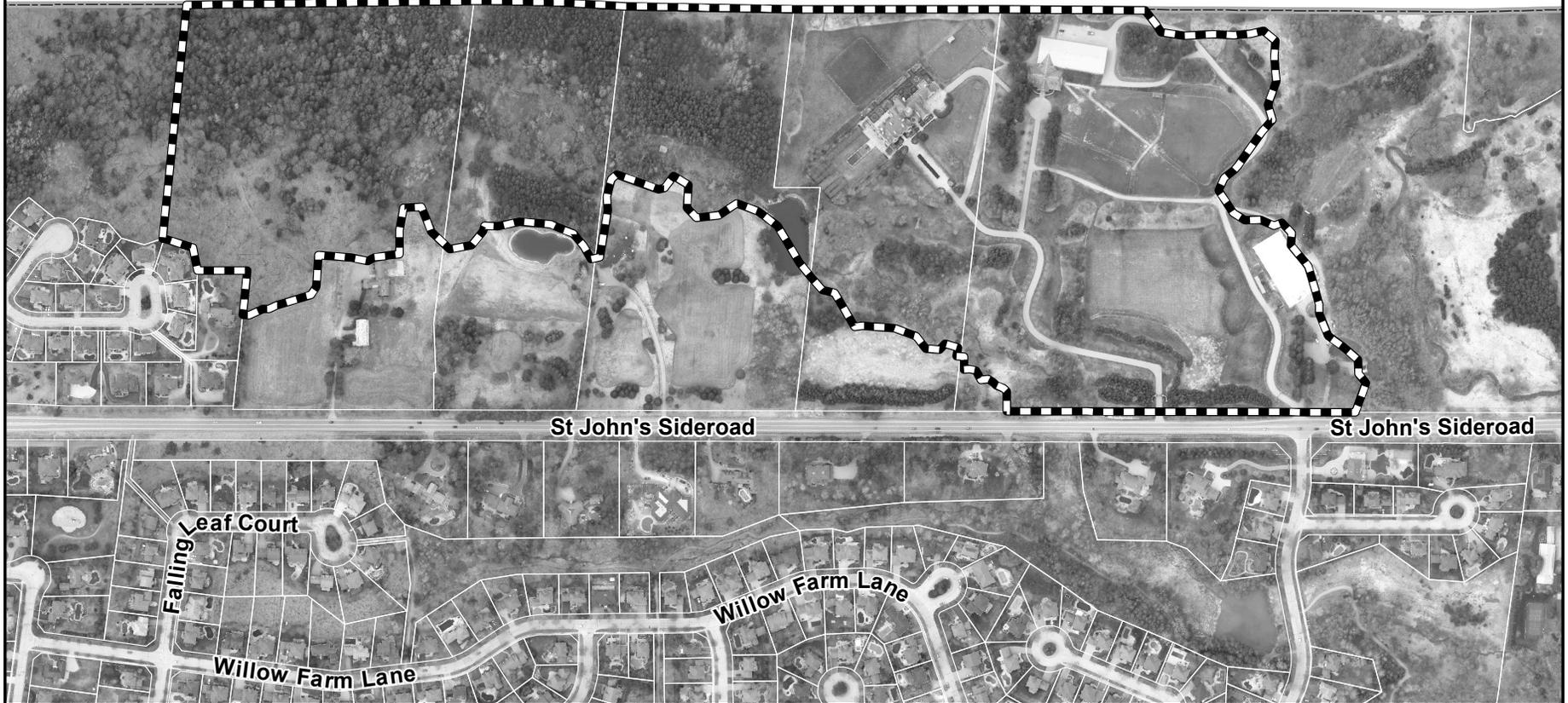


TOWN OF NEWMARKET



**LOCATION MAP**

Applicant: Shining Hill Estates Collection Inc.  
Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01



