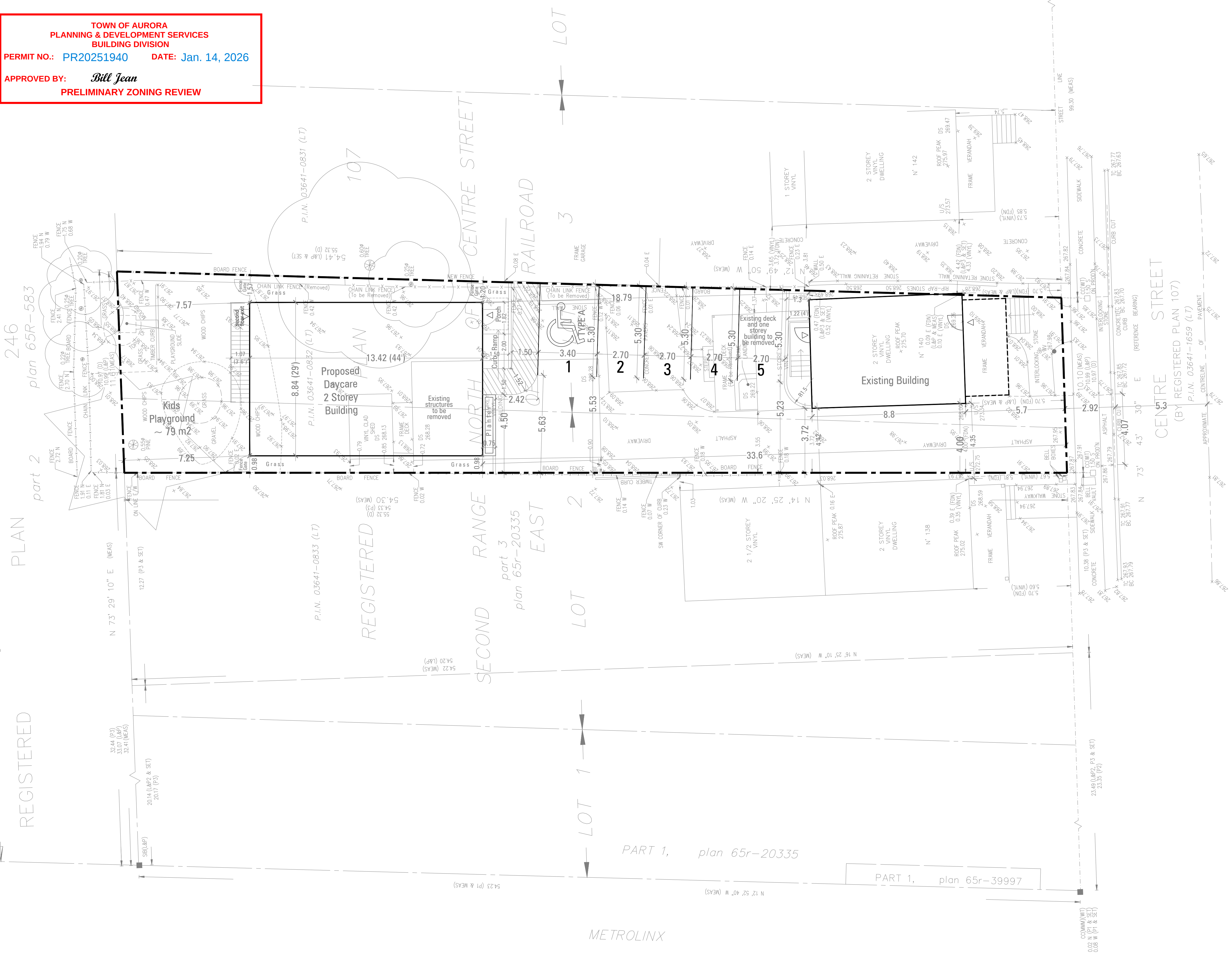


TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20251940 DATE: Jan. 14, 2026
APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW

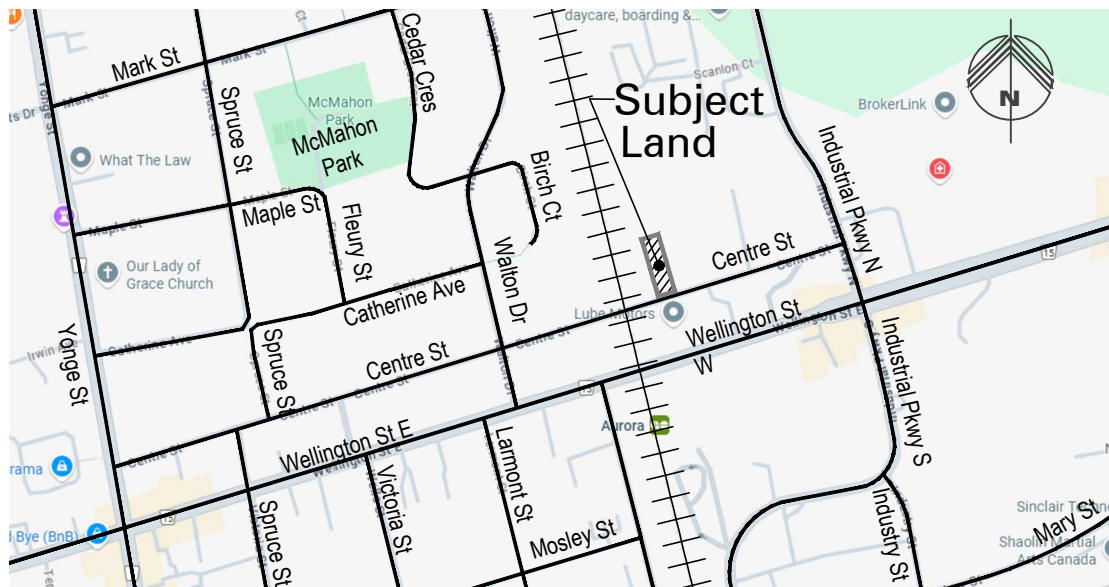


SITE PLAN

140 Centre Street
AURORA, ON

Key Map [NTS]

2026-01-12



KEY PLAN NTS

STATISTICS

SUBJECT LAND	589.14 m ²	0.059 Ha	100.0%
Existing Building footprint (to remain)	55.70 m ²	0.006 Ha	9.4%
Daycare (new building footprint)	118.60 m ²	0.012 Ha	20.1%
Driveway and Parking Area	242.08 m ²	0.024 Ha	41.1%
Walkways	21.58 m ²	0.002 Ha	3.7%
Landscape Areas	151.18 m ²	0.015 Ha	25.7%

Gross Floor Area	
Existing Building GFA for Residential (to remain)	~ 100 m ²
New Daycare Building GFA	218.6 m ²

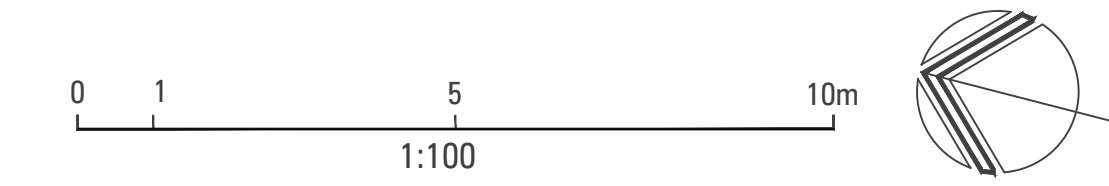
ZONING STANDARDS	E1 Zone Standards	Proposed E1-XX
Lot Area	Min. 2,000m ² existing	589.14 m ²
Lot Frontage	Min. 30 m existing	10.10m
Front Yard Setback	Min. 3.0 m existing	5.7m (Complying)
Rear Yard	Min. 9.0 m	7.0 m
Interior Side Yard S/B	Min. 3.0 m	Nil (east side existing house) 1.2m (east side new building) 3.7m (west side existing house) 0.98m (west side new building)

Exterior Side Yard	N/A	N/A
Lot Coverage (maximum)	N/A	N/A
Height (maximum)	15 m	within 15 m (Complying)
Landscape Buffer (ZBL 5.3.7.1)	3.0 m	Nil
Distance between buildings same lot	N/A	N/A

Parking	Required	Provided:
Typical Parking dimensions	Min. 2.7m x 5.3m	2.7 x 5.3m (Complying)
Barrier Free Type A parking	1 space (3.65x5.3) + 1.5m	1 space (3.4mx5.3m) + 1.5m (Complying)

Residential (2 per dwelling)	2 spaces	Nil
Daycare 2.5 / 100m ² GFA	6 spaces	5 spaces
Total Parking provided (including 1 Accessible Type A) :		5 Parking Spaces

Bicycle Parking (2+ 1/1,000m ² GFA)	Req. 2	Nil
Parking manoeuvring width	7.0m	5.2 m
Driveway width (at lot frontage)	Min.3.5/Max.4.5m	4.07 m (Complying)
Driveway width (between building & lot line)	Min.3.5/Max.4.5m	3.7m & 4.0m (Complying)



No.	PLAN	REVISION	BY	CHK	DATE
03	SP1	Removed parking space from front yard & updated stats	DAC	MTL	2026.01.12
02	SP1	Minor revisions to exterior layout features	DAC	MTL	2025.10.30
01	SP1	Concept Site Plan Issued for Coordination	DAC	MTL	2025.09.15

140 CENTRE STREET, AURORA, ON
Legal Description: PT LT 2 and 3 Second Range North of Centre St., East of Railroad Reg. Plan 107, Town of Aurora
Prepared for:
1000050647 Ontario Inc.

- Notes:
- Distances shown on this Plan are in Metres.
 - Topographical information made available through Survey prepared by GENESIS Land Surveying Inc. dated November 24th, 2024.

LEGEND	12-01-2026	ALC
Subject Land	DATE	PROJECT

LARKplan	SCALE	PLAN
Land Use + Development Consultants A Division of LPG	1:250	SP1

3169 Seardridge Street, Severn, ON L3V 8R1
Ph: 905-895-0554