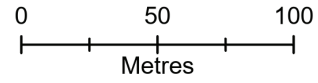


LOCATION MAP

APPLICANT: 2693642 Ontario Inc
 FILES: OPA-2025-02 & ZBA-2025-03
 FIGURE 1

 **SUBJECT LANDS**

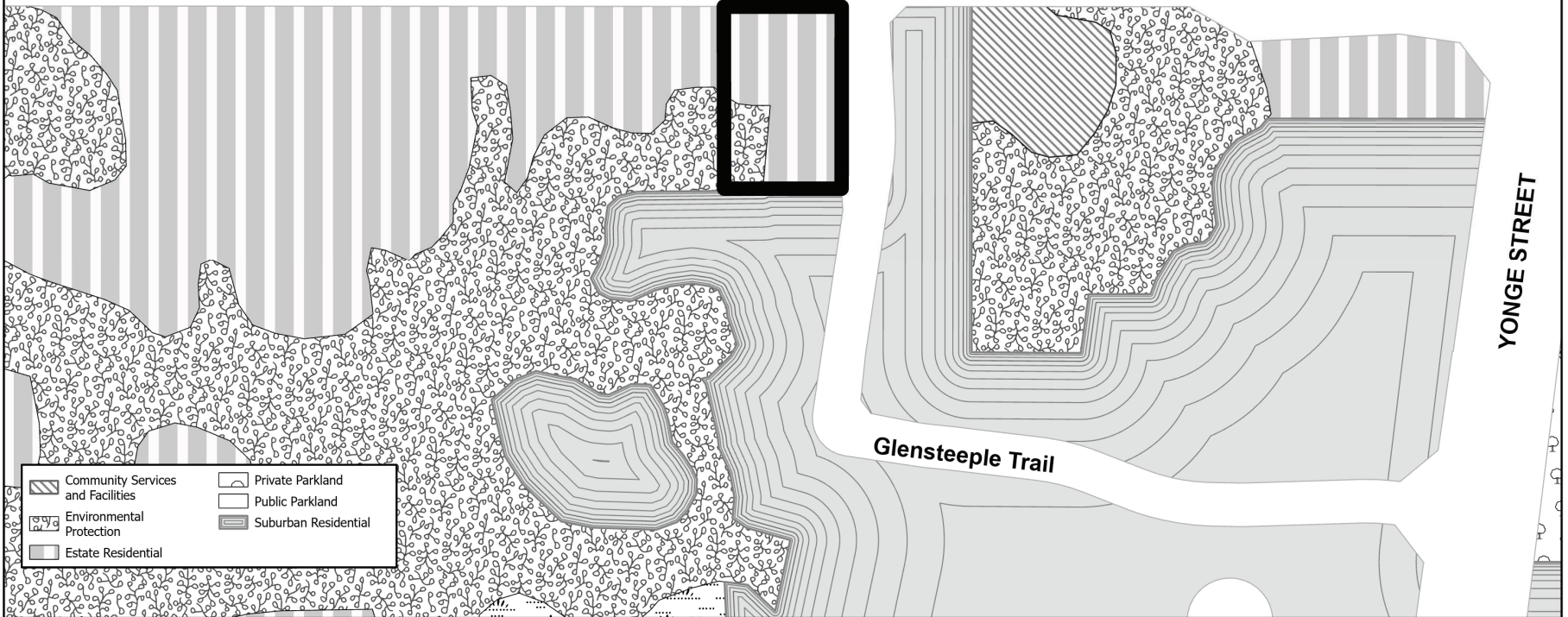


Map created by the Town of Aurora Planning and Development Services, 27/03/2026. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2025, © First Base Solutions Inc., 2025 Orthophotography.

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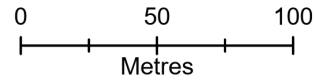
Ridge Road

