
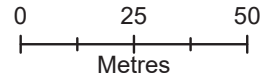


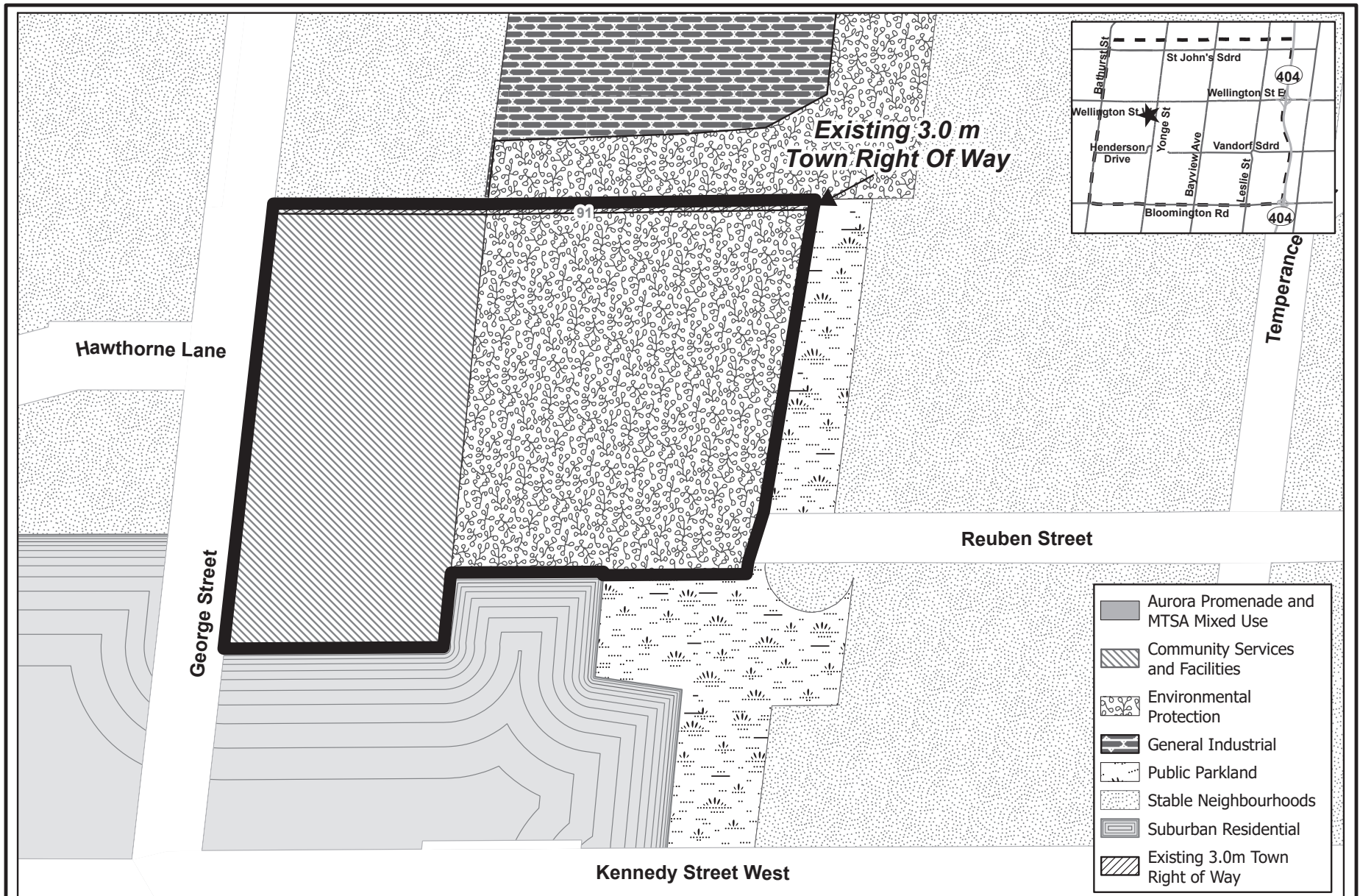
LOCATION MAP

APPLICANT: TOWN OF AURORA
 FILES: ZBA-2024-07
 FIGURE 1

-  **SUBJECT LANDS**
-  Existing 3.0m Town Right of Way





Map created by the Town of Aurora Planning and Building Services Department, 2024-10-18. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

