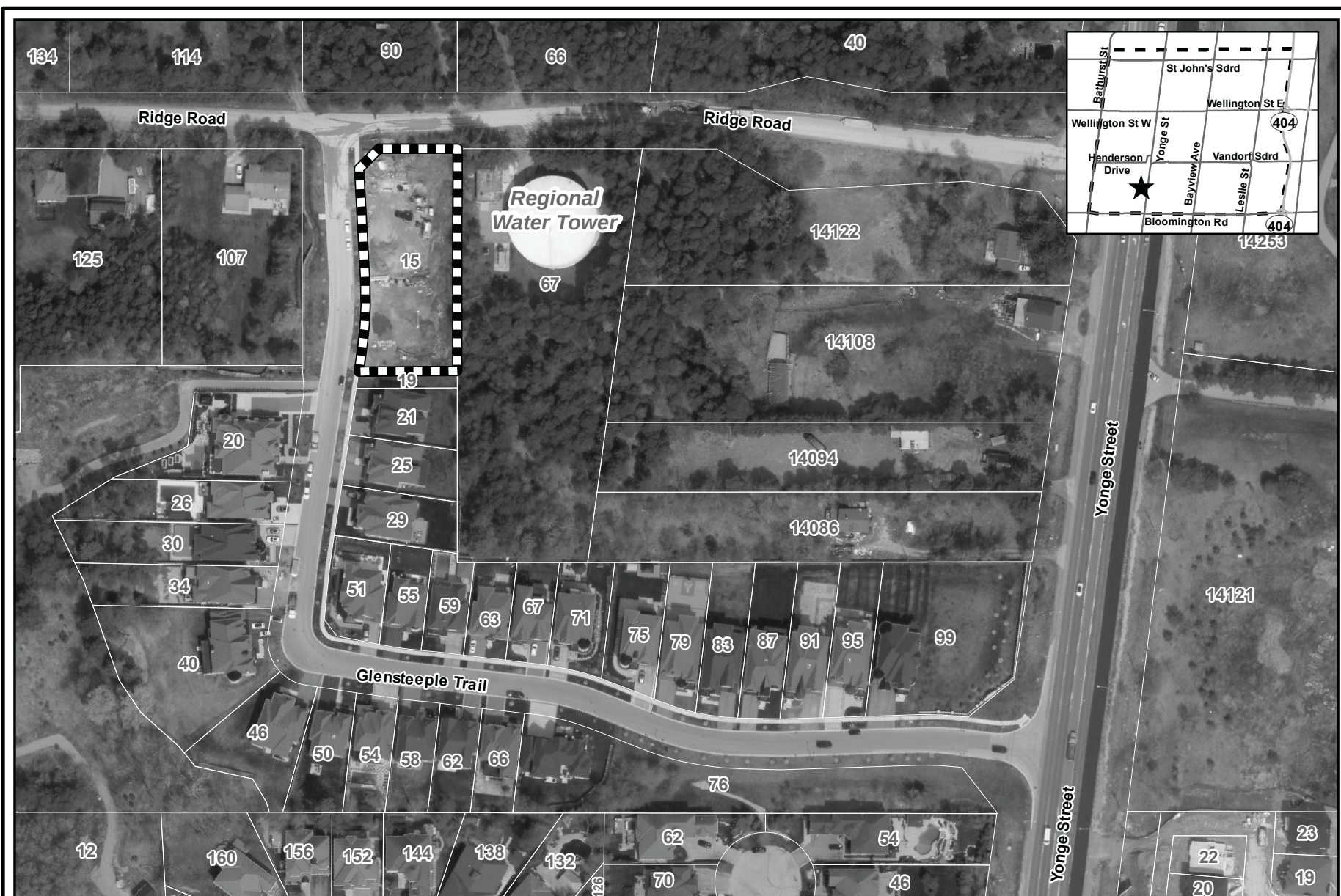




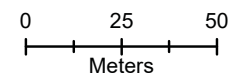
LOCATION MAP

APPLICANT: 2457920 ONTARIO INC
FILE: OPA-2022-01 and ZBA-2022-01

