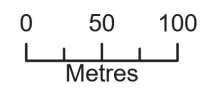


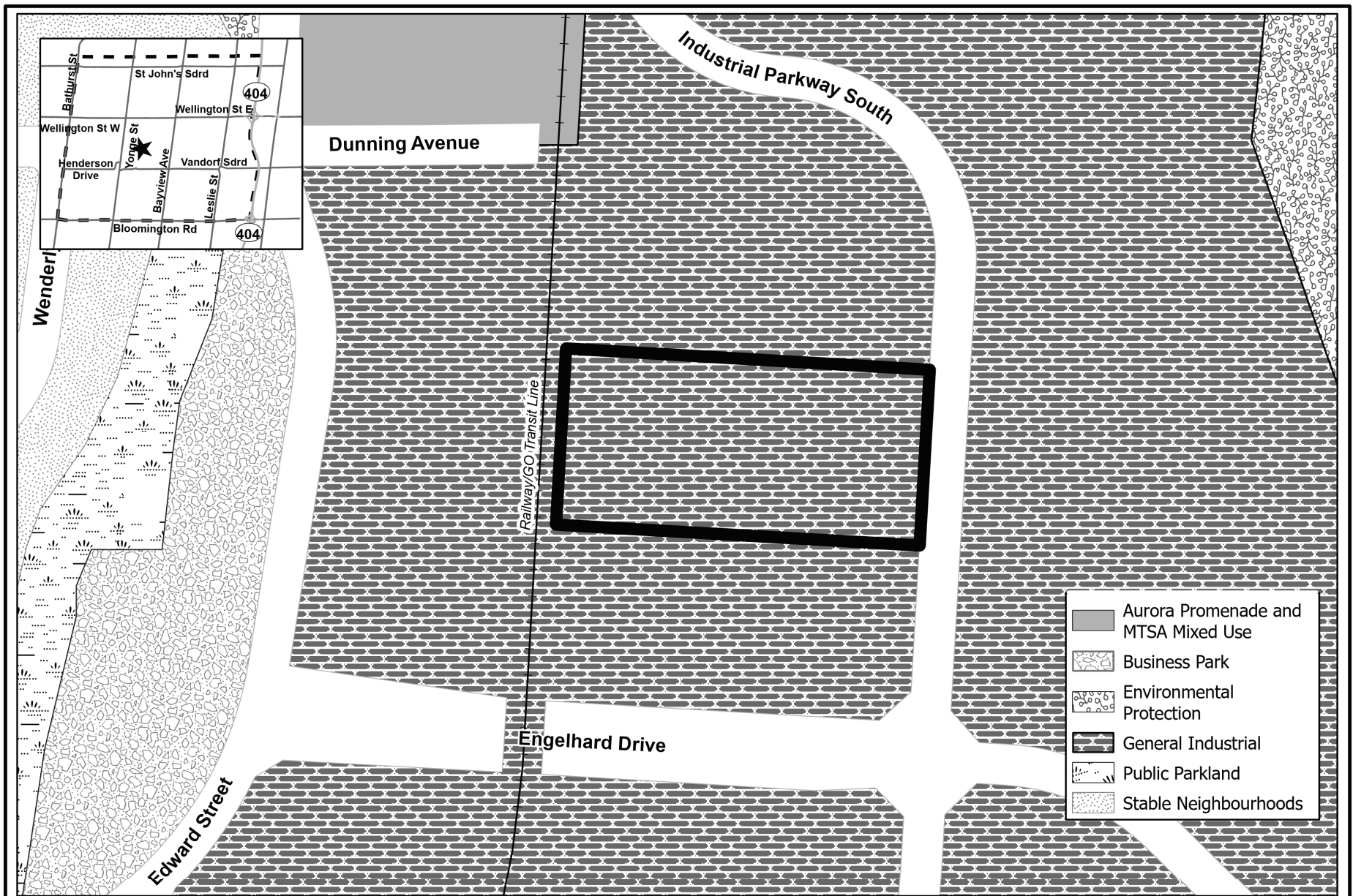
**LOCATION MAP**

APPLICANT: 1000259515 Ontario Inc.  
 FILE: ZBA-2024-06  
 FIGURE 1

 SUBJECT LANDS



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.



-  Aurora Promenade and MTSA Mixed Use
-  Business Park
-  Environmental Protection
-  General Industrial
-  Public Parkland
-  Stable Neighbourhoods

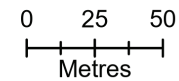
## EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 1000259515 ONTARIO INC.

