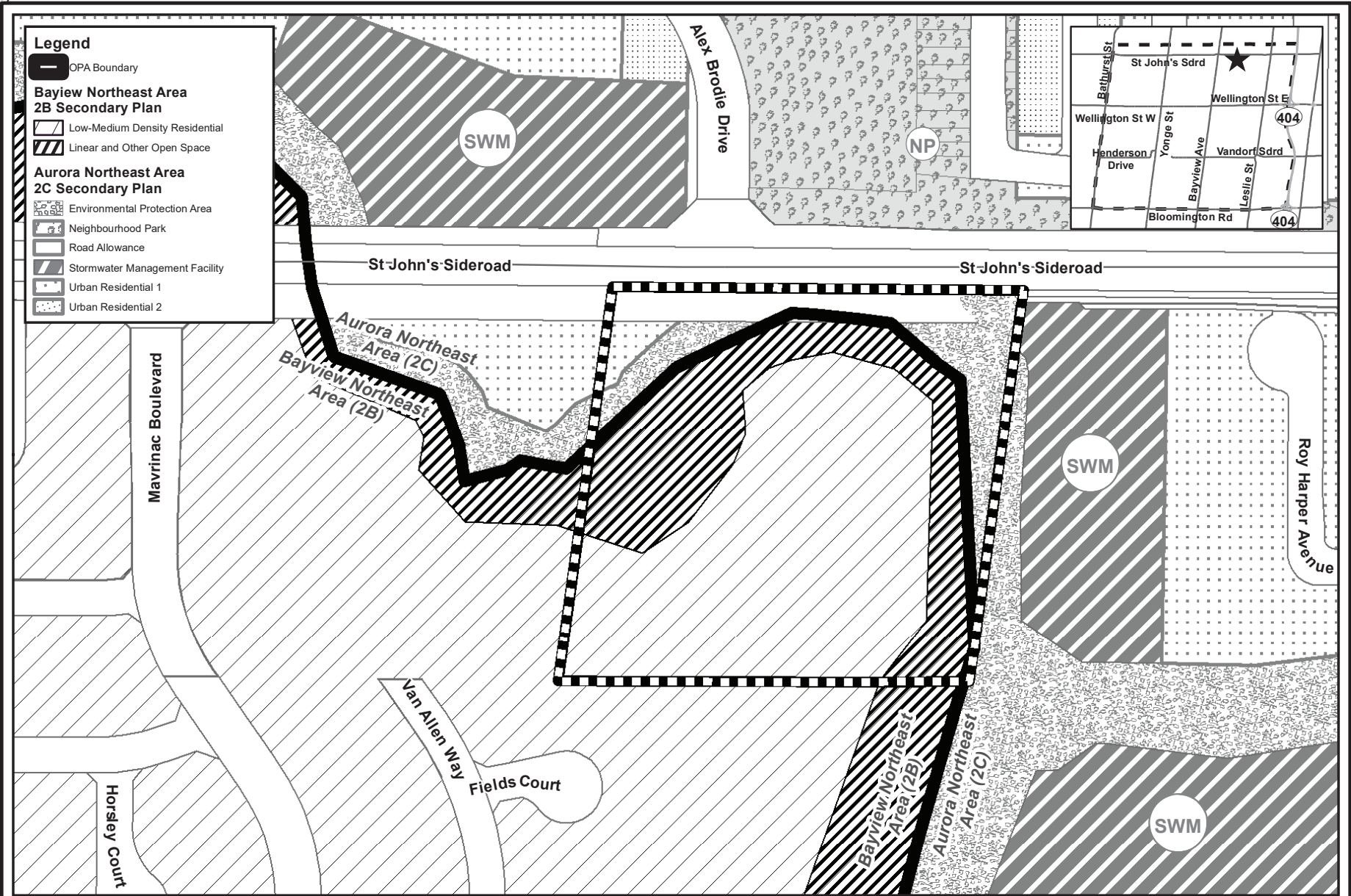




ands)



# EXISTING OFFICIAL PLAN DESIGNATION

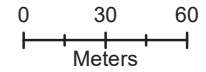
APPLICANT: EDENBROOK (AURORA) INC.

