

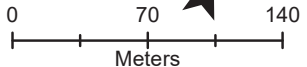



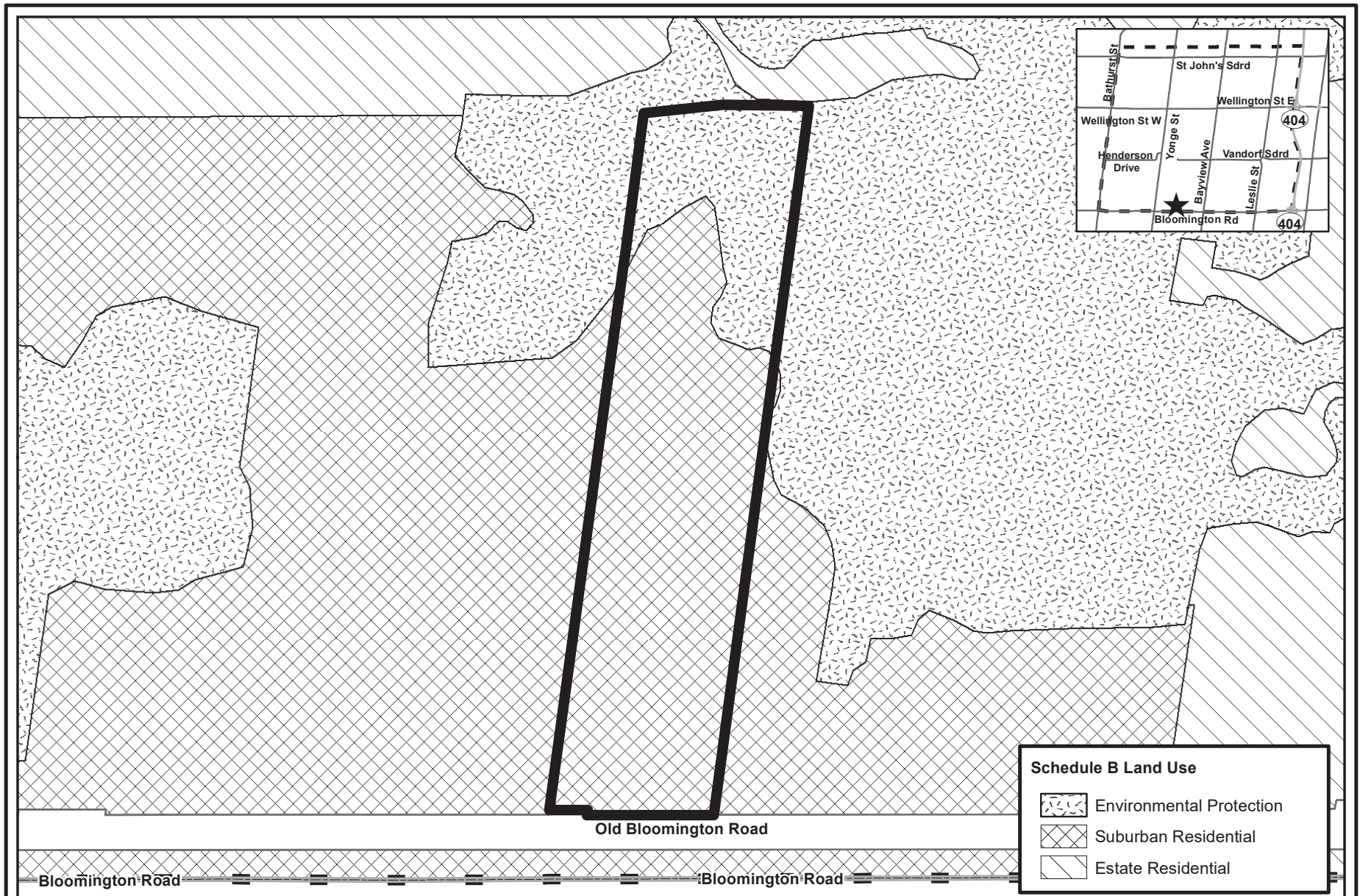
LOCATION MAP
 APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02
 FIGURE 1

 **SUBJECT LANDS**

 N




Map by the Town of Aurora Planning and Development Services Department, 2024-09-10. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.