FILE: ZBA-2024-06

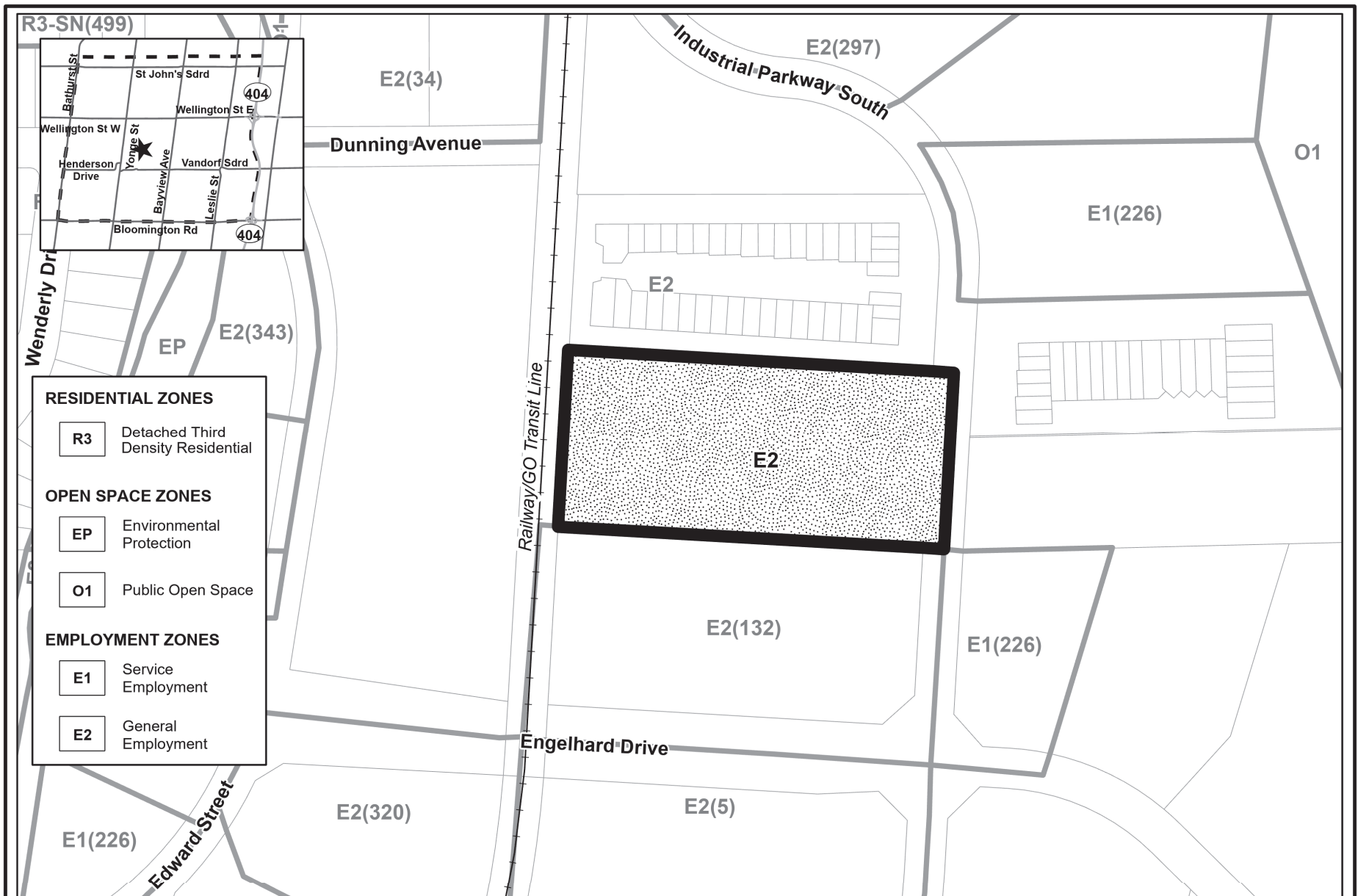
FIGURE 2

 Subject Lands



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\240 Industrial Parkway South (1000259515 Ontario Inc) (ZBA-2024-06)\ZBA-2024-06\_240\_Industrial\_Parkway\_South\ZBA-2024-06\_240\_Industrial\_Parkway\_South.aprx