FILES: SUB-2012-04 & ZBA-2012-12

FIGURE 2



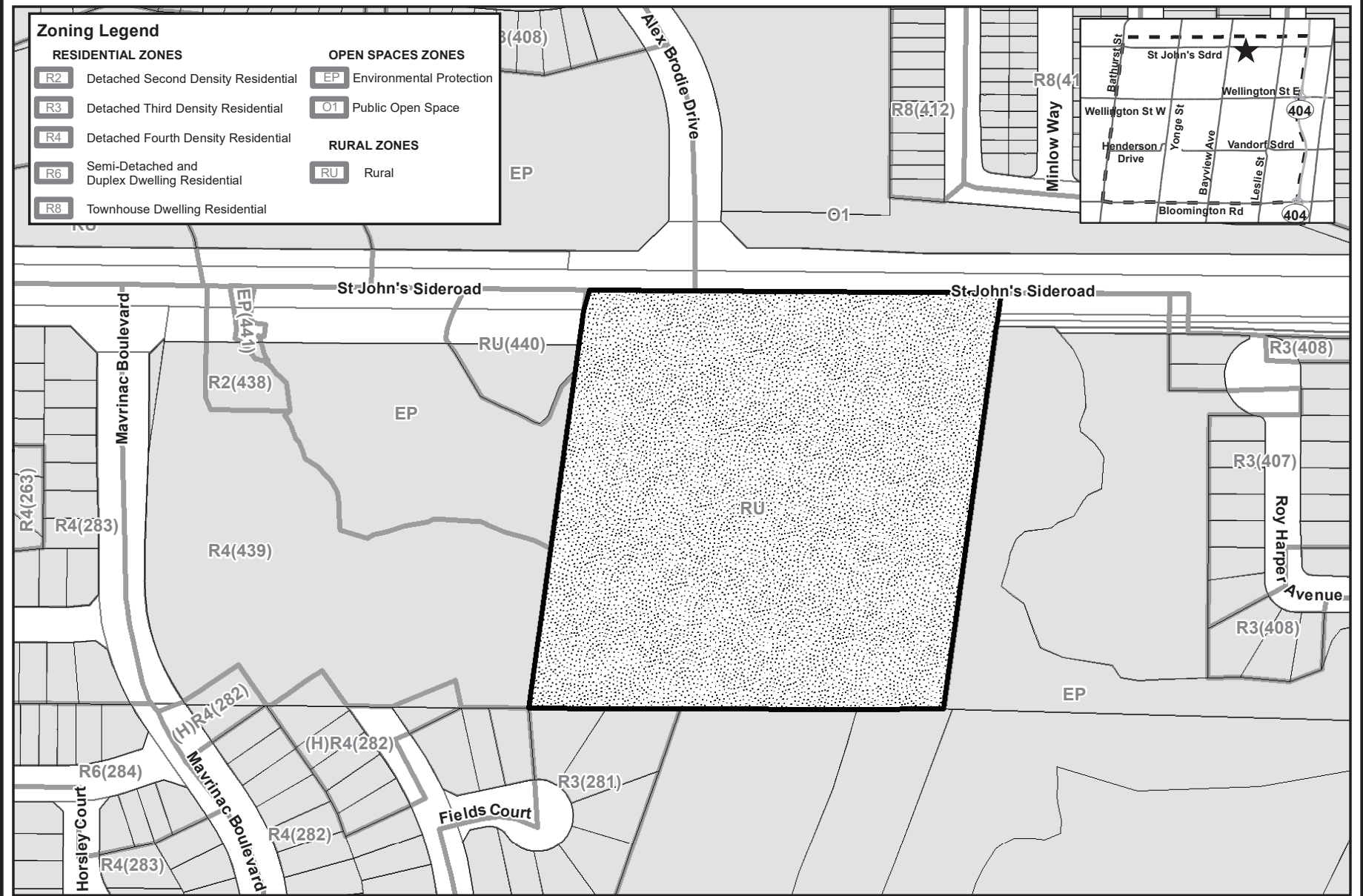
**SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 2025-01-09. Base data provided by York Region & the Town of Aurora.

**Zoning Legend**

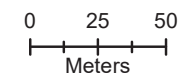
| RESIDENTIAL ZONES |   | OPEN SPACES ZONES |                          |
|-------------------|---|-------------------|--------------------------|
| R2                | Detached Second Density Residential           | EP                | Environmental Protection |
| R3                | Detached Third Density Residential            | O1                | Public Open Space        |
| R4                | Detached Fourth Density Residential           |                   |                          |
| R6                | Semi-Detached and Duplex Dwelling Residential | RURAL ZONES       |                          |
| R8                | Townhouse Dwelling Residential                | RU                | Rural                    |



