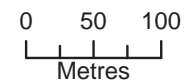


LOCATION MAP

APPLICANT: P.A.R.C.E.L. Inc.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 1

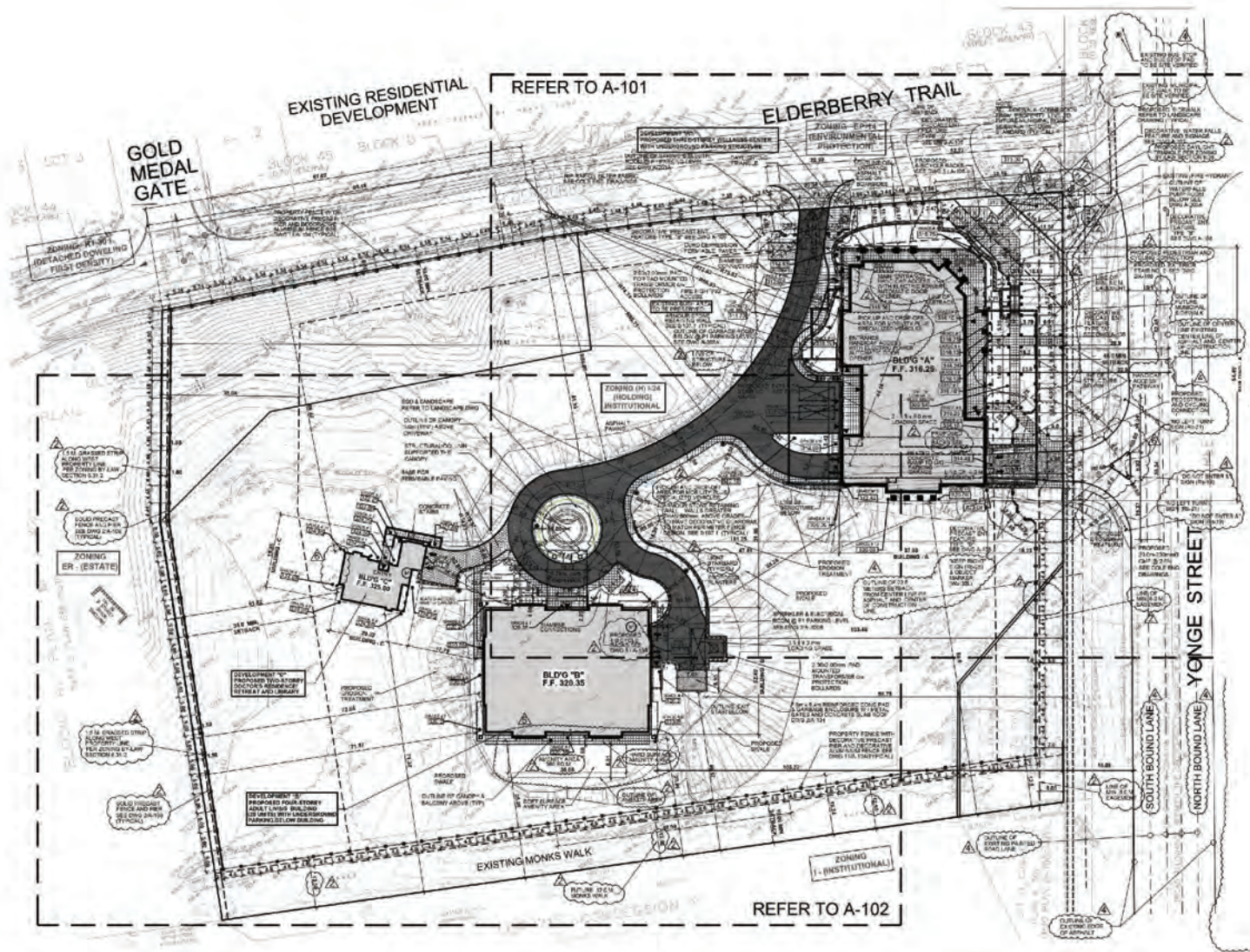


SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