**RESIDENTIAL ZONES**

**R3** Detached Third Density Residential

**OPEN SPACE ZONES**

**EP** Environmental Protection

**O1** Public Open Space

**EMPLOYMENT ZONES**

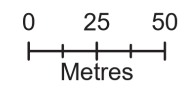
**E1** Service Employment

**E2** General Employment

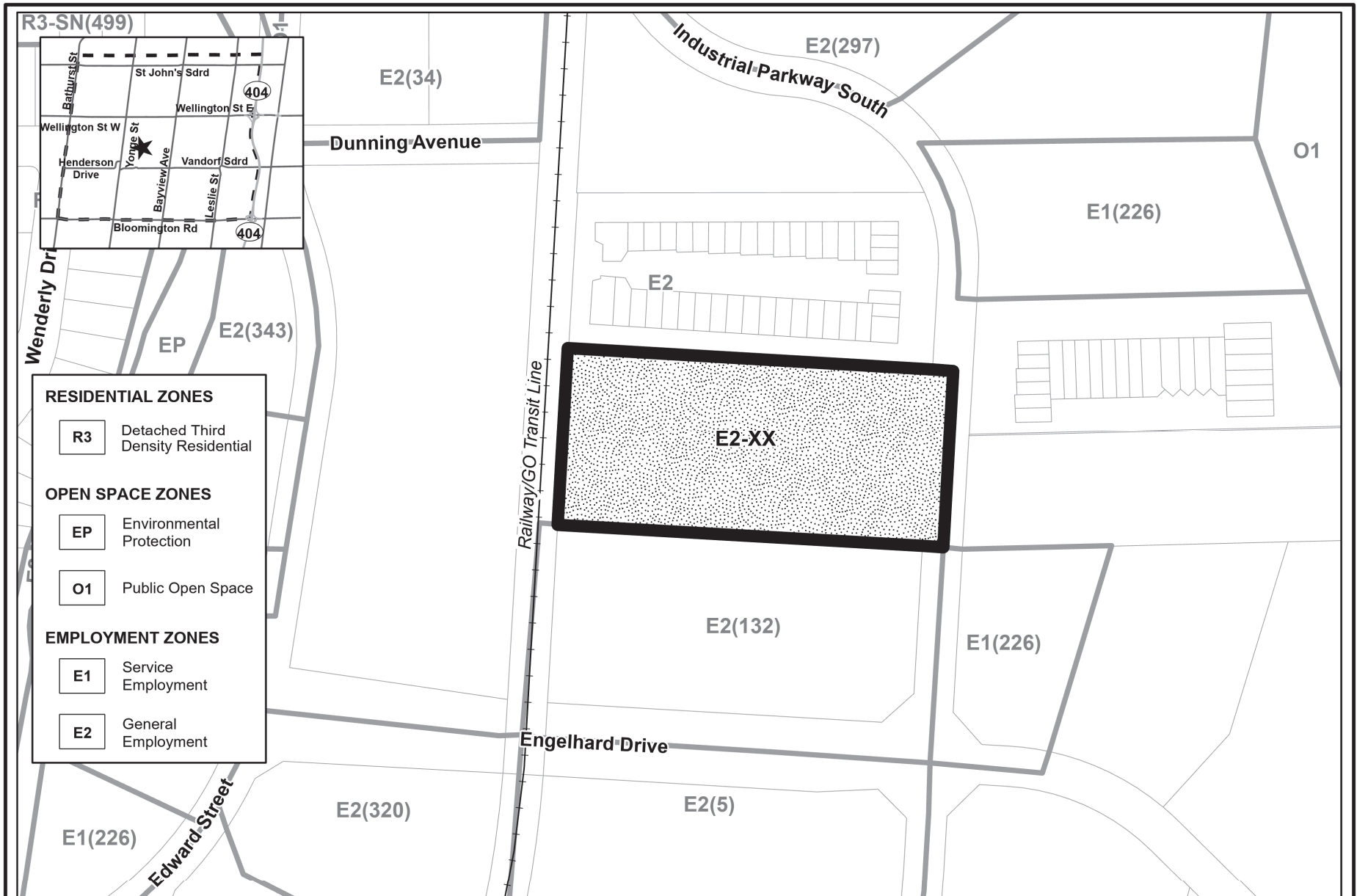
**EXISTING ZONING BY-LAW AMENDMENT DESIGNATION**

APPLICANT: 1000259515 ONTARIO INC.  
 FILE: ZBA-2024-06  
 FIGURE 3

 Subject Lands



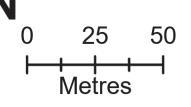
Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by York Region & the Town of Aurora.