**SUBJECT LANDS**

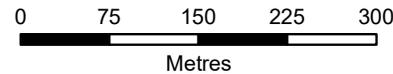
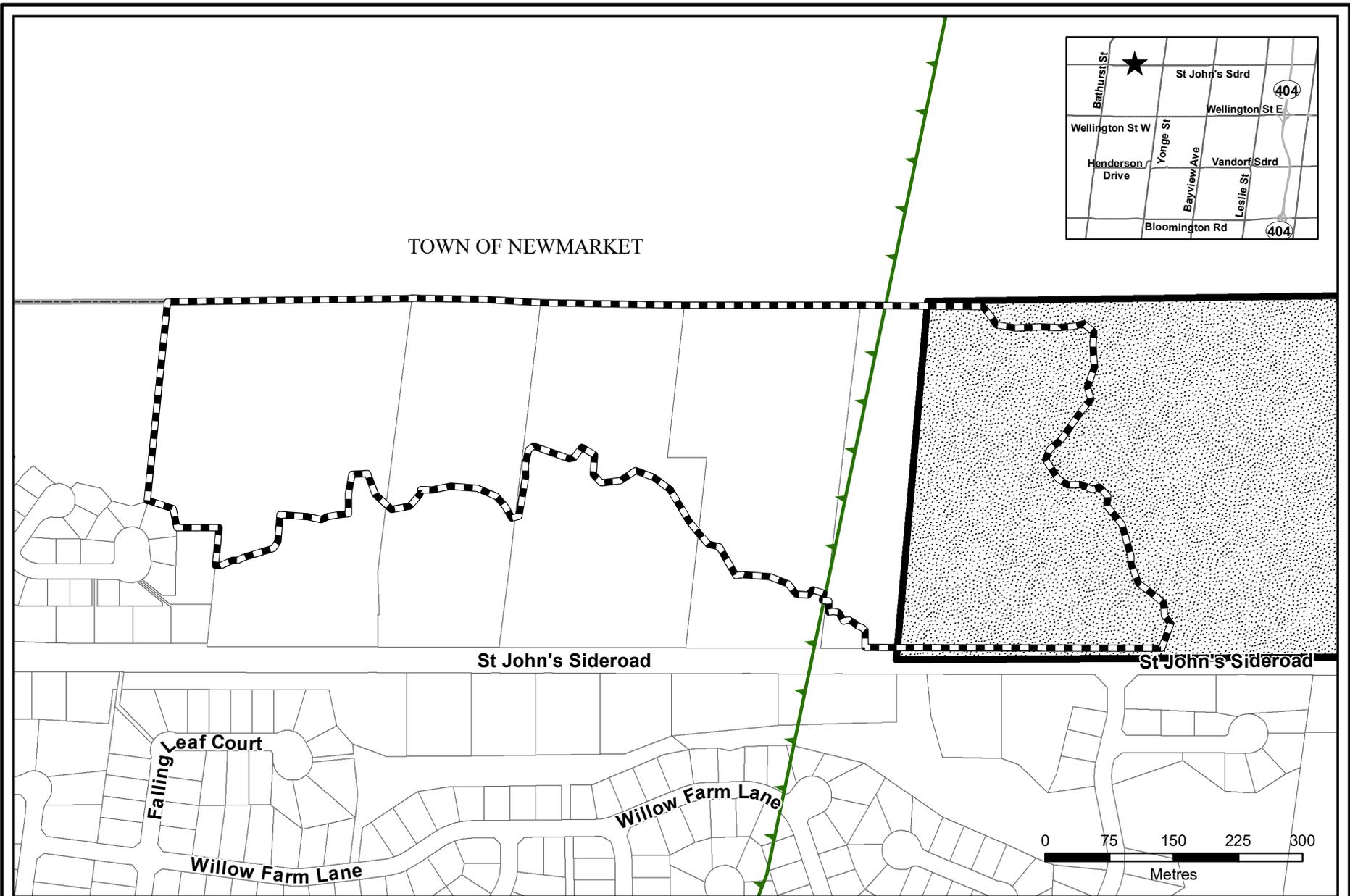


FIGURE 1

Map created by the Town of Aurora Planning & Building Services Department, April 13, 2021. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2020, © First Base Solutions Inc., 2020 Orthophotography.