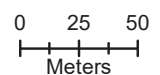
Schedule B Land Use

-  Environmental Protection
-  Suburban Residential
-  Estate Residential

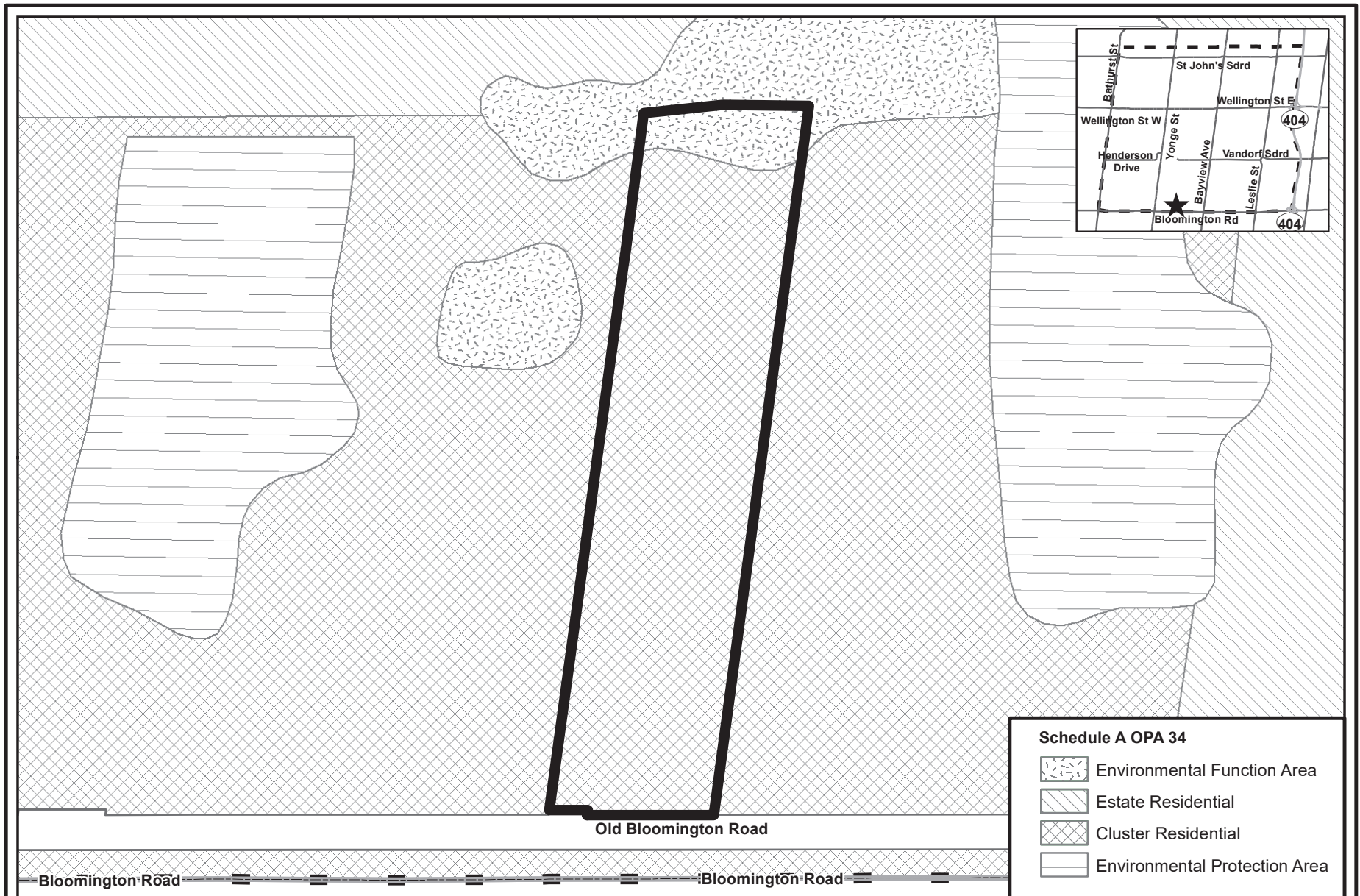
EXISTING OFFICIAL PLAN DESIGNATION (SCHEDULE B)

APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02
 FIGURE 2





 **SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 2024-09-17. Base data provided by York Region & the Town of Aurora.



Schedule A OPA 34

-  Environmental Function Area
-  Estate Residential
-  Cluster Residential
-  Environmental Protection Area

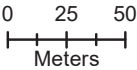
EXISTING SECONDARY PLAN DESIGNATION (OPA 34)

APPLICANT: TWTH DEVELOPMENT INC.

FILE: OPA-2023-02 and ZBA-2023-02

FIGURE 3

 **SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 2024-09-17. Base data provided by York Region & the Town of Aurora.