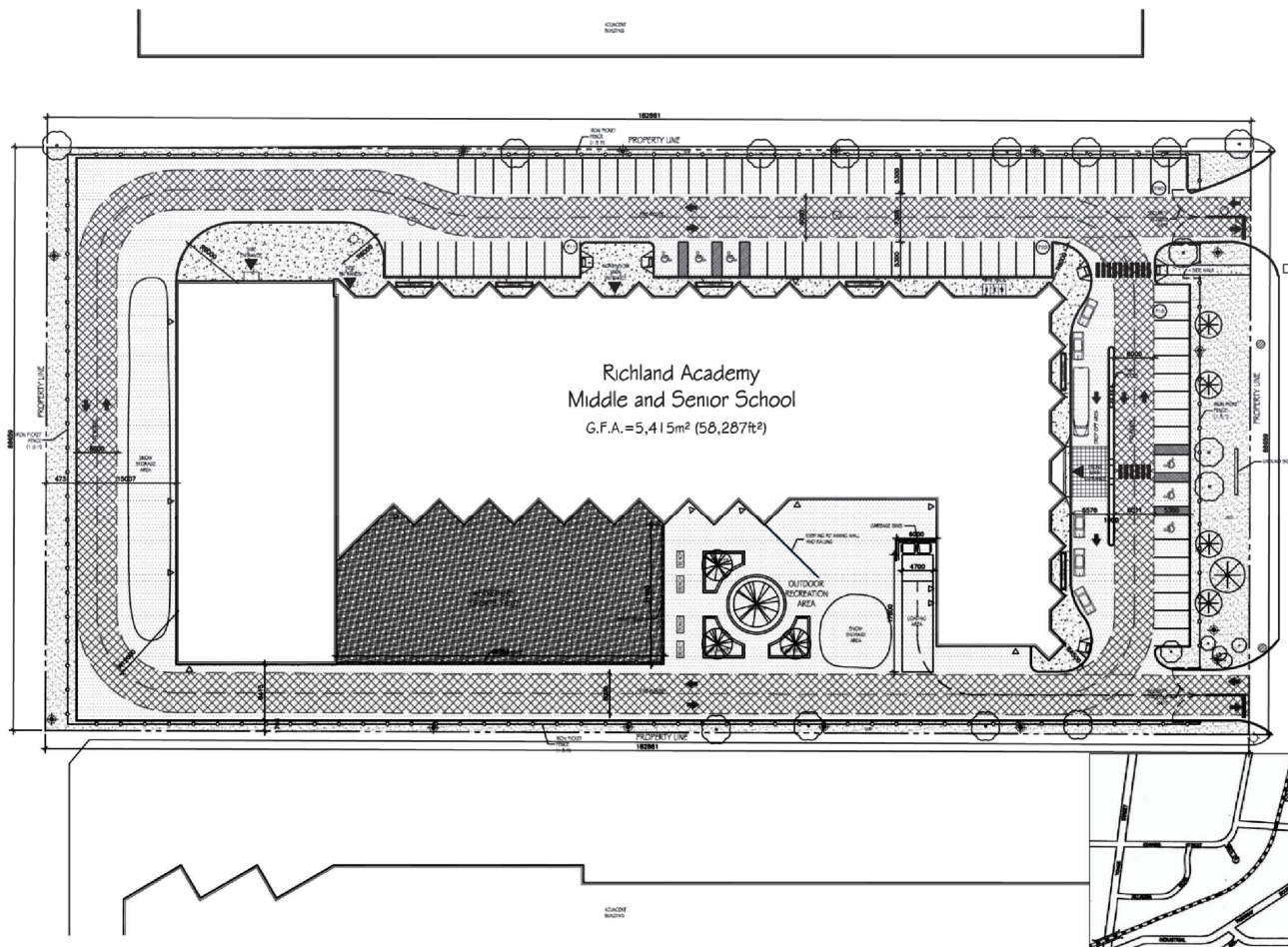
- RESIDENTIAL ZONES**
- R3** Detached Third Density Residential
- OPEN SPACE ZONES**
- EP** Environmental Protection
  - O1** Public Open Space
- EMPLOYMENT ZONES**
- E1** Service Employment
  - E2** General Employment

**PROPOSED ZONING BY-LAW AMENDMENT DESIGNATION**

APPLICANT: 1000259515 ONTARIO INC.  
 FILE: ZBA-2024-06  
 FIGURE 4

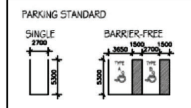


Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by York Region & the Town of Aurora.