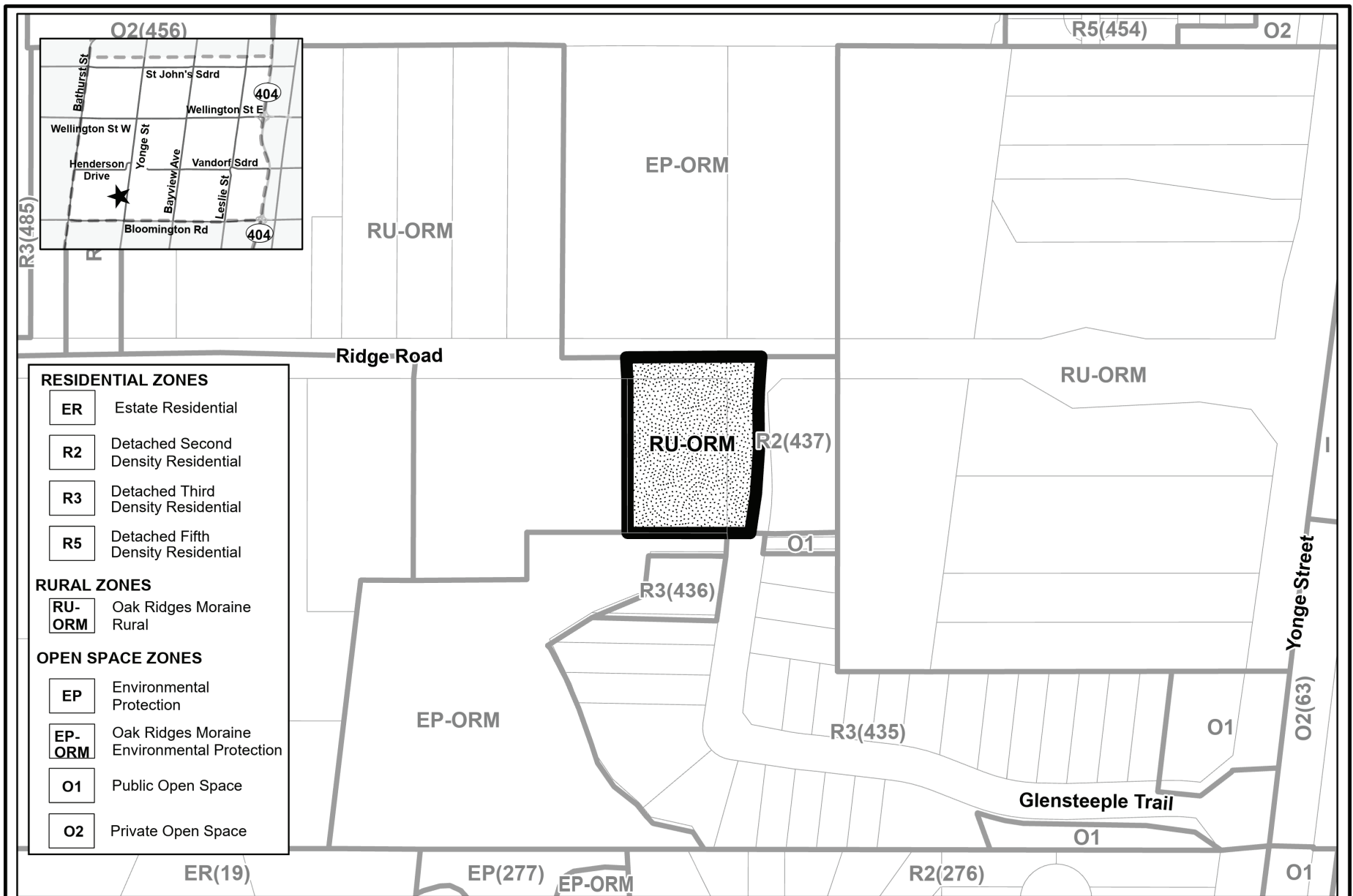


EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 2693642 ONTARIO INC
 FILES: OPA-2025-02 & ZBA-2025-03
 FIGURE 2

Subject Lands





RESIDENTIAL ZONES

ER	Estate Residential
R2	Detached Second Density Residential
R3	Detached Third Density Residential
R5	Detached Fifth Density Residential

RURAL ZONES

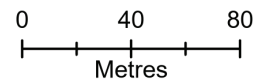
RU-ORM	Oak Ridges Moraine Rural
--------	--------------------------

OPEN SPACE ZONES

EP	Environmental Protection
EP-ORM	Oak Ridges Moraine Environmental Protection
O1	Public Open Space
O2	Private Open Space