**EXISTING ZONING BY-LAW**

APPLICANT: EDENBROOK (AURORA) INC.  
 FILES: SUB-2012-04 & ZBA-2012-12  
 FIGURE 3

 **SUBJECT LANDS**

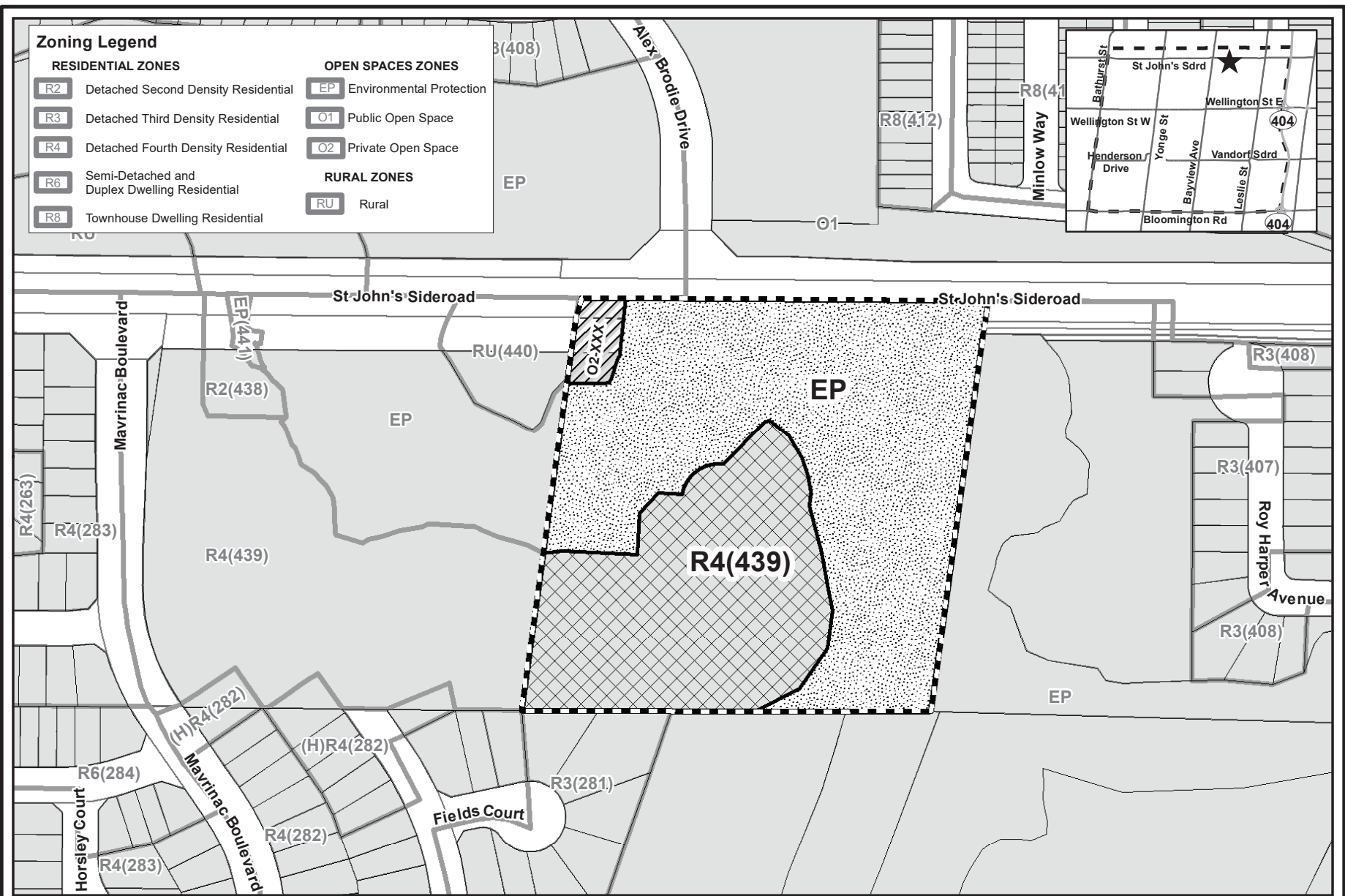


Map by the Town of Aurora Financial Services Department, 2025-01-09. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\1001 St John's Sideroad East (Edenbrook Homes Inc SUB-2012-04 & ZBA-2012-12)\CoW\_January\_2024\Figure\_3\_Existing\_Zoning.mxd

**Zoning Legend**

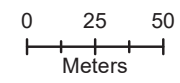
| RESIDENTIAL ZONES |   | OPEN SPACES ZONES  |                          |
|-------------------|---|--------------------|--------------------------|
| R2                | Detached Second Density Residential           | EP                 | Environmental Protection |
| R3                | Detached Third Density Residential            | O1                 | Public Open Space        |
| R4                | Detached Fourth Density Residential           | O2                 | Private Open Space       |
| R6                | Semi-Detached and Duplex Dwelling Residential | <b>RURAL ZONES</b> |                          |
| R8                | Townhouse Dwelling Residential                | RU                 | Rural                    |