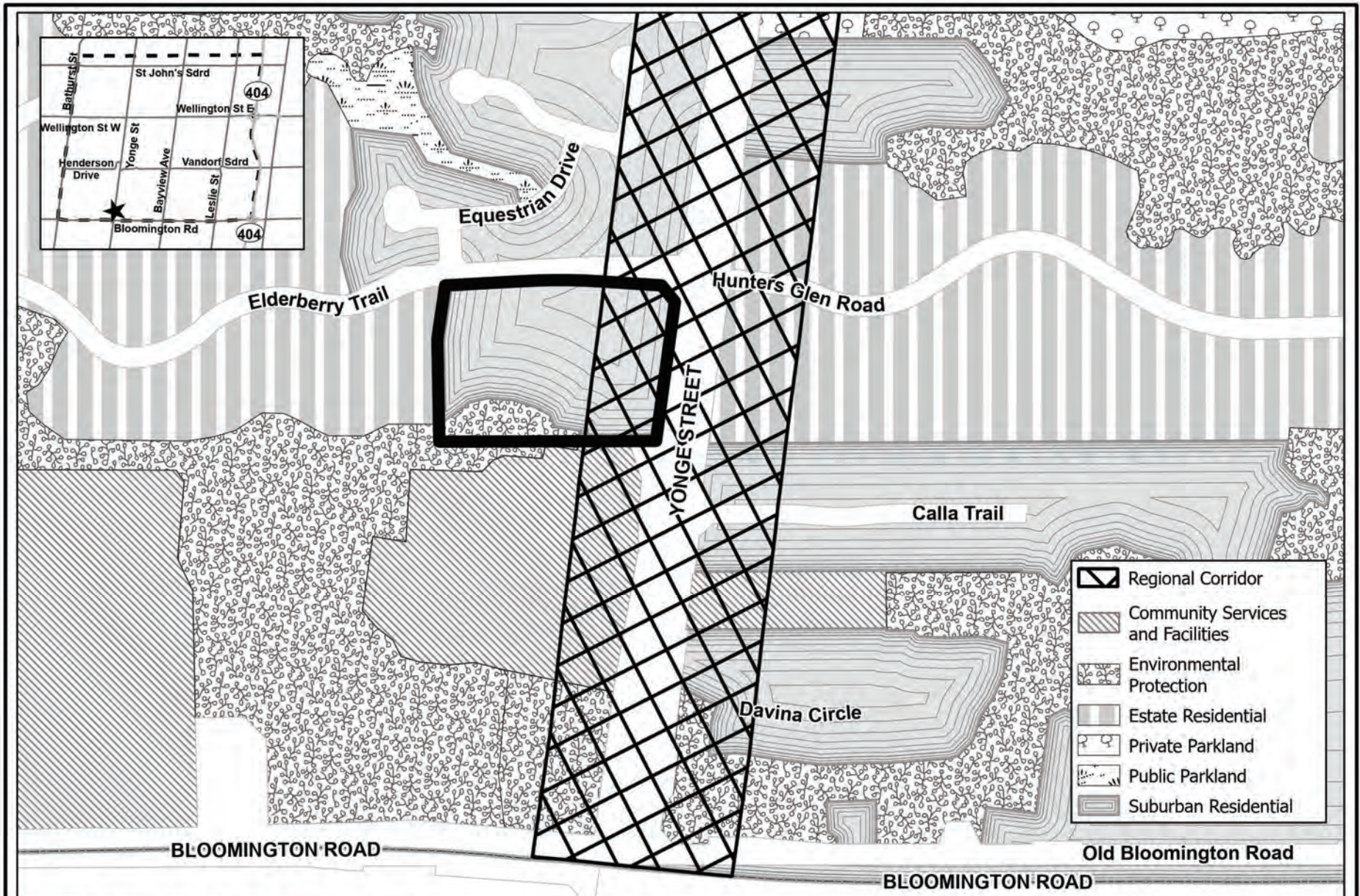
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PREVIOUSLY APPROVED SITE PLAN

APPLICANT: P.A.R.C.E.L. Inc.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 2



