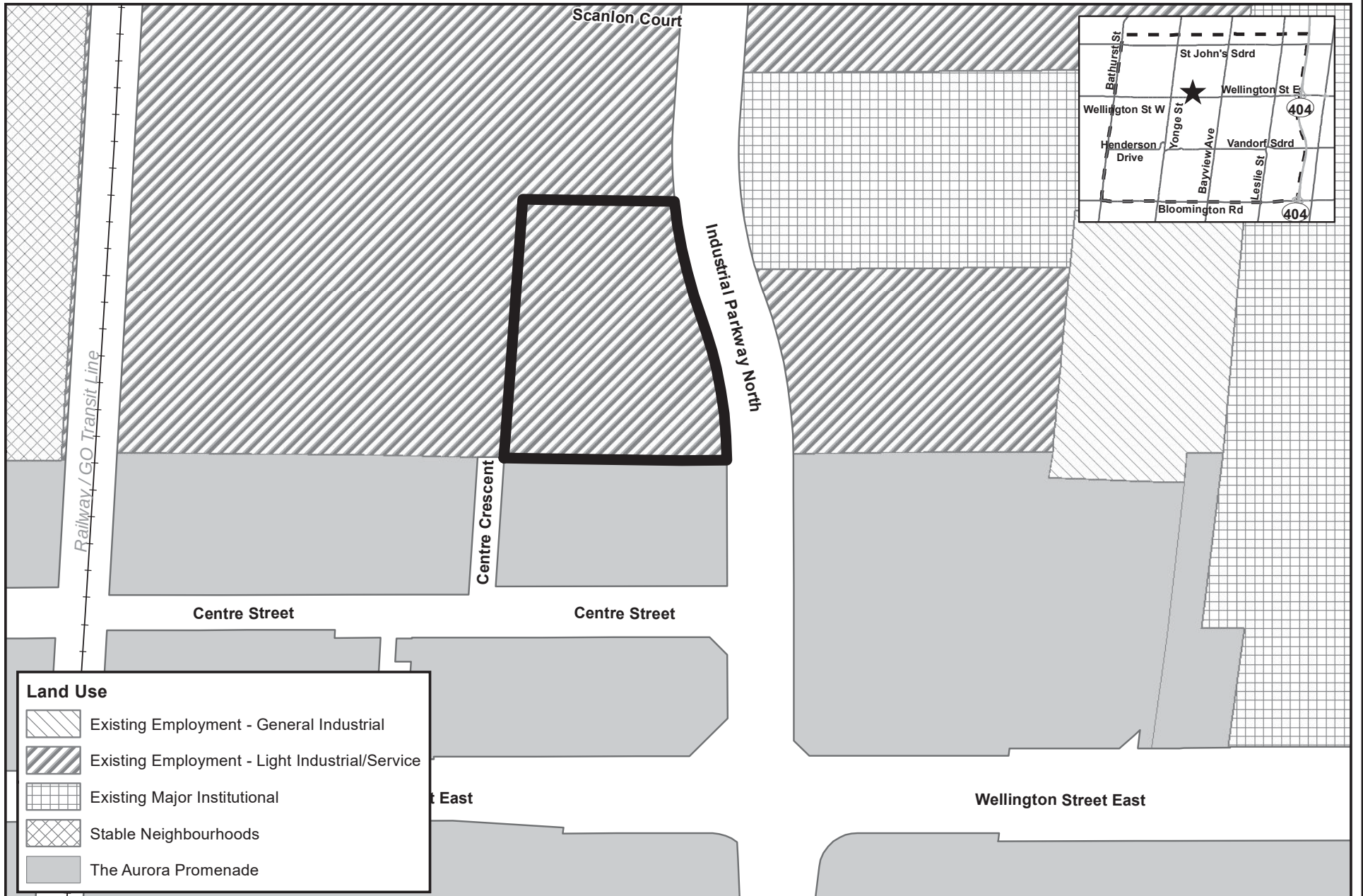


SUBJECT LANDS



Map by the Town of Aurora Planning and Development Services Department, 01/09/2023. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map September 2023\Figure_1_Location_Map.mxd