**OFFICIAL PLAN SCHEDULE H (SITE SPECIFIC POLICY AREA #14)**

Applicant: Shining Hill Estates Collection Inc.  
Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01

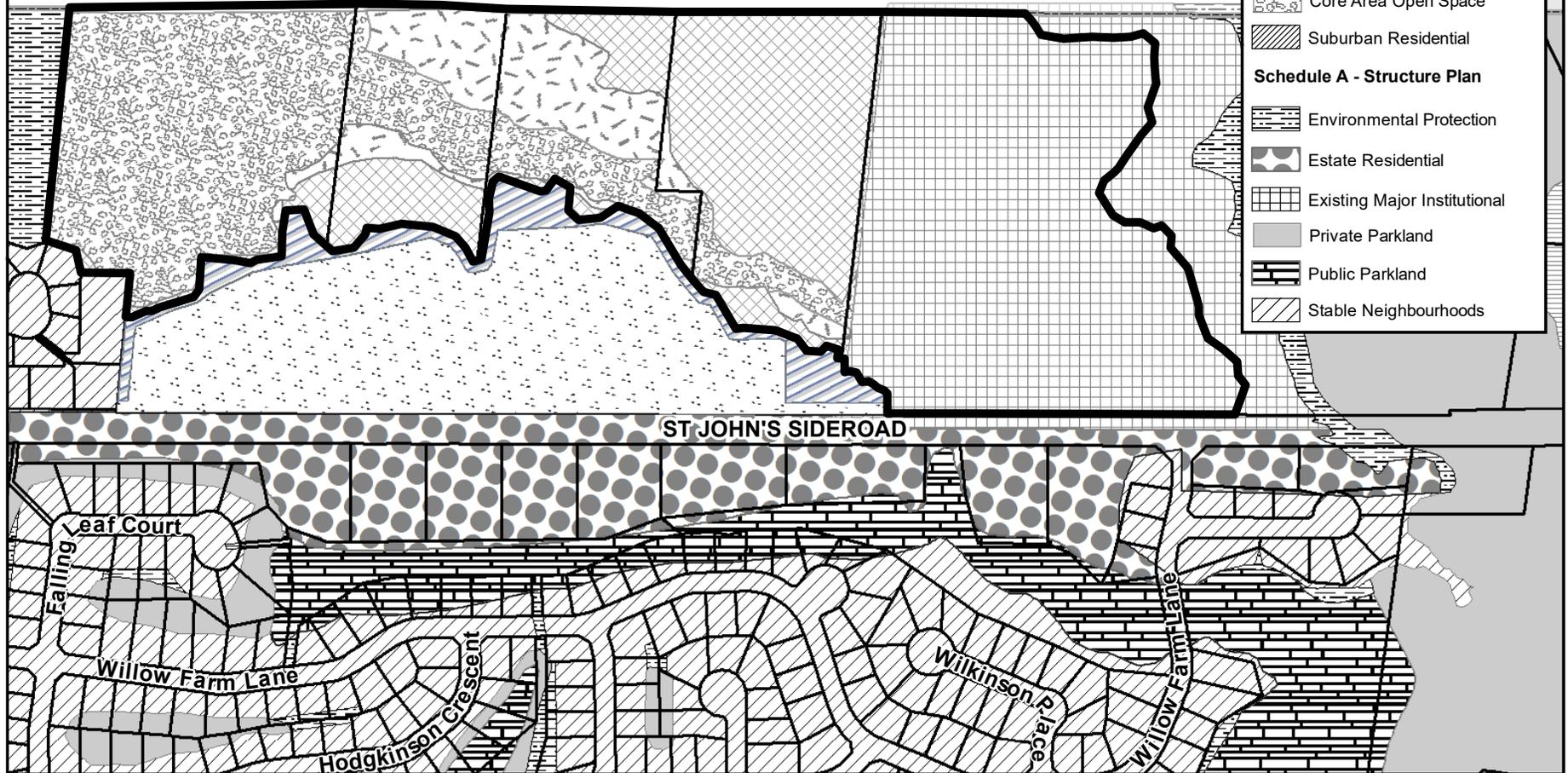
FIGURE 2

-  SUBJECT LANDS
-  SITE SPECIFIC POLICY AREA #14



Map created by the Town of Aurora Planning & Building Services Department, May 17, 2021. Base data provided by York Region & the Town of Aurora.