Zoning Legend

RESIDENTIAL ZONES

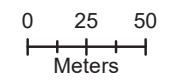
- R3 Detached Third Density Residential
- ER Estate Residential

OPEN SPACE

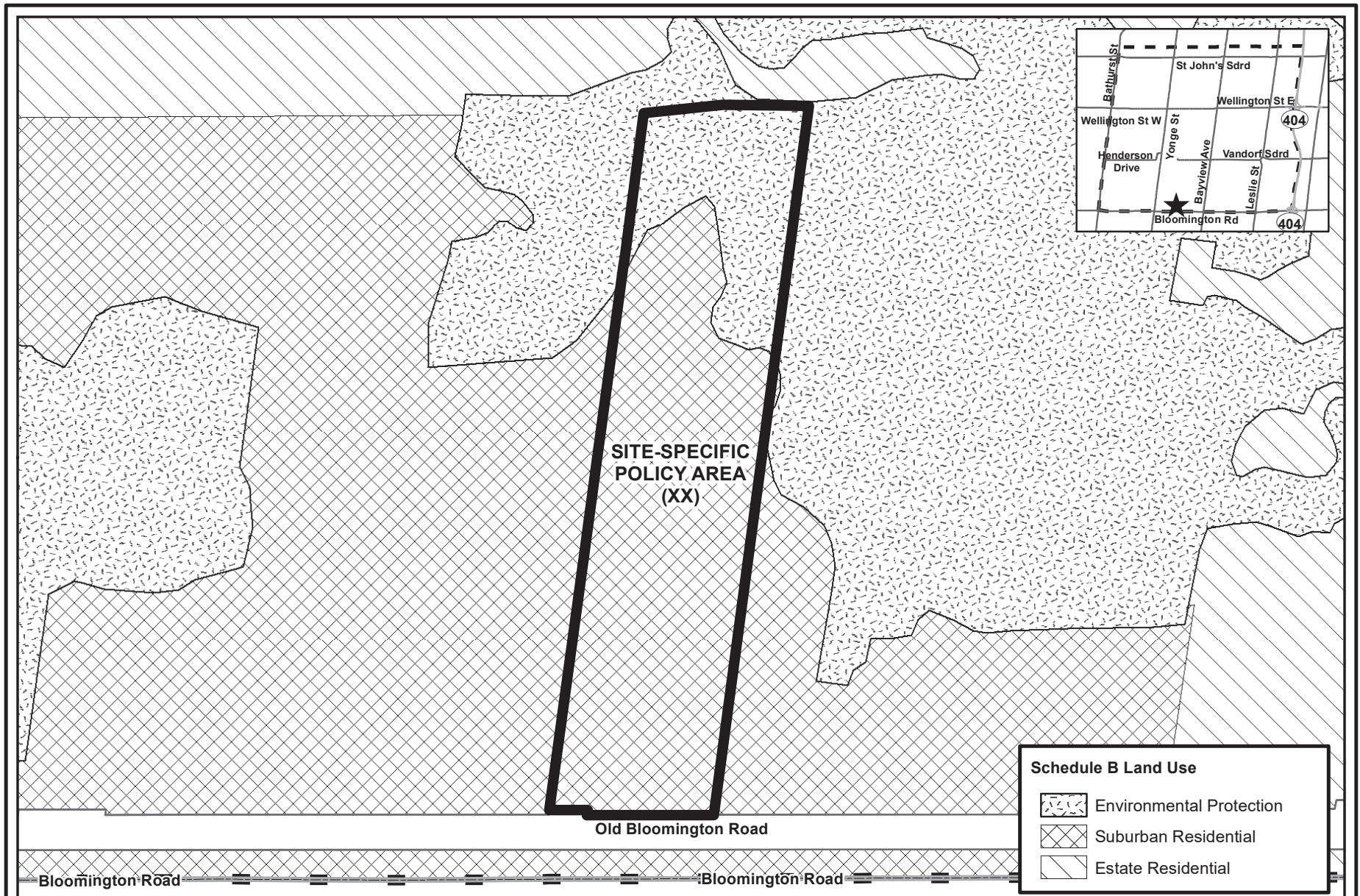
- EP-ORM Oak Ridges Moraine Environmental Protection
- O1 Public Open Space
- O2 Private Open Space

EXISTING ZONING
 APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02
 FIGURE 4



 **SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 2024-09-12. Base data provided by York Region & the Town of Aurora.