Zoning Legend

RESIDENTIAL ZONES

- R3 Detached Third Density Residential
- R7 Special Mixed Density Residential
- R8 Townhouse Dwelling Residential
- RA2 Second Density Apartment Residential

COMMERCIAL ZONES

- C3 Service Commercial
- C4 Community Commercial
- C6 Mixed Residential Commercial

INSTITUTIONAL ZONES

- I Institutional

RURAL ZONES

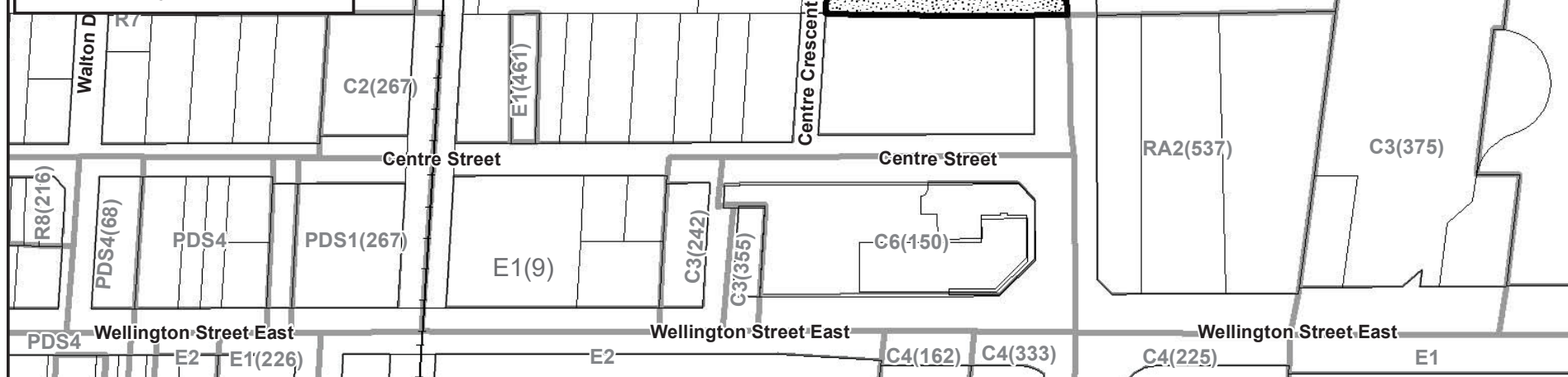
- RU Rural

EMPLOYMENT ZONES

- E1 Service Employment
- E2 General Employment

PROMENADE ZONES

- PDS1 Promenade Downtown Shoulder
- Central Commercial
- PDS4 Promenade Downtown Shoulder
- Service Commercial



EXISTING ZONING

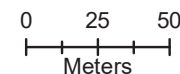
APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: ZBA-2022-05 & OPA-2022-03