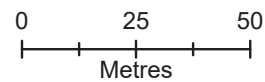


-  Aurora Promenade and MTSA Mixed Use
-  Community Services and Facilities
-  Environmental Protection
-  General Industrial
-  Public Parkland
-  Stable Neighbourhoods
-  Suburban Residential
-  Existing 3.0m Town Right of Way

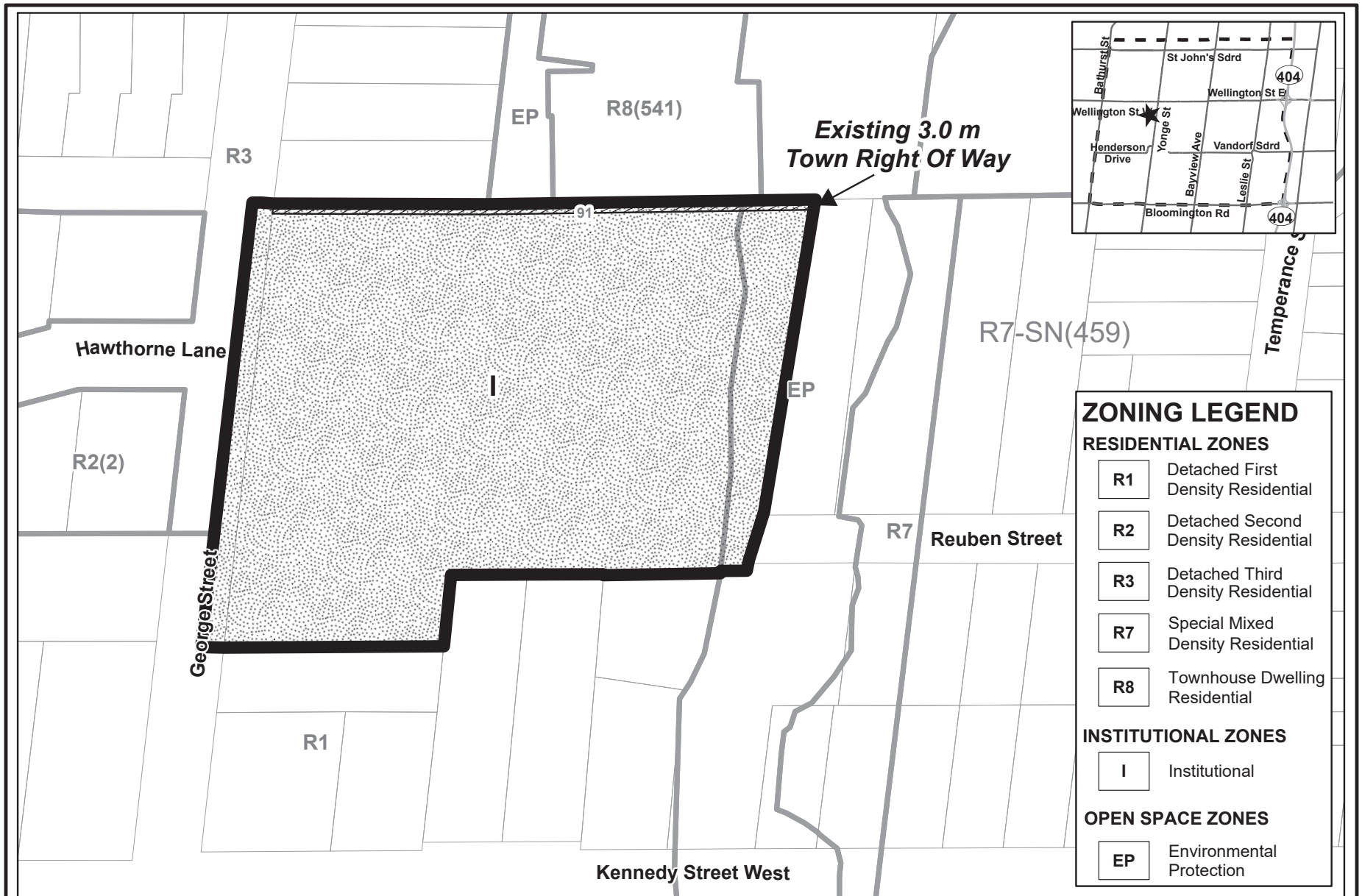
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: TOWN OF AURORA
 FILES: ZBA-2024-07
 FIGURE 2