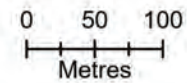


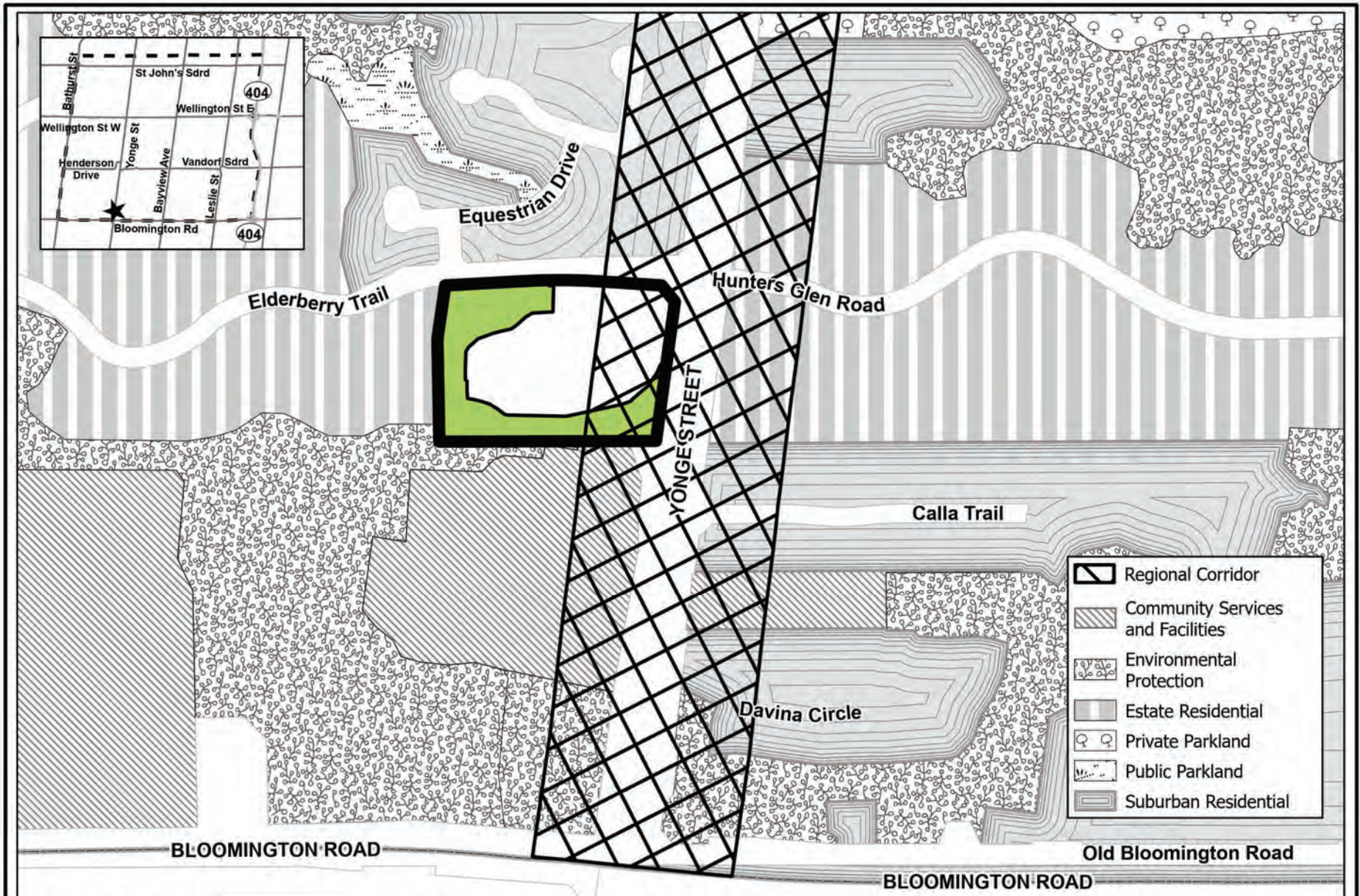
- Regional Corridor
- Community Services and Facilities
- Environmental Protection
- Estate Residential
- Private Parkland
- Public Parkland
- Suburban Residential

EXISTING OFFICIAL PLAN

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 3

Subject Lands - Designated Site Specific Policy Area #41

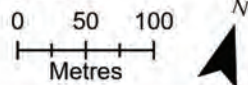






-  Regional Corridor
-  Community Services and Facilities
-  Environmental Protection
-  Estate Residential
-  Private Parkland
-  Public Parkland
-  Suburban Residential