FIGURE 1

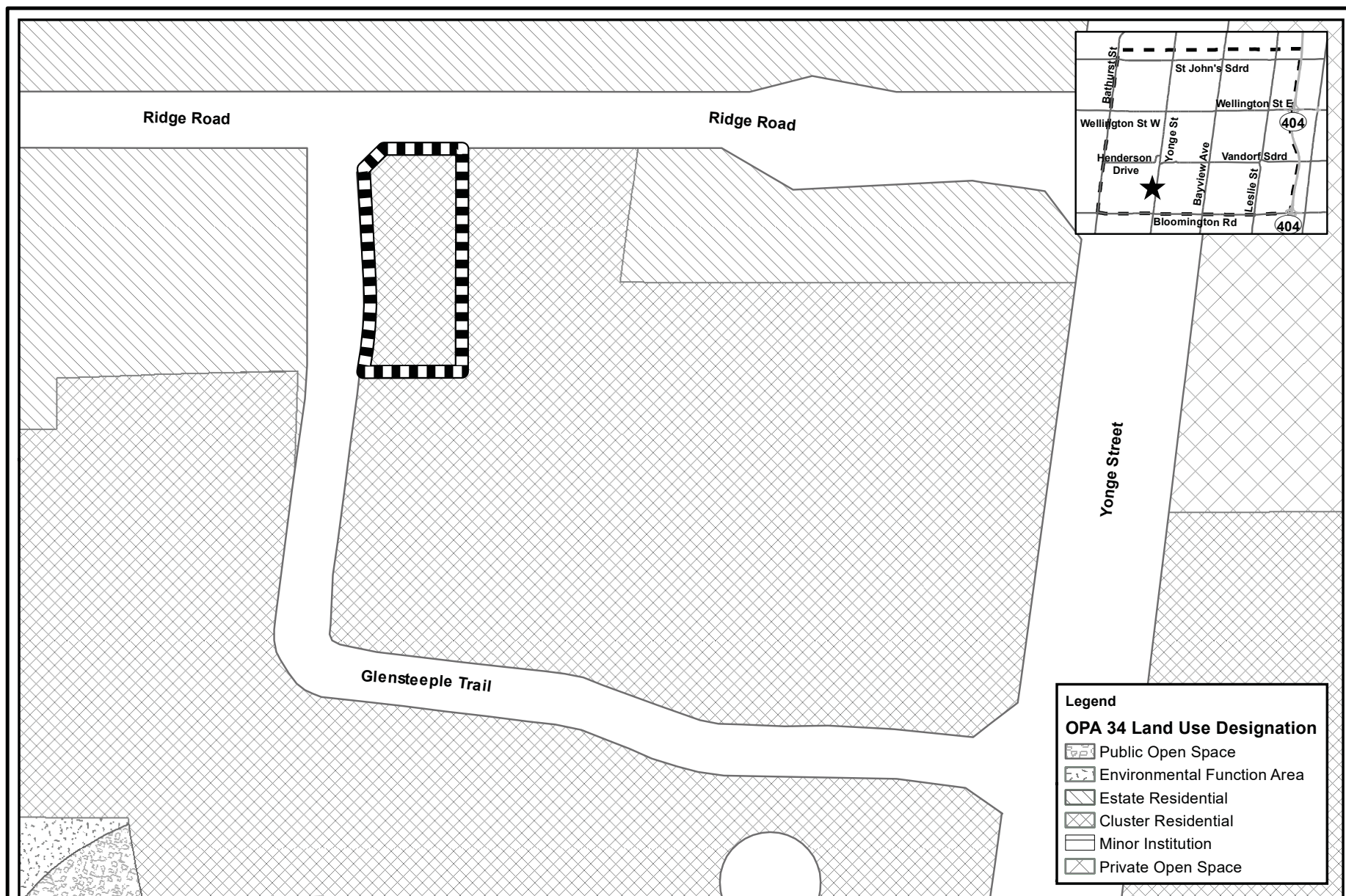


SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 2024-02-06. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