-  Subject Lands
-  Existing 3.0m Town Right of Way



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-18. 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
R7	Special Mixed Density Residential
R8	Townhouse Dwelling Residential


INSTITUTIONAL ZONES


I	Institutional
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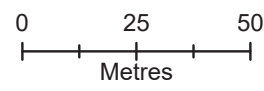
OPEN SPACE ZONES

EP	Environmental Protection
----	--------------------------

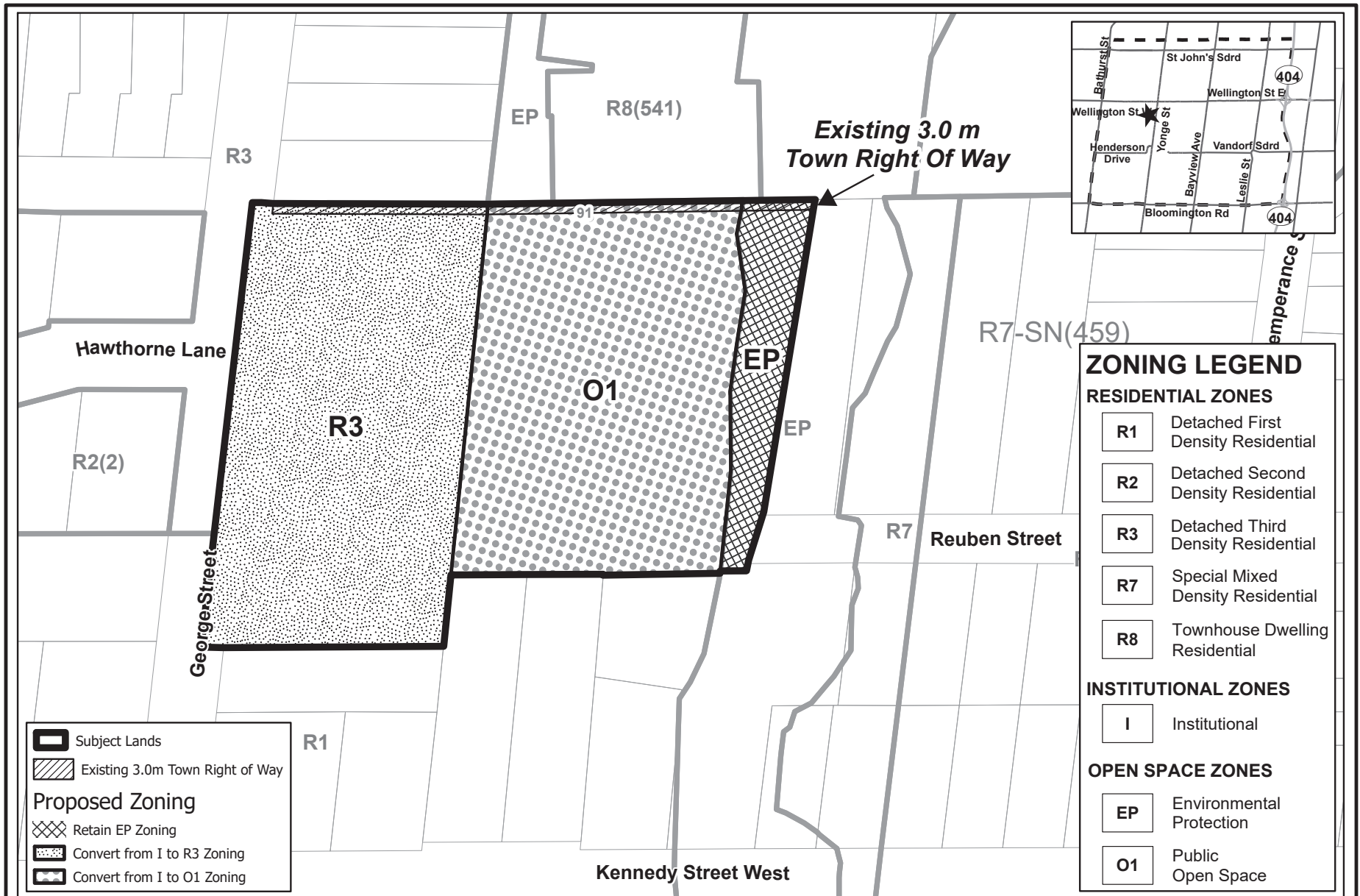
EXISTING ZONING
 APPLICANT: TOWN OF AURORA
 FILES: ZBA-2024-07
 FIGURE 3

 Subject_Lands

 Existing 3.0m Town Right of Way

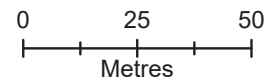


Map created by the Town of Aurora Planning and Building Services Department, 2024-10-18. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.