Schedule B Land Use

-  Environmental Protection
-  Suburban Residential
-  Estate Residential

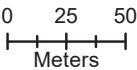
PROPOSED OFFICIAL PLAN AMENDMENT

APPLICANT: TWTH DEVELOPMENT INC.

FILE: OPA-2023-02 and ZBA-2023-02

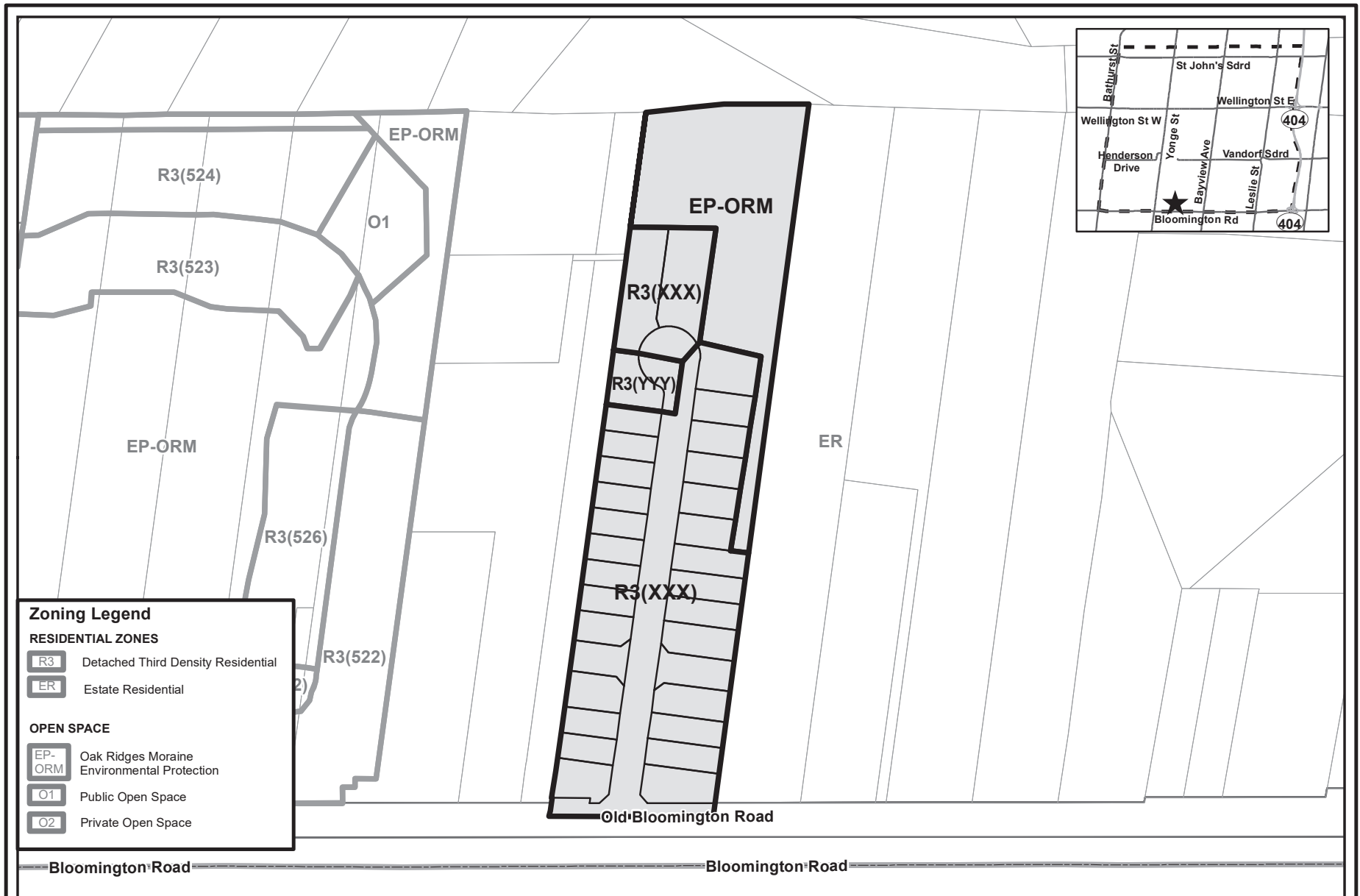
FIGURE 5

 SITE-SPECIFIC POLICY AREA XX



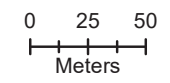
Map by the Town of Aurora Financial Services Department, 2024-09-16. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\252-272 Old Bloomington Road (TWTH Development Inc.) (OPA-2023-02 and ZBA-2023-02)\Report Maps September 9 2024\Maps\Figure_5_Proposed_Official_Plan_Amendment.mxd