TOWN OF NEWMARKET



**OPA 21**

- Suburban Residential (SR-2)
- Supporting Area Open Space

**OPA 37**

- Suburban Residential (SR-1)
- Supporting Area Open Space
- Core Area Open Space
- Suburban Residential

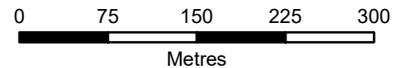
**Schedule A - Structure Plan**

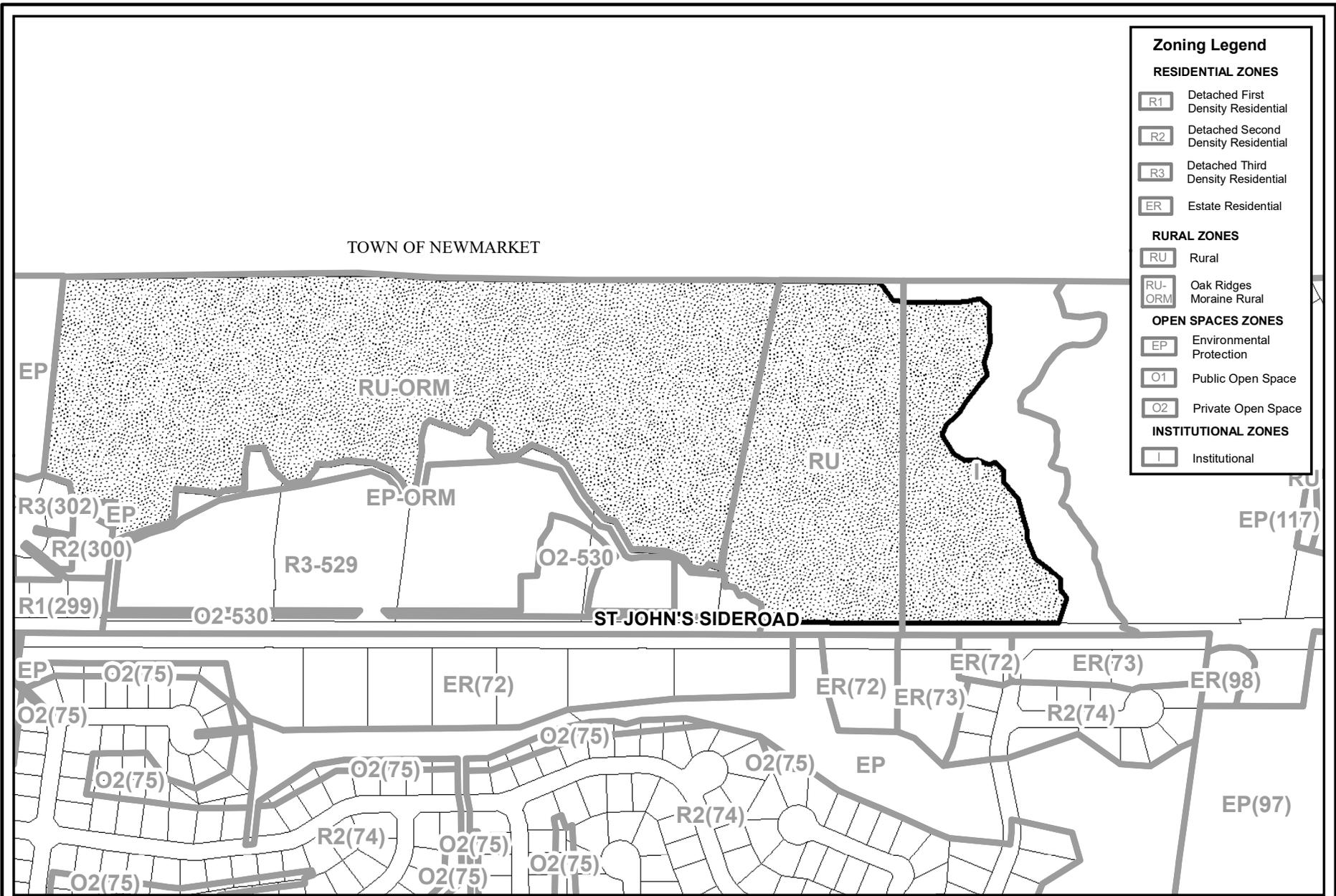
- Environmental Protection
- Estate Residential
- Existing Major Institutional
- Private Parkland
- Public Parkland
- Stable Neighbourhoods

**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: Shining Hill Application  
 FILES: OPA-2018-01, ZBA-2018-02 & SUB-2018-02  
 FIGURE 3