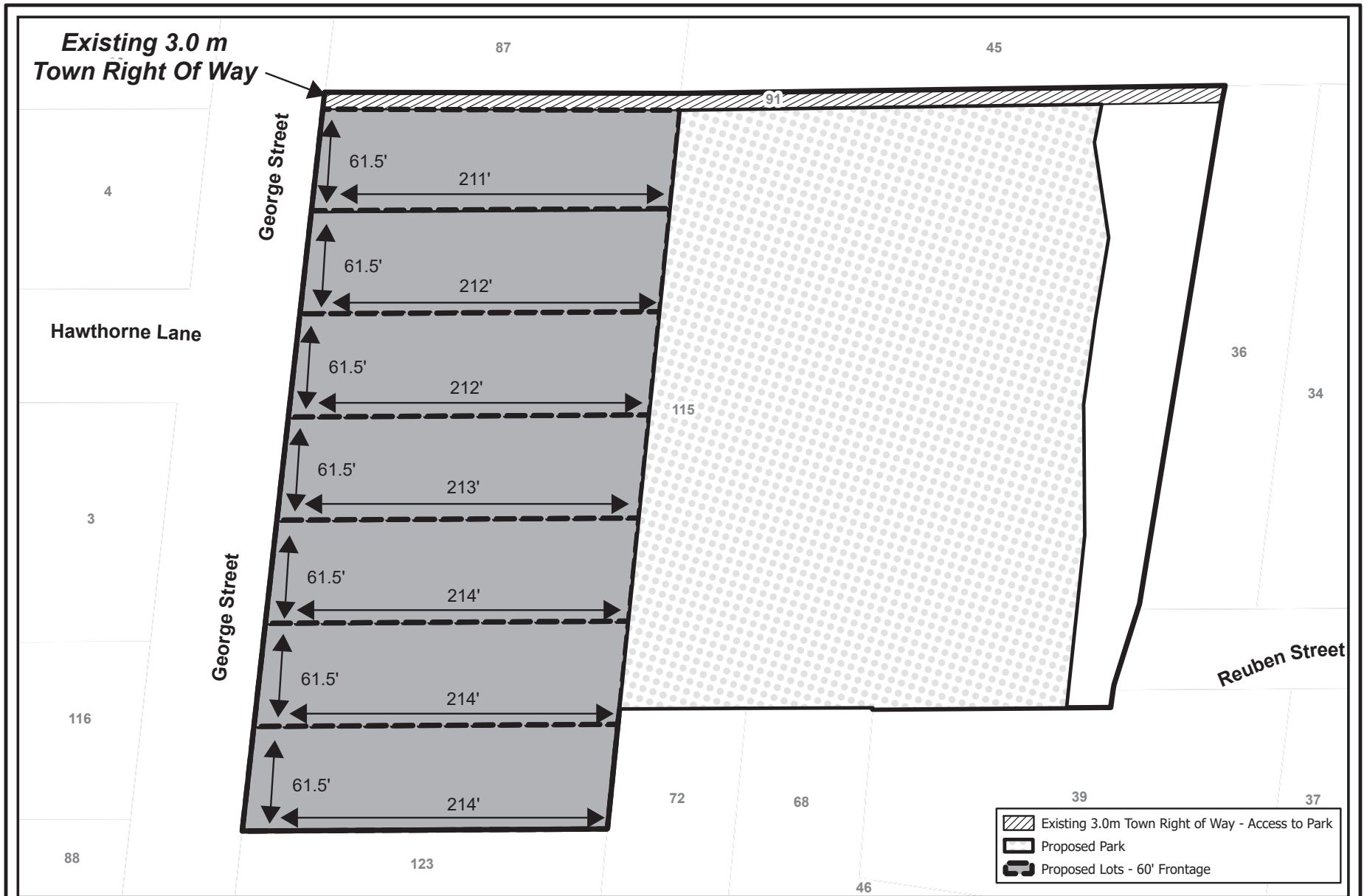
PROPOSED ZONING

APPLICANT: TOWN OF AURORA
 FILES: ZBA-2024-07
 FIGURE 4



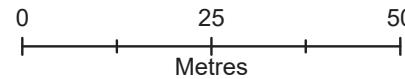
Map created by the Town of Aurora Planning and Building Services Department, 2024-10-18. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\George St Public School (115 George Street)\Report_Maps_Oct_2024_George_St_Public_School\Report_Maps_Oct_2024_George_St_Public_School.aprx



CONCEPTUAL SITE PLAN - 60' LOTS

APPLICANT: TOWN OF AURORA
 FILES: ZBA-2024-07
 FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-18. Base data provided by the Town of Aurora and the Region of York.

Document Path: J:\data\data\Planning Maps\George St Public School (115 George Street)\Report_Maps_Oct_2024_George_St_Public_School\Report_Maps_Oct_2024_George_St_Public_School.aprx

FIGURE 6 - PLAN OF SURVEY

NOTE

ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED. PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED. BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010). DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9997483. FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED. P1 - 110°50' COUNTER CLOCKWISE. THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