Richland Academy  
Middle and Senior School  
G.F.A. = 5,415m<sup>2</sup> (58,287ft<sup>2</sup>)

SITE SUMMARY	
ZONING - E1	SERVICE EMPLOYMENT
SITE AREA	23.99 ACRES (1 1/4, 166 ac <sup>2</sup> / 174,013 sq ft)
BUILDING AREA (G.F.A.)	5,415 m <sup>2</sup> / 58,287 sq ft
LOT COVERAGE	33.5% 60% MAX.
BUILDING SETBACKS:	
FRONT YARD	29.55m 3m MIN.
REAR YARD	20.00m 3m MIN.
SIDE YARD	12.81m 3m MIN.
BUILDING UP TO (Dn)	
PARKING REQUIREMENTS	
ZONING BY LAW R6000-17	
PRIVATE SCHOOL (ELEMENTARY)	1.5 SPACES / TEACHING CLASSROOM
PRIVATE SCHOOL (SECONDARY)	4.0 SPACES / TEACHING CLASSROOM
REQUIRED	72 SPACES (18 CLASS RM. X 4 SPACES)
PROVIDED	83
BARRIER-FREE PARKING REQUIREMENTS	
REQUIRED	4 SPACES ( PLUS 5% OF TOTAL # OF PARKING )
PROVIDED	6
BIKE/SPECS REQUIREMENTS	
PRIVATE SCHOOL	0.25 SPACES / TEACHING CLASSROOM
REQUIRED	5 SPACES (18 CLASS RM. X 0.25 SPACES)
PROVIDED	6
LOADING SPACES:	1
LANDSCAPE AREA:	21,591 m <sup>2</sup> = 17,125 sq ft 9.8% COVERAGE
ASPHALT AREA:	27,060 m <sup>2</sup> = 80,514 sq ft 43.7% COVERAGE



LEGEND			
FR	FIRE HYDRANT	LA	LANDSCAPE
CB	CURB BURN	AS	ASPHALT
MA	MANHOLE	NH	NEW HEAVY DUTY ASPHALT
HP	HYDRO POLE	IP	INBUILDING PARKING
HT	HYDRO TRANSFORMER	ST	STRUCTURE SEE LANDSCAPE
WV	WATER VALVE	CON	CONCRETE
WV	WATER VALVE		
SP	SPIN		
FD	FIRE DEPARTMENT CONNECTION		
FP	FLAG POLE		
LS	LIGHT SIGNBOARD		
HL	HILL SHOWN LIGHT		
BL	BORERHOLE LOCATIONS		
ME	MAIN ENTRANCE & EMERGENCY RESPONDERS ENTRANCE		
ED	ENTRANCE/EGRESS DOOR		
ET	EXISTING DECIDUOUS TREE		
ET	EXISTING CONIFEROUS TREE		
NT	NEW PLANTING		
		PL	PROPERTY LINE
		FR	FIRE ROUTE
		WC	WASTE COLLECTION ROUTE
		CL	NEW CHAIN LINK FENCE

NOTES	ISSUED FOR	CONSULTANTS	ARCHITECT	PROJECT	DWG TITLE	SCALE
	ISSUED FOR ZBA APPLICATION			Richland Academy Middle and Senior School	SITE PLAN	1:300
				240 INDUSTRIAL PARKWAY SOUTH AURORA, ONTARIO		DATE MAY 2024
				DEVELOPER	DRAWN BY S.Z.	JOB # DWG No. SP 02

**PROPOSED SITE PLAN**  
 APPLICANT: 1000259515 Ontario Inc.  
 FILE: ZBA-2024-06  
 FIGURE 5



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by the applicant



15	ISSUED FOR	CONSULTANTS	ARCHITECT	PROJECT	DWG TITLE	SCALE
	ISSUED FOR ZBA APPLICATION			<b>Richland Academy Middle and Senior School</b>	ILLUSTRATIONS	N.T.S.
				240 INDUSTRIAL PARKWAY SOUTH AURORA, ONTARIO		DATE MAY 2024
				DEVELOPER	DRAWN BY S.Z.	JOB # DWG No. SP 05

## PROPOSED ELEVATIONS

APPLICANT: 1000259515 Ontario Inc.

FILE: ZBA-2024-06

FIGURE 6



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by the applicant.

Document Path: J:\data\data\Planning Maps\240 Industrial Parkway South (1000259515 Ontario Inc) (ZBA-2024-06)\ZBA-2024-06\_240\_Industrial\_Parkway\_South\ZBA-2024-06\_240\_Industrial\_Parkway\_South.aprx