Document Path: J:\data\data\Planning Maps\15 Glen Steeple (OPA-2022-01 & ZBA-2022-01)\Report_Maps_February_2024\Figure_1_Location_Map.mxd



Legend

OPA 34 Land Use Designation

- Public Open Space
- Environmental Function Area
- Estate Residential
- Cluster Residential
- Minor Institution
- Private Open Space

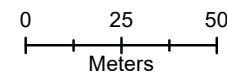
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 2457920 ONTARIO INC
FILE: OPA-2022-01 and ZBA-2022-01

FIGURE 2

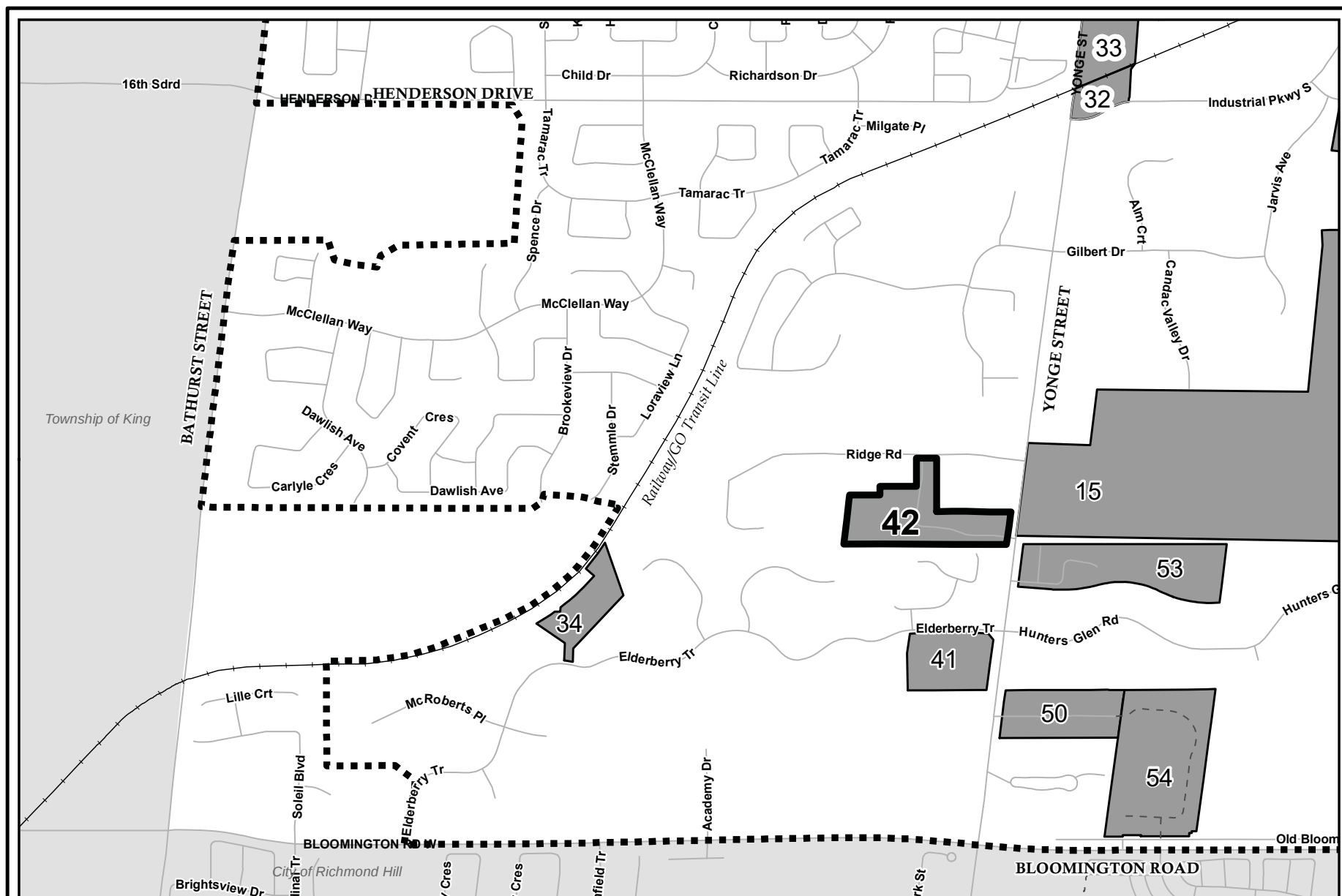


SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 2024-02-06. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\15 Glen Steeple (OPA-2022-01 & ZBA-2022-01)\Report_Maps_February_2024\Figure_2_Existing_Official_Plan_Designation.mxd



EXISTING SITE-SPECIFIC OFFICIAL PLAN POLICY AREA #42

APPLICANT: 2457920 ONTARIO INC
FILE: OPA-2022-01 and ZBA-2022-01

FIGURE 3

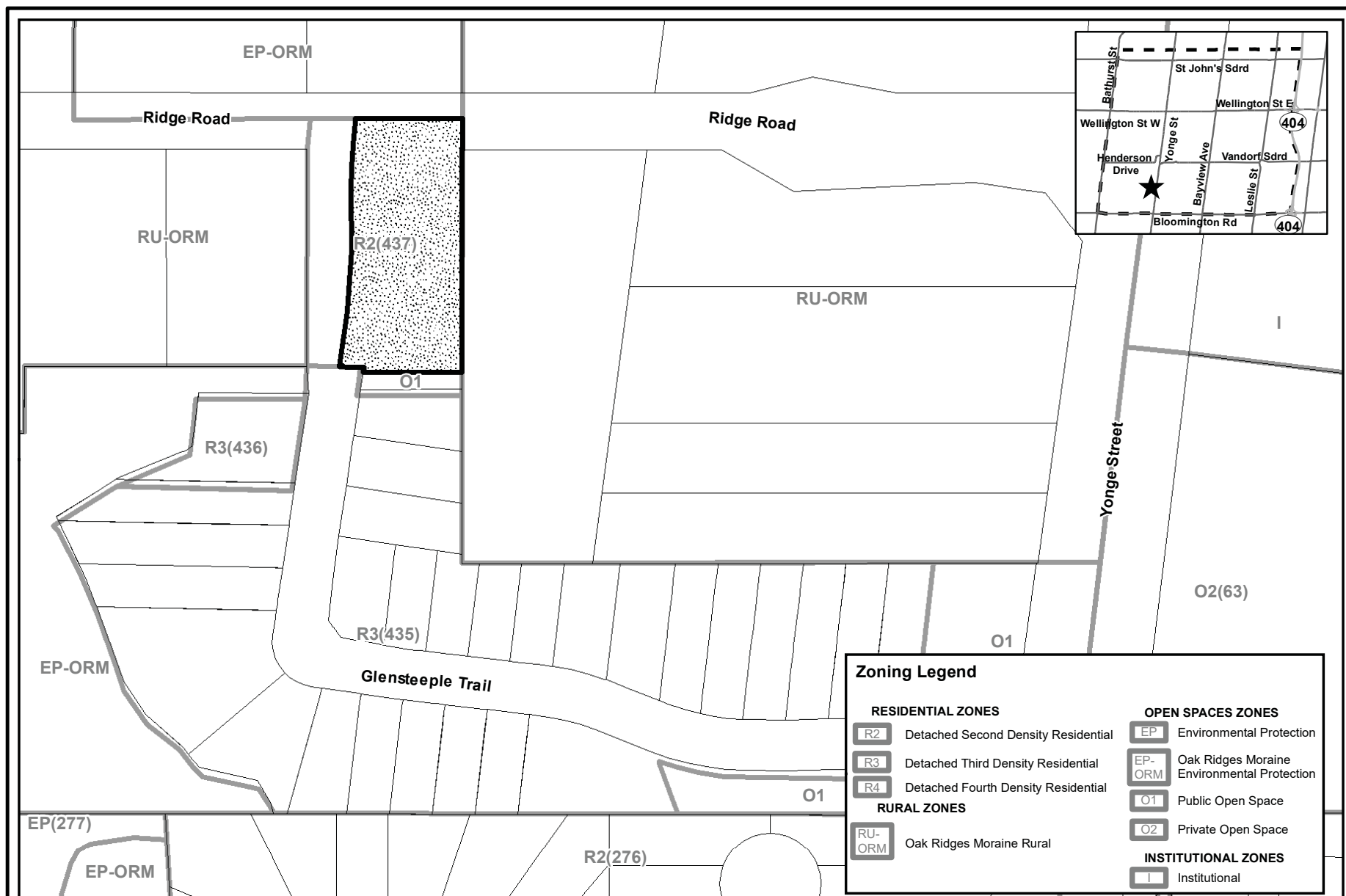
-  Site-Specific Official Plan Policy Area 42
-  Site-Specific Official Plan Policy Area
-  Aurora Built Boundary