SUBJECT LANDS



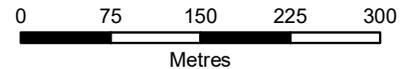


Zoning Legend	
<b>RESIDENTIAL ZONES</b>	
R1	Detached First Density Residential
R2	Detached Second Density Residential
R3	Detached Third Density Residential
ER	Estate Residential
<b>RURAL ZONES</b>	
RU	Rural
RU-ORM	Oak Ridges Moraine Rural
<b>OPEN SPACES ZONES</b>	
EP	Environmental Protection
O1	Public Open Space
O2	Private Open Space
<b>INSTITUTIONAL ZONES</b>	
I	Institutional

## EXISTING ZONING BY-LAW DESIGNATION

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 4

 SUBJECT LANDS



**Land Use Designations**

- Possible Intersection
- Proposed Creek Crossing Location
- Stormwater Management Facility (Conceptual)

**Official Plan Designations**

- Estate Residential
- Existing Major Institutional
- Environmental Protection
- Private Parkland
- Public Parkland
- Stable Neighbourhoods
- Suburban Residential

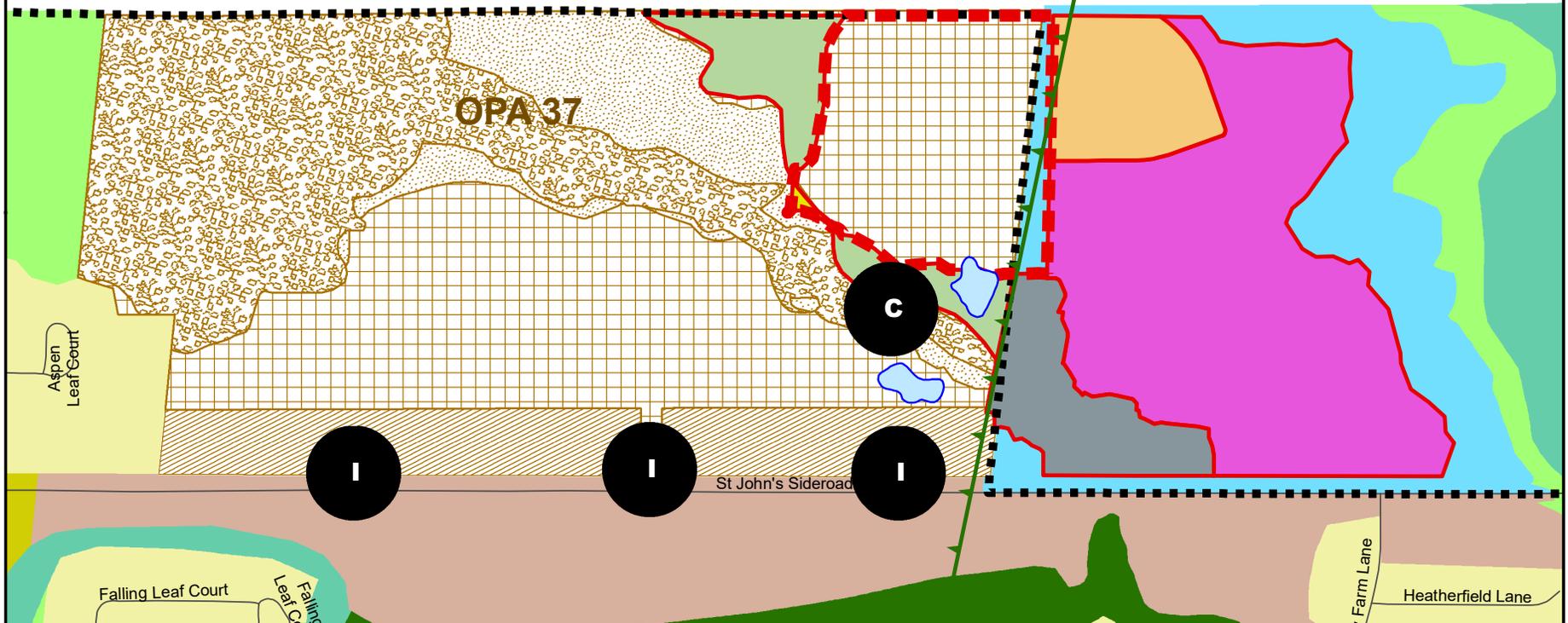
**OPA 37 Designations**

- Suburban Residential (SR-1)
- Suburban Residential
- Core Area Open Space
- Supporting Area Open Space