FIGURE 3

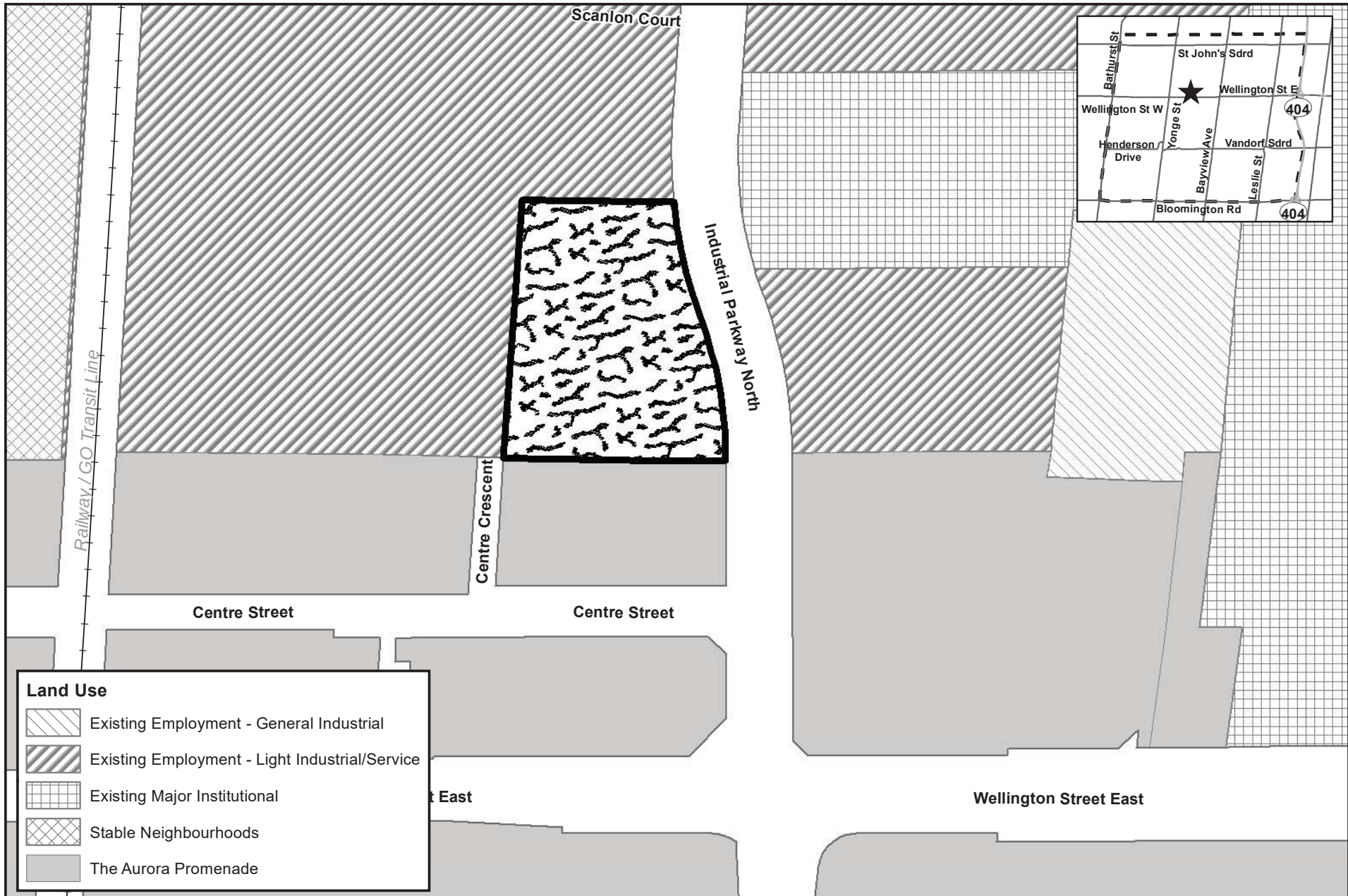


SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 24/08/2023. Base data provided by York Region & the Town of Aurora.

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Zoning Legend

RESIDENTIAL ZONES

- R3** Detached Third Density Residential
- R7** Special Mixed Density Residential
- R8** Townhouse Dwelling Residential
- RA2** Second Density Apartment Residential

COMMERCIAL ZONES

- C3** Service Commercial
- C4** Community Commercial
- C6** Mixed Residential Commercial

INSTITUTIONAL ZONES

- I** Institutional

RURAL ZONES

- RU** Rural

EMPLOYMENT ZONES

- E1** Service Employment
- E2** General Employment

PROMENADE ZONES

- PDS1** Promenade Downtown Shoulder
- Central Commercial
- PDS4** Promenade Downtown Shoulder
- Service Commercial



PROPOSED ZONING

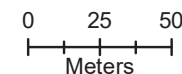
APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: ZBA-2022-05 & OPA-2022-03