EXISTING ZONING BY-LAW

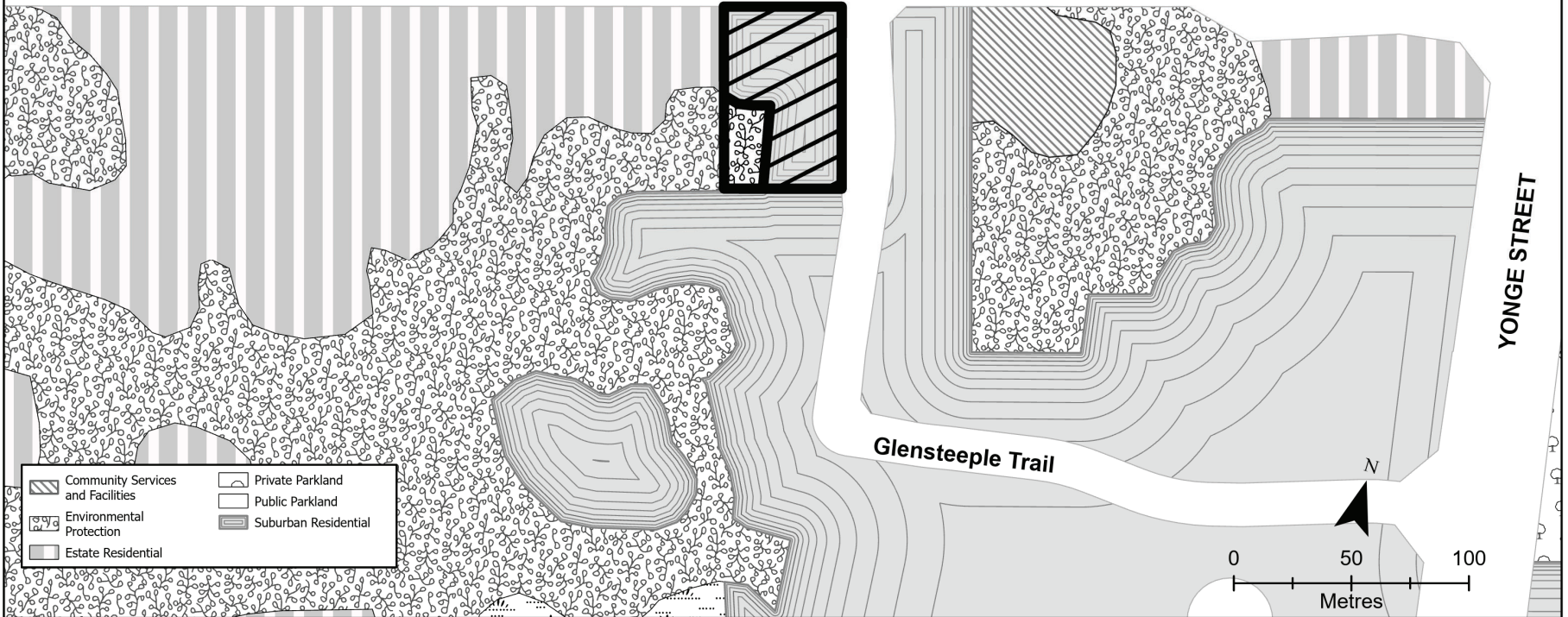
APPLICANT: 2693642 ONTARIO INC
 FILES: OPA-2025-02 & ZBA-2025-03
 FIGURE 3



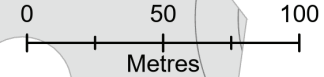
Map created by the Town of Aurora Planning and Development Services, 27/03/2026. Base data provided by York Region & the Town of Aurora.