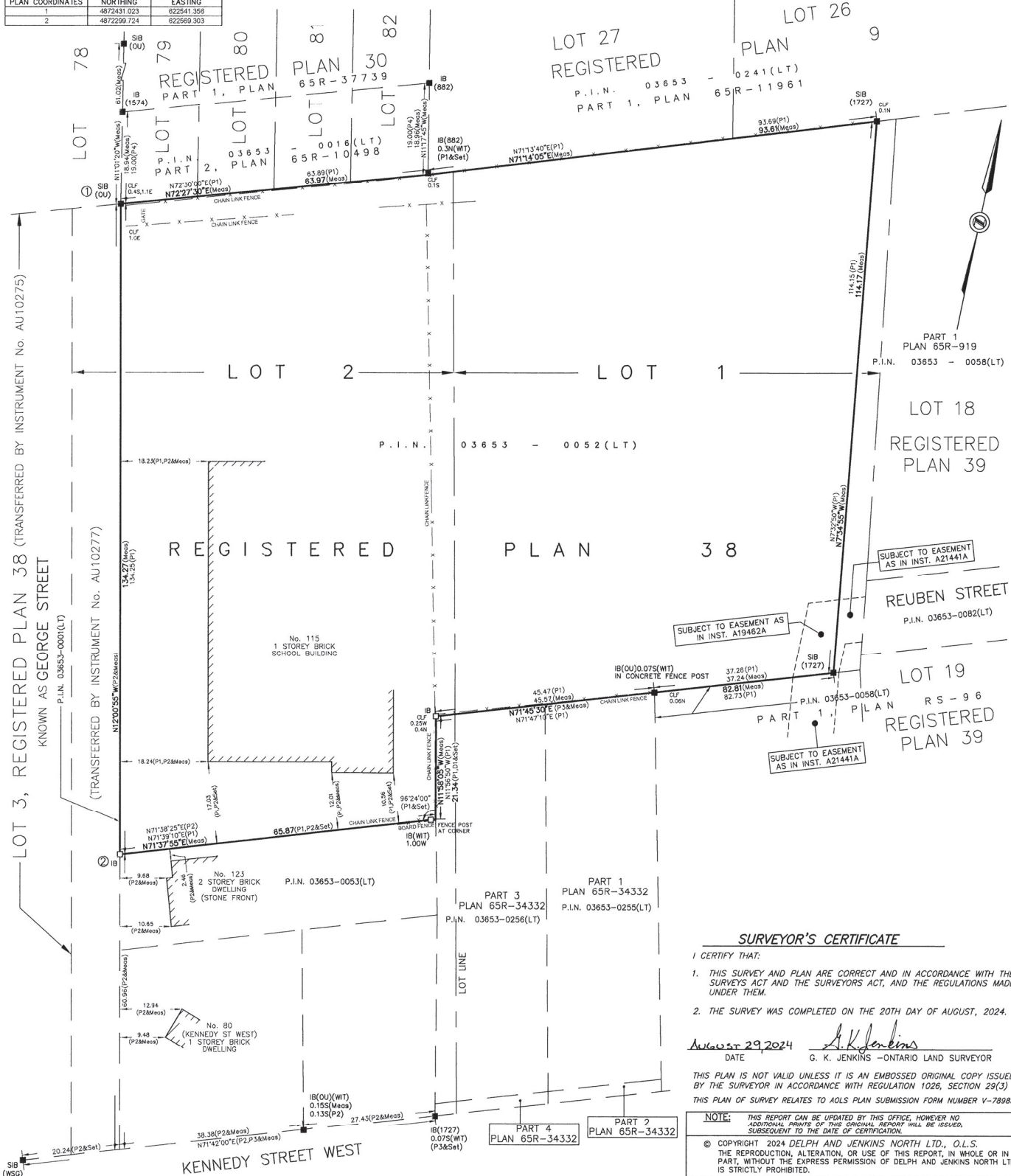
LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- OU DENOTES ORIGINAL UNKNOWN
- WT DENOTES WITNESS
- 882 DENOTES J. C. MOORE, O.L.S.
- 1215 DENOTES ERIL SURVEYORS, O.L.S.
- 1574 DENOTES DELPH & JENKINS NORTH LTD., O.L.S.
- 1727 DENOTES E. GARDEN LTD., O.L.S.
- WSG DENOTES W. S. GIBSON, O.L.S.
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY E.R. GARDEN LTD., O.L.S. DATED AUGUST 18, 1995
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY MITSCH & A717 INC. O.L.S. DATED NOVEMBER 28, 2016
- P3 DENOTES PLAN 65R-34332
- P4 DENOTES PLAN 65R-10498
- D1 DENOTES INST. A10343

PLAN OF SURVEY OF
PART OF LOTS 1 AND 2
REGISTERED PLAN 38
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500
METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OBSERVED REFERENCE POINTS UTM(NAD83, CSRS 2010)	NORTHING	EASTING
1	4872451.023	822541.356
2	4872299.724	822569.303



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF AUGUST, 2024.

August 29, 2024 *A. K. Jenkins*
DATE G. K. JENKINS - ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3). THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-78983

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION.
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Delph & Jenkins North Ltd. Ontario Land Surveyors 220 Industrial Parkway S., Unit 8, Aurora, Ontario L4G 3V6 www.djurveyors.com info@djurveyors.com Tel: 905-361-8828	24298-1 DRAWN: J. CHECKED: G. J.
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