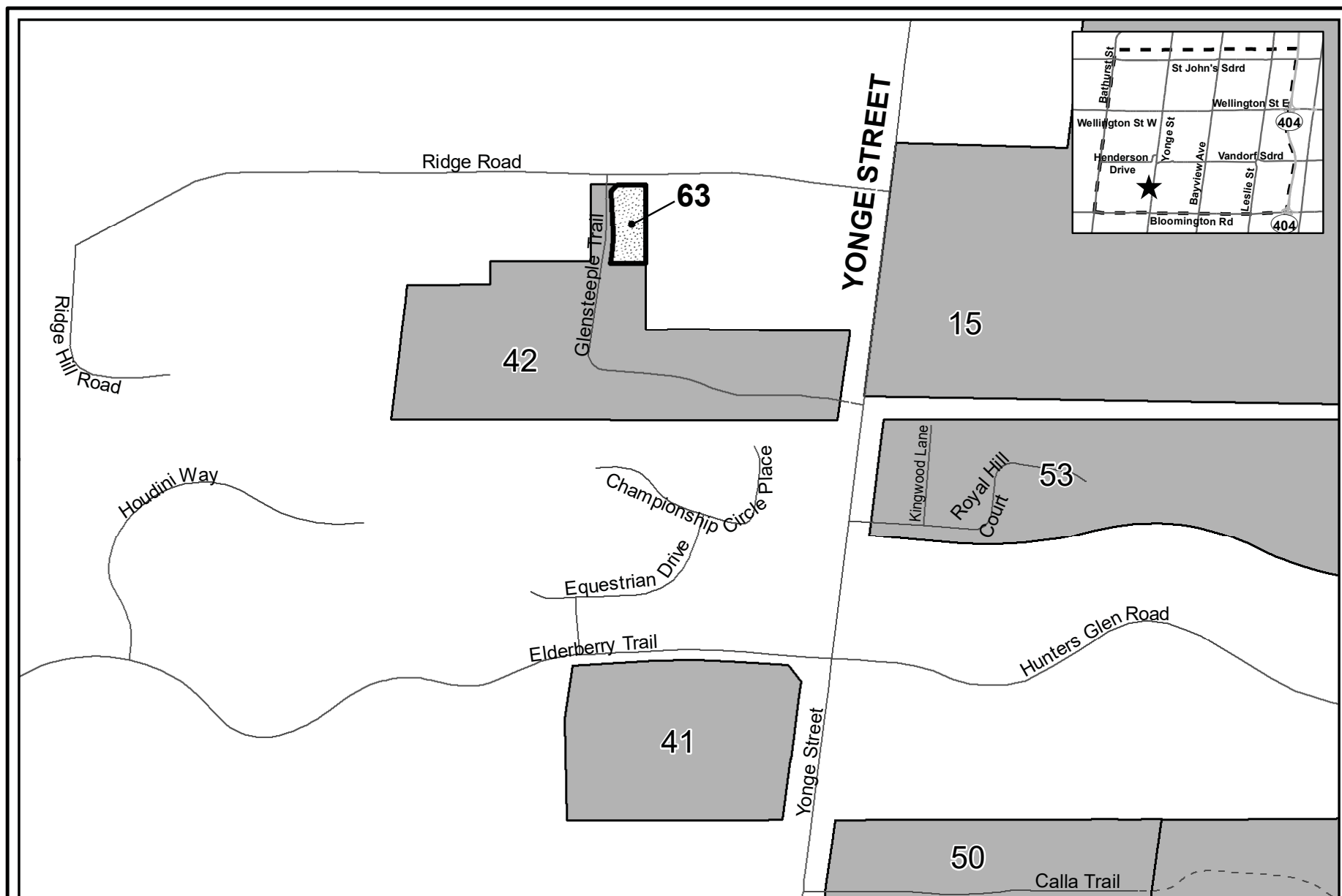
0 2.5 5
Kilometres



Map by the Town of Aurora Financial Services Department, 2024-02-06. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\15 Glen Steeple (OPA-2022-01 & ZBA-2022-01)\Report_Maps_February_2024\Figure_3_Existing_Site_Specific_Official_Plan_Policy.mxd





PROPOSED OFFICIAL PLAN AMENDMENT

APPLICANT: 2457920 ONTARIO INC
FILE: OPA-2022-01 and ZBA-2022-01

FIGURE 5

-  Site-Specific Official Plan Policy Area 63
-  Site-Specific Official Plan Policy Area

0 2.5 5
Kilometres



Map by the Town of Aurora Financial Services Department, 2/27/2024. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\15 Glen Steeples (OPA-2022-01 & ZBA-2022-01)\Report_Maps_February_2024\Figure_5_Proposed_Official_Plan_Amendment_SchH.mxd



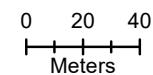
PROPOSED ZONING DESIGNATION

APPLICANT: 2457920 ONTARIO INC
FILE: OPA-2022-01 and ZBA-2022-01

FIGURE 6



**SUBJECT LANDS TO BE REZONED
FROM R2(437) TO R3(XX)**



Map by the Town of Aurora Financial Services Department, 2024-02-20. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\15 Glen Steeple (OPA-2022-01 & ZBA-2022-01)\Report_Maps_February_2024\Figure_6_Proposed_Zoning.mxd



CONCEPTUAL SITE PLAN

APPLICANT: 2457920 ONTARIO INC
FILE: OPA-2022-01 and ZBA-2022-01

FIGURE 7



Map by the Town of Aurora Financial Services Department, 2024-02-20. Drawing provided by Groundswell Urban Planners Inc.

Document Path: J:\data\data\Planning Maps\15 Glen Steeple (OPA-2022-01 & ZBA-2022-01)\Report_Maps_February_2024\Figure_7_Conceptual_Site_Plan.mxd



CONCEPTUAL ELEVATIONS

APPLICANT: 2457920 ONTARIO INC
FILE: OPA-2022-01 and ZBA-2022-01

FIGURE 8



Map by the Town of Aurora Financial Services Department, 2024-02-20. Drawing provided by RN Design

Document Path: J:\data\data\Planning Maps\15 Glen Steeple (OPA-2022-01 & ZBA-2022-01)\Report_Maps_February_2024\Figure_8_Conceptual_Elevations_all.mxd