- School Block

**Proposed Official Plan Designations**

- Lands to be Designated to Public Parkland
- Lands to be designated to Environmental Protection
- Lands to be designated to Stable Residential
- Lands to be designated to Suburban Residential (SR-1)
- Lands to be designated to Supporting Area Open Space

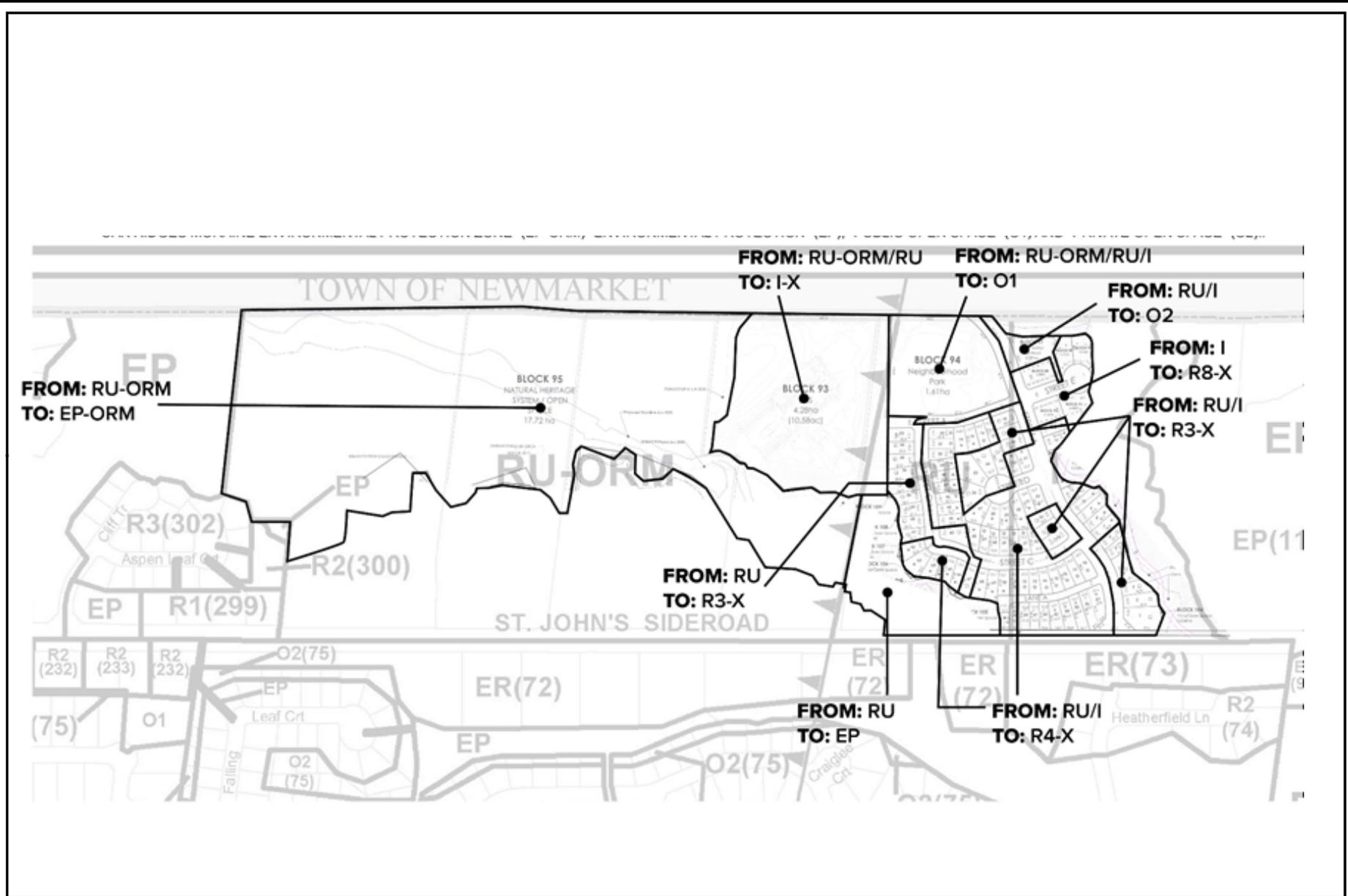


**PROPOSED OFFICIAL PLAN DESIGNATION**

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01

FIGURE 5

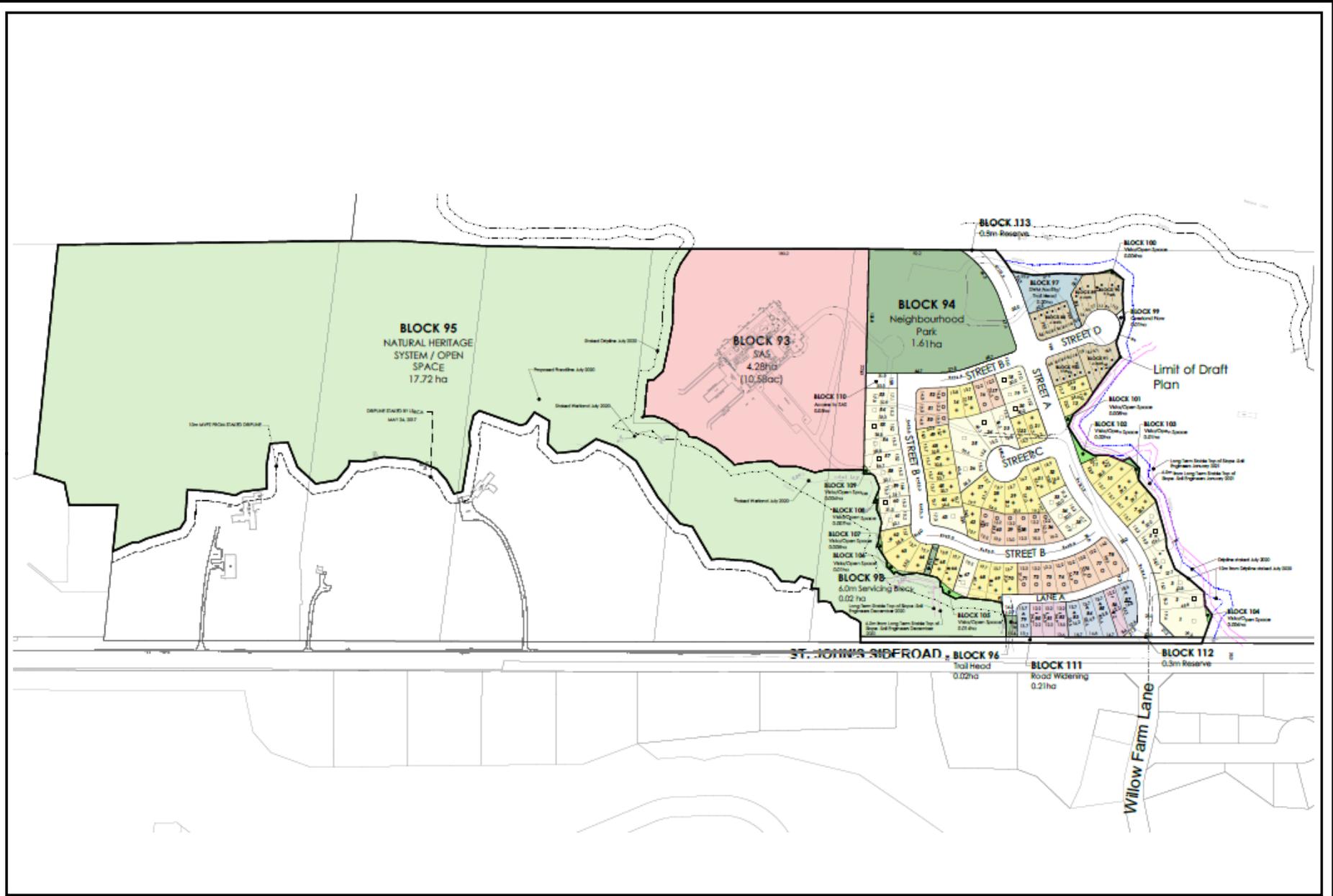




## PROPOSED ZONING BY-LAW AMENDMENT

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 6