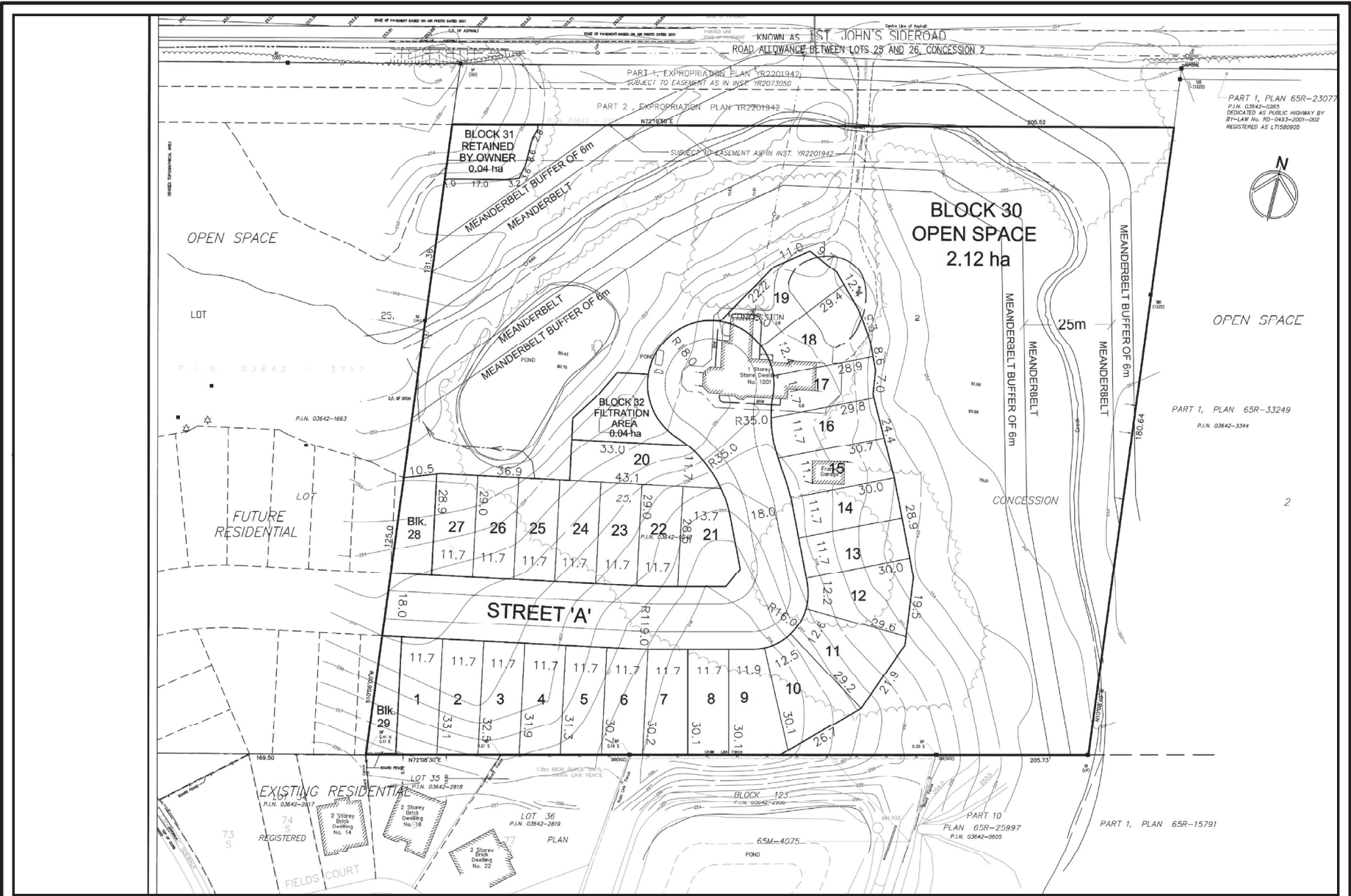
**PROPOSED ZONING BY-LAW**

APPLICANT: EDENBROOK (AURORA) INC.  
 FILES: SUB-2012-04 & ZBA-2012-12  
**FIGURE 4**

|               |         |
|---------------|---------|
| SUBJECT LANDS | R4(439) |
| EP            | O2-XXX  |



Map by the Town of Aurora Financial Services Department, 2025-01-17. Base data provided by York Region & the Town of Aurora.



# PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: EDENBROOK (AURORA) INC.

FILES: SUB-2012-04 & ZBA-2012-12

FIGURE 5



Map by the Town of Aurora Financial Services Department, 2025-01-09. Drawing provided by MEHI Planning Services..