FIGURE 5

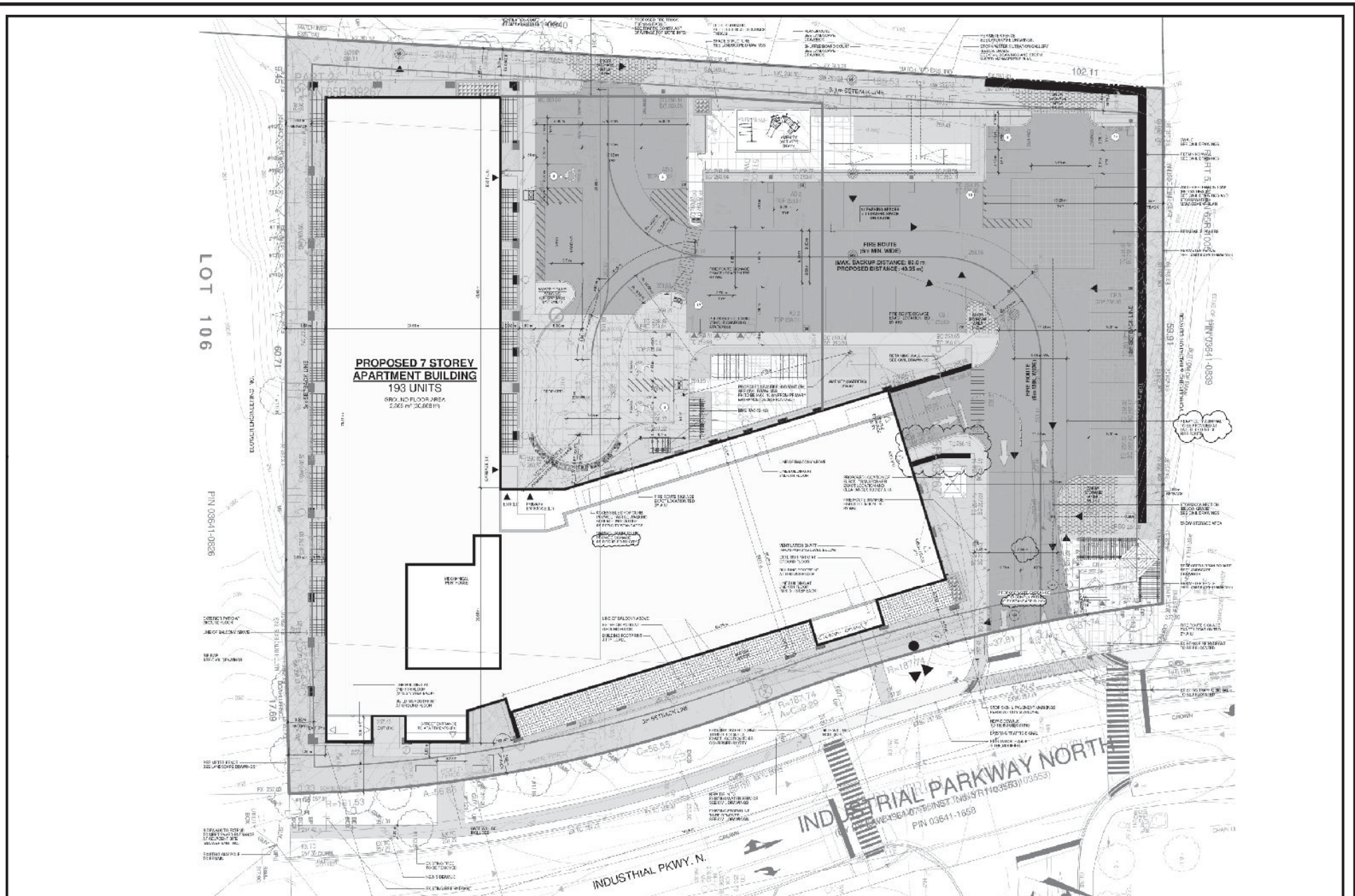


SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 01/09/2023. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map September 2023\Figure_5_Proposed_Zoning.mxd



PROPOSED SITE PLAN

APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: ZBA-2022-05 & OPA-2022-03

FIGURE 6



Map created by the Town of Aurora Planning & Building Services Department, 01/09/2023. Drawing provided by Gervais Development Corp.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map September 2023\Figure_6_Proposed_Site_Plan.mxd