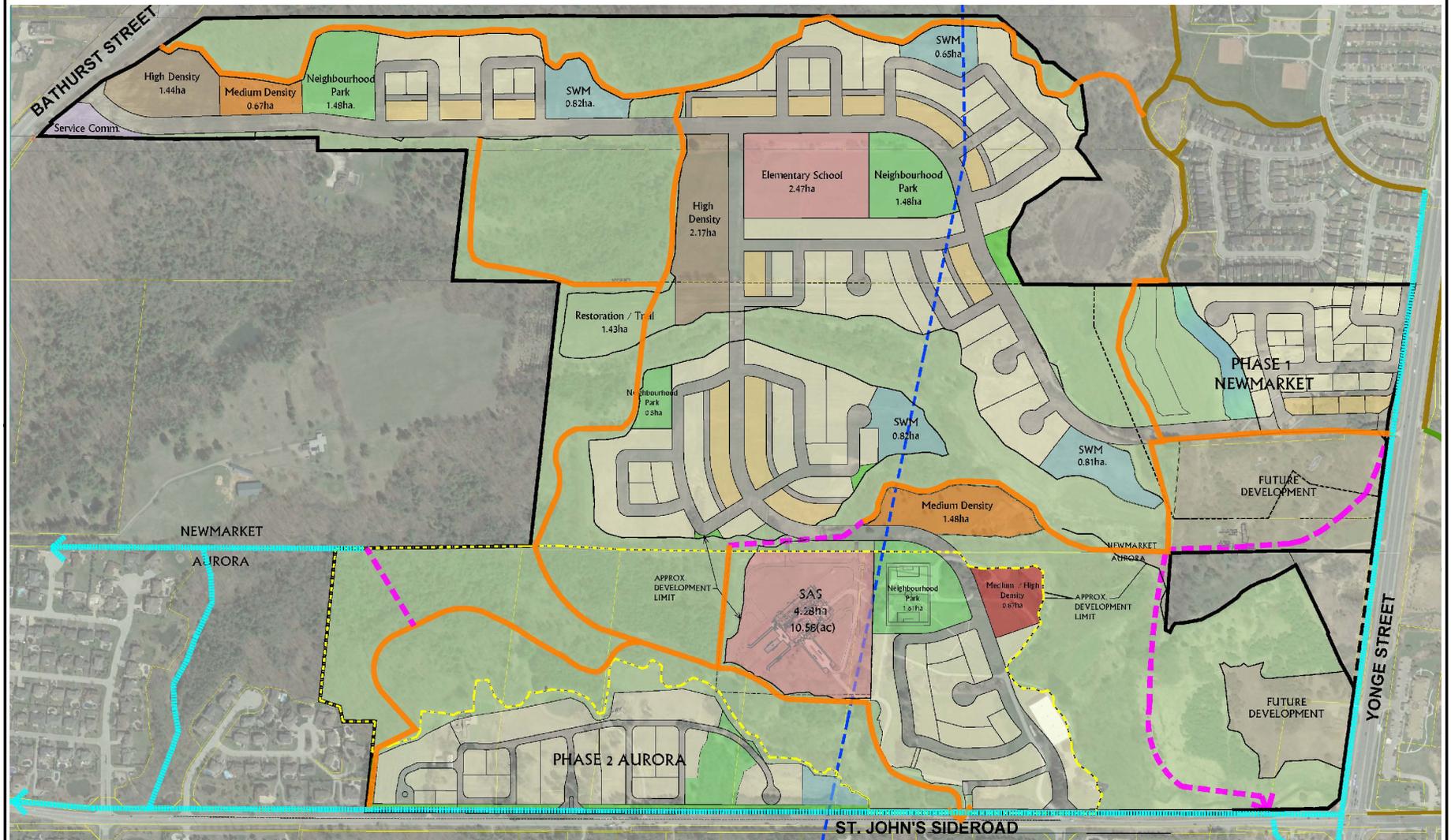




## DRAFT PLAN OF SUBDIVISION

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01  
 FIGURE 7





# CONCEPTUAL OVERALL PLAN

Applicant: Shining Hill Estates Collection Inc.  
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01

FIGURE 8