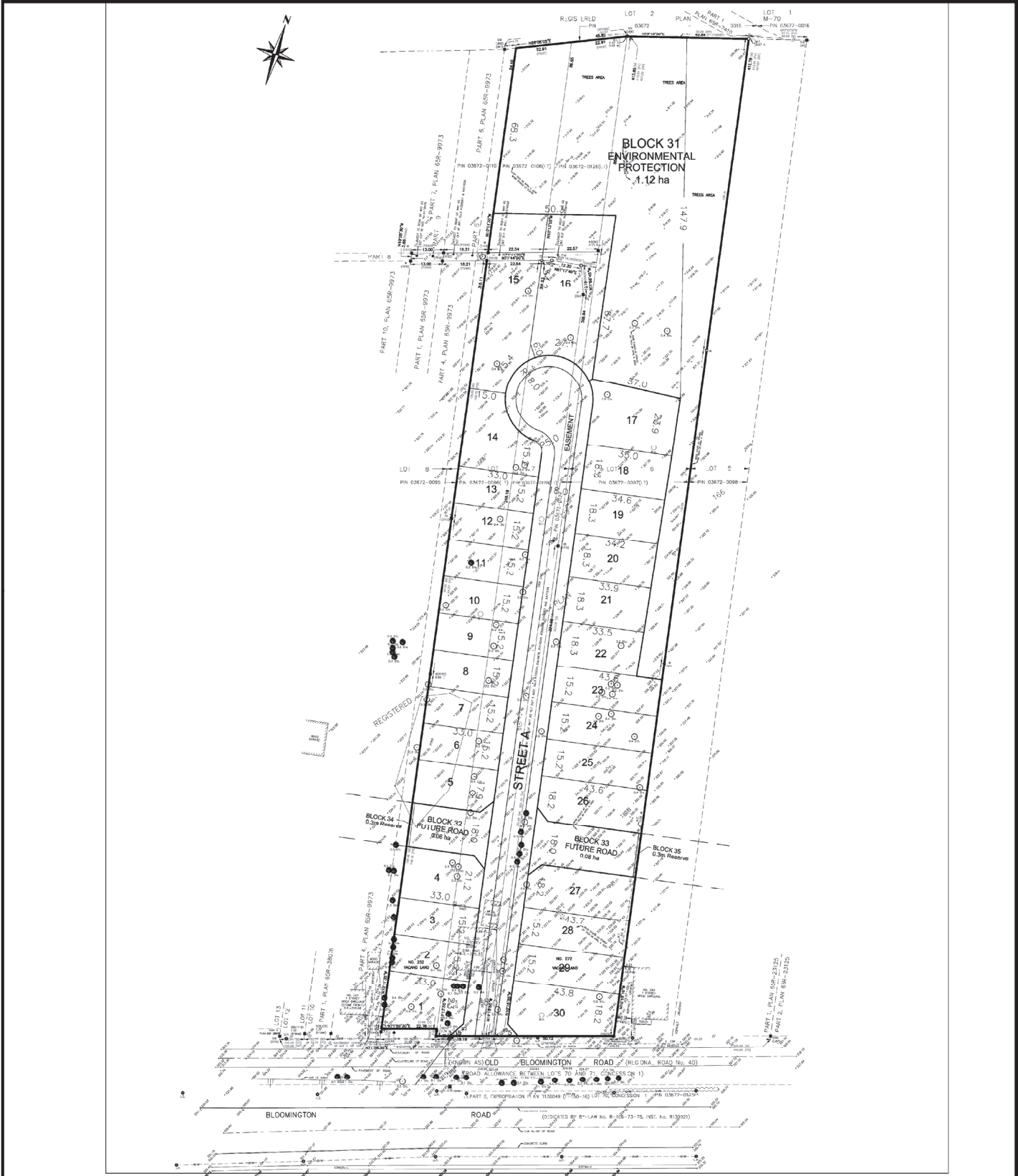


PROPOSED ZONING
 APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02
 FIGURE 6

SUBJECT LANDS
 Lands to be rezoned from "Estate Residential ER Zone" to
 "Detached Third Density Residential R3(###) Exception Zone"
 and "Oak Ridges Moraine Environmental Protection EP-ORM Zone"



Map by the Town of Aurora Financial Services Department, 2024-09-12. Base data provided by York Region & the Town of Aurora.