PROPOSED OFFICIAL PLAN

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 5

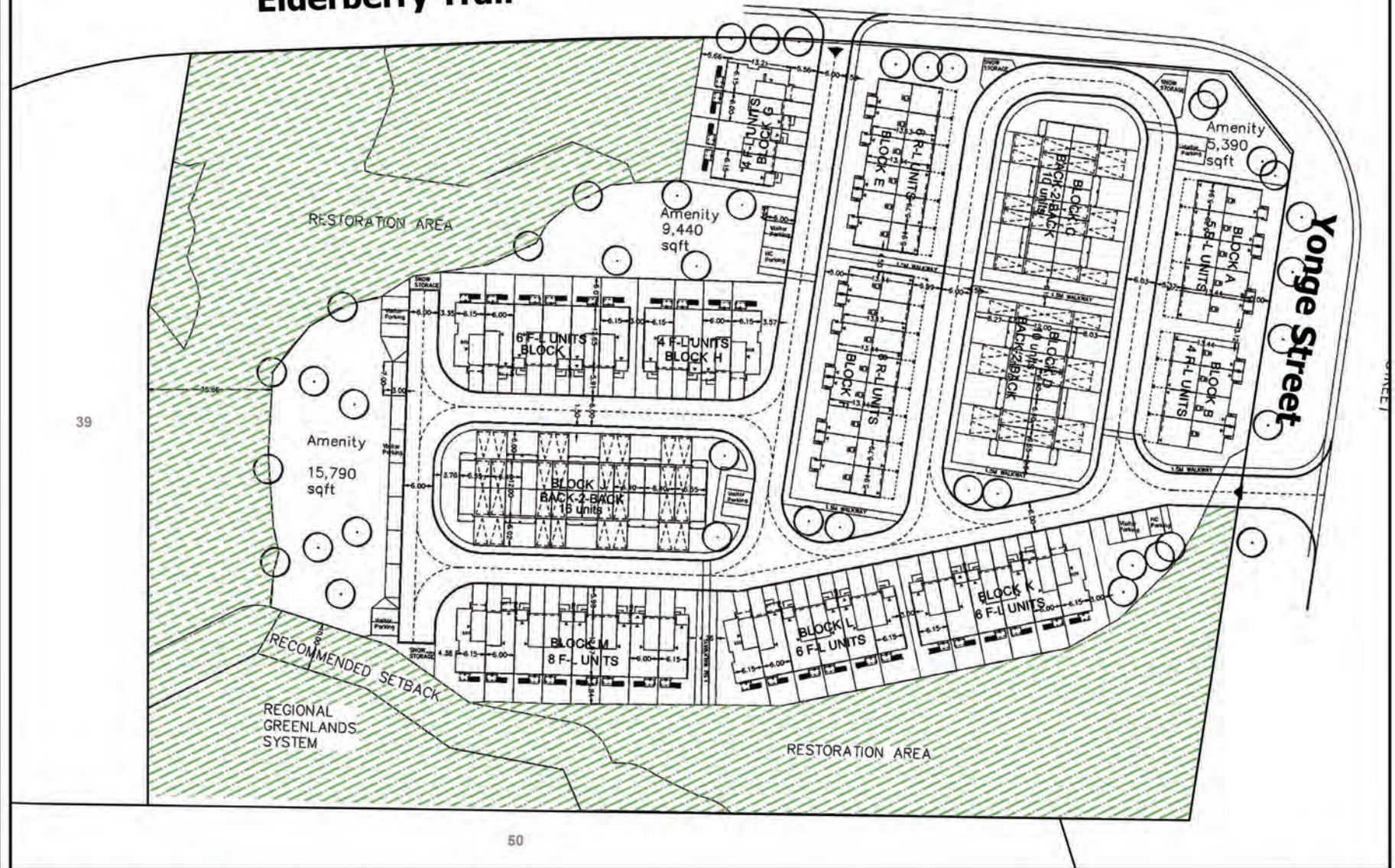


-  Subject Lands - Redesignated to Site Specific Policy Area #72
-  From "Cluster Residential" To "Environmental Protection"



Elderberry Trail

ELDERBERRY LANE



39

50

UPDATED PROPOSED SITE PLAN

APPLICANT: P.A.R.C.E.L. Inc.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 7



Map created by the Town of Aurora Planning and Building Services Department, 2025-10-27. Base data provided by LSG Partners

6 F-L UNITS

6.10 m (20 FT) Width



PROPOSED ELEVATION

APPLICANT: P.A.R.C.E.L. Inc.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 8



Map created by the Town of Aurora Planning and Building Services Department, 2025-10-27. Base data provided by P.A.R.C.E.L. Inc.