Ridge Road



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



PROPOSED OFFICIAL PLAN DESIGNATION

APPLICANT: 2693642 ONTARIO INC
 FILES: OPA-2025-02 & ZBA-2025-03
 FIGURE 4

Proposed OP Designations

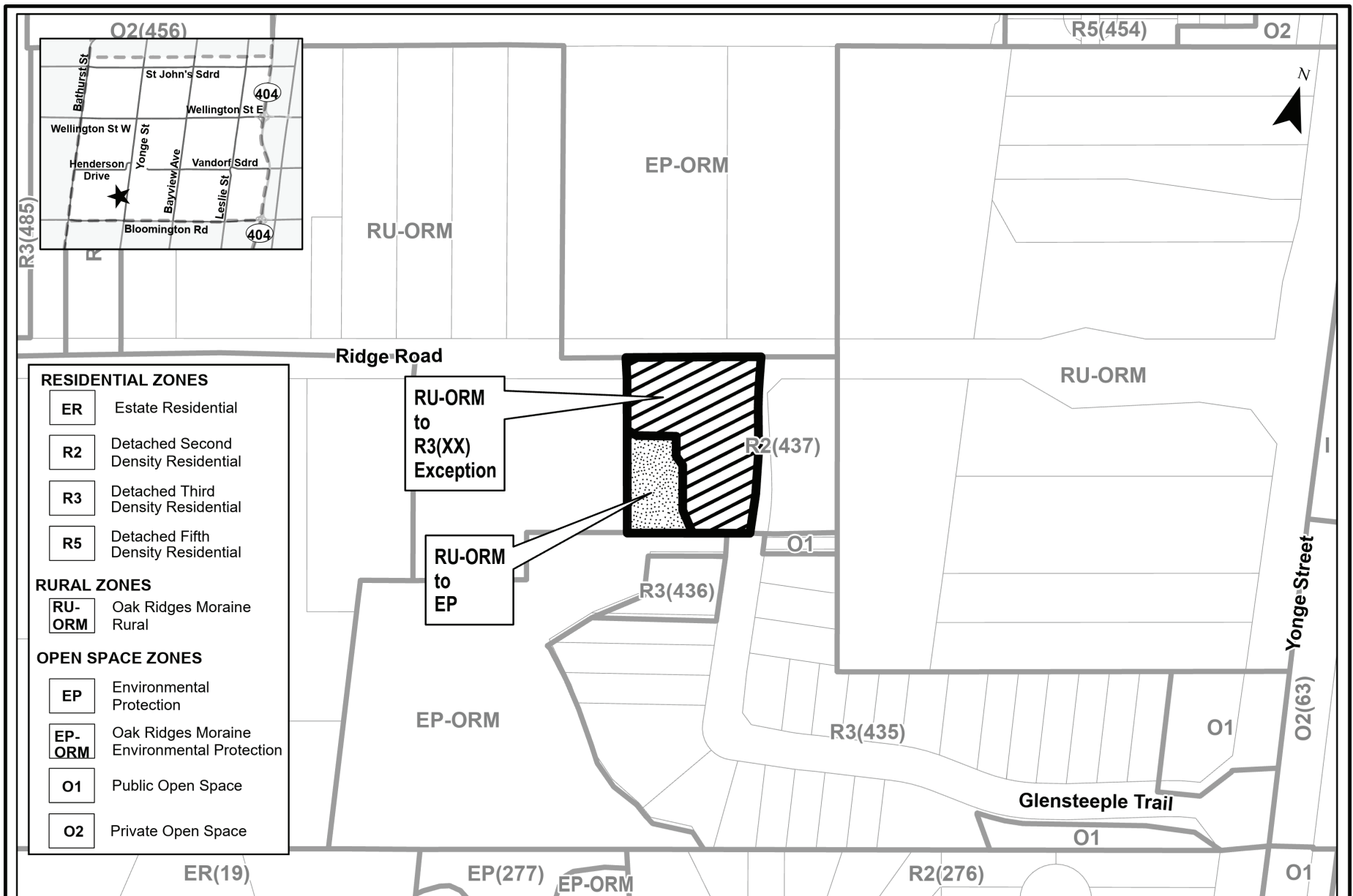


"Estate Residential" to "Site-Specific Suburban Residential"



Environmental Protection Area





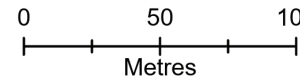


PROPOSED ZONING BY-LAW

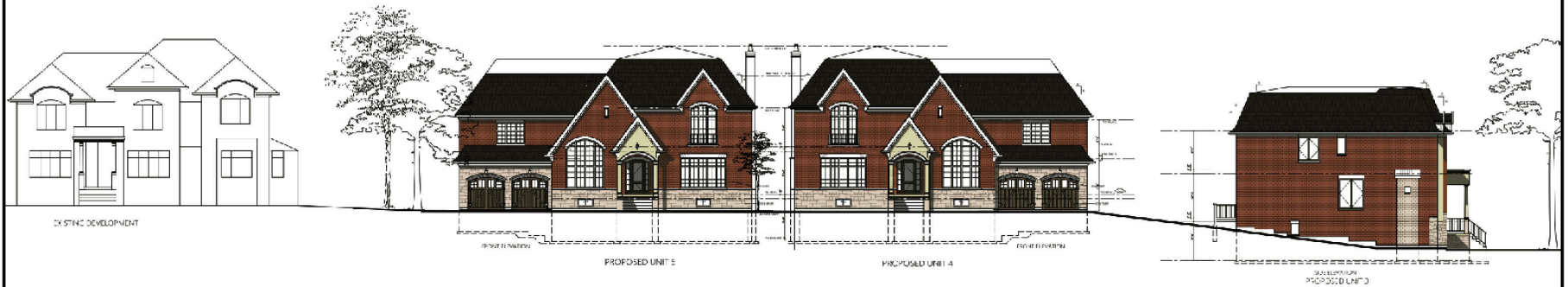
APPLICANT: 2693642 ONTARIO INC
 FILES: OPA-2025-02 & ZBA-2025-03
 FIGURE 5

Subject Lands

-  Rural-Oak Ridges Moraine (RU-ORM) to Environmental Protection (EP)
-  Rural-Oak Ridges Moraine (RU-ORM) to Residential Third Density (R3(XX)) Exception



Map created by the Town of Aurora Planning and Development Services, 27/03/2026. Base data provided by York Region & the Town of Aurora.



GLENSTEEPLE TRAIL



RIDGE ROAD

CONCEPTUAL ELEVATIONS

APPLICANT: 2693642 Ontario Inc
 FILES: OPA-2025-02 & ZBA-2025-03
 FIGURE 7



Map created by the Town of Aurora Planning and Development Services, 27/03/2026. Base data provided by Battaglia Architect Inc.