PROPOSED DRAFT PLAN OF SUBDIVISION

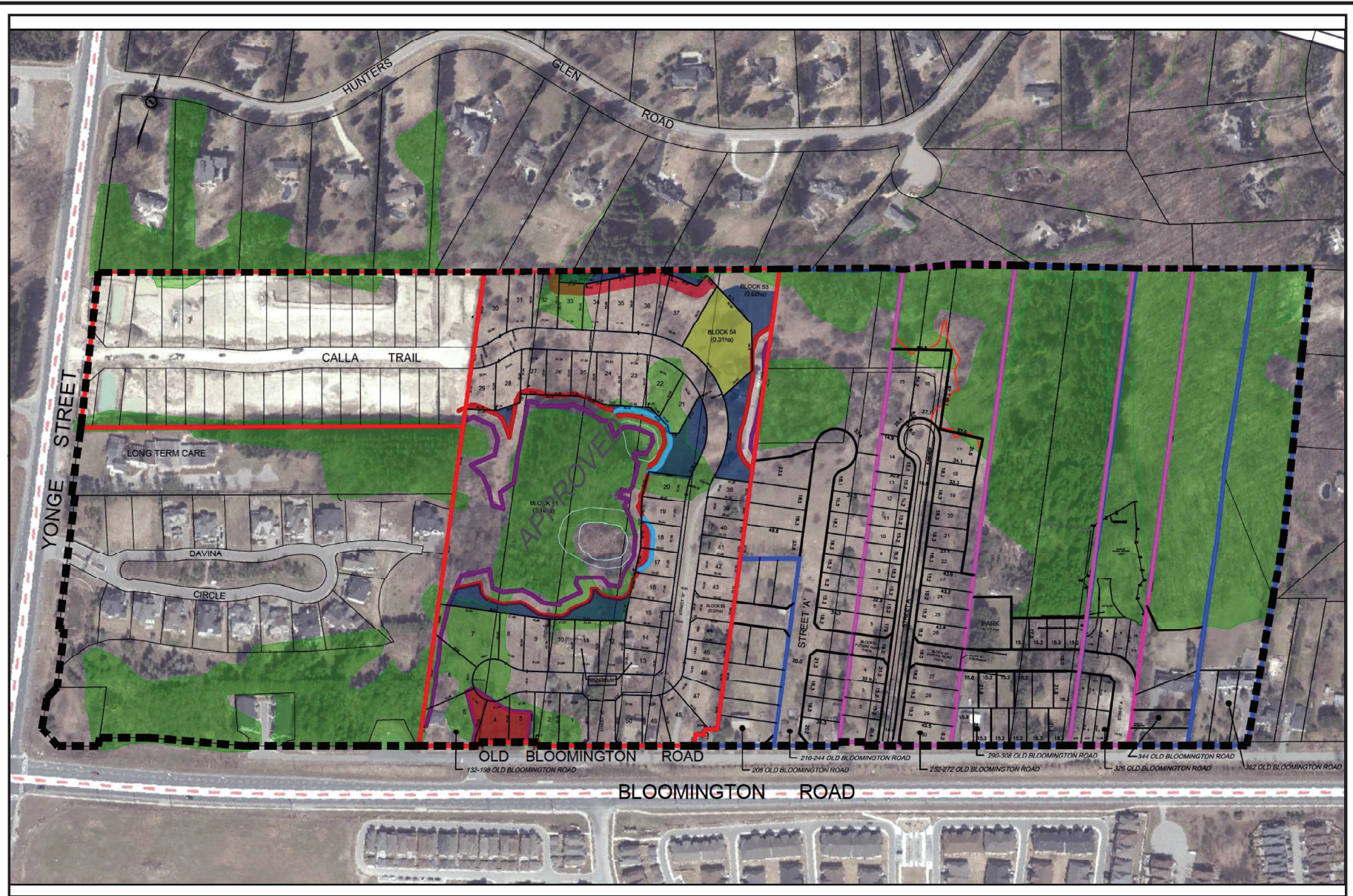
APPLICANT: TWITH DEVELOPMENT INC.

FILE: OPA-2023-02 and ZBA-2023-02

FIGURE 7



Map created by the Town of Aurora Financial Services Department, 2024-09-16. Drawing provided by Applicant



CONCEPTUAL BLOCK PLAN

APPLICANT: TWTH DEVELOPMENT INC.

FILE: OPA-2023-02 and ZBA-2023-02

FIGURE 8



Map created by the Town of Aurora Financial Services Department, 2024-09-16. Drawing provided by Applicant