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Town of Aurora  
**Public Planning Report**  
No. PDS26-037

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**Subject:** Applications for Official Plan Amendment and Zoning By-law Amendment  
2693642 Ontario Inc.  
107 Ridge Road, Aurora, Ontario  
Part Lot 20, Plan 132 King, R664230  
File Number: OPA-2025-02, ZBA-2025-03

**Prepared by:** Alexandra Krstajic, Planner

**Department:** Planning and Development Services

**Date:** April 21, 2026

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## Recommendation

1. That Report No. PDS26-037 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

## Executive Summary

The purpose of this report is to provide Council and members of the public with background information on the following Planning Act applications:

- Official Plan Amendment (OPA-2025-02) on 107 Ridge Road;
- Zoning By-law Amendment (ZBA-2025-03) on 107 Ridge Road.

The following is a summary of the development proposal:

- The proposed OPA seeks to redesignate 107 Ridge Road from “Estate Residential” to “Site Specific Suburban Residential” and “Environmental Protection Area”.

- The proposed ZBA seeks to rezone 107 Ridge Road from “Rural – Oak Ridges Moraine (RU-ORM)” to “Site Specific Residential Third Density (R3)” and “Environmental Protection (EP)”.
- The conceptual site plan consists of five single detached lots fronting onto Glensteeple Trail and Ridge Road with rear yards facing the existing woodlands.
- A preliminary review of the proposed applications has been undertaken; comments will be addressed in resubmission.

## **Background**

### **Application History**

This submission follows several discussions with the Town and a pre-consultation meeting with Town staff on February 8, 2024. Planning Applications for Official Plan Amendment (OPA-2025-02) and Zoning By-law Amendment (ZBA-2025-03) were submitted to the Town of Aurora on April 15, 2025 and deemed complete on May 13, 2025. The proposed amendments would redesignate and rezone 107 Ridge Road to facilitate the development of five new residential lots and establish an Environmental Protection Area. A Community Information Meeting (CIM) was held November 26, 2025 for the public to review and ask questions about the proposed Official Plan Amendment and Zoning By-law Amendment Applications.

### **Location / Land Use**

The subject lands are 0.39 ha (0.96 acres) in size and are located at the southwest corner of Ridge Road and Glensteeple Trail. The closest major intersection is Yonge Street and Bloomington Road. The neighbourhood consists predominantly of single detached dwellings with schools and open spaces uses interspersed throughout the area (Figure 1).

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Single detached estate residential neighbourhood, Woodlands, Natural Heritage System.

East: Single detached estate residential dwellings, Yonge Street Regional Transit Corridor, open space uses including golf course.

South: Single detached residential neighbourhood, Town-owned municipal trail, Institutional uses (Service Ontario, York Catholic District School Board and Cardinal Carter Catholic High School)

West: Single detached residential and Go Rail Corridor

## **Policy Context**

### Provincial Policies

All Planning Act development applications are subject to Provincial policies. The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

### Town of Aurora Official Plan

The subject lands at 107 Ridge Road are designated as “Estate Residential” and “Environmental Protection” in the Town of Aurora Official Plan. The intent of the Estate Residential designation is to recognize the existing low density residential development within the Town of Aurora. The intent of the Environmental Protection designation is to protect, enhance and restore natural areas and related functions, and to make local efforts to help increase the Region’s overall woodland cover. (Figure 2).

The subject lands are located within the Settlement Area of the Oak Ridges Moraine Conservation Plan (ORMCP) and are identified within the Town’s Settlement Area on Schedule ‘A’ of the Official Plan, where urban growth and development are intended. The Oak Ridges Moraine (ORM) is governed by the Province’s Oak Ridges Moraine Conservation Plan, which permits a full range of uses including residential uses and development such as infill and gentle intensification. The Town of Aurora Official Plan implements the settlement area policies by guiding development to protect the any existing environmental and hydrological features. The applicant has submitted the required environmental studies to assess the limits of the developable area.

The subject lands are also located within the boundaries of the Yonge Street South Secondary Plan (OPA #34). Policies from OPA #34 permits new development in the form of low density residential uses, including single detached, semi-detached, and townhouse dwellings, integrated with open space. The gross residential density shall not exceed five units per hectare (two units per acre), averaged across the entire development area, including constrained lands. Development is required to be compatible with the surrounding low-density character and to reflect the environmental constraints of the area, including lands within the Oak Ridges Moraine. New developments are required to preserve natural features and function while being supported by appropriate servicing and infrastructure. Building coverage is limited to ensure that development remains subordinate to the natural landscape and open space system.

#### Zoning By-law 6000-17, as amended

The subject lands at 107 Ridge Road are zoned “Rural – Oak Ridges Moraine (RU-ORM)” (Figure 3). The RU-ORM zone applies to lands within the Oak Ridges Moraine and is intended to recognize and protect environmental areas. Within the ORMCP Settlement Area, new development is permitted however, it must demonstrate that the ecological and hydrological integrity of the ORM will be protected. Technical studies, hydrogeological assessments, and stormwater management reports are required to address and confirm that the proposed development can proceed without adverse effects to the environment.

#### Reports and Studies

The Owner submitted the following documents as part of the proposed Official Plan Amendment and Zoning By-law Amendment applications:

<b>Report Name</b>	<b>Report Author</b>
Planning Justification Report	JKO Planning
Draft Official Plan Amendment	JKO Planning
Draft Zoning By-law	JKO Planning
Architectural Package	Battaglia Architect Inc.
Topographical Survey	Guido Papa Surveying

Report Name	Report Author
Preliminary Grading Plan	SitePlanTech Inc.
Preliminary Servicing Plan	SitePlanTech Inc.
Erosion and Sediment Control Plan	SitePlanTech Inc.
Construction Management Plan	SitePlanTech Inc.
Servicing and Stormwater Management Report	SitePlanTech Inc.
Natural Heritage Evaluation	Dillon Consulting
Environmental Noise Assessment	YCA Engineering Limited
Tree Inventory and Preservation Plan	Dillon Consulting
Geotechnical Investigation & Slope Stability Assessment	GEMS
Archaeological Clearance	Ministry of Citizenship and Multiculturalism

## Proposed Applications

### Proposed Official Plan Amendment

The proposed OPA seeks to redesignate 107 Ridge Road from “Estate Residential” to “Site Specific Suburban Residential” and “Environmental Protection Area”.

As shown in Figure 4, the applicant is proposing to amend the existing Official Plan designation “Estate Residential” to a site specific “Suburban Residential” and “Environmental Protection Area.”

The proposed Official Plan Amendment is to:

- Increase the maximum density provision to 19.75 units per hectare
- Increase the maximum building coverage of 44.3% and
- The Block Plan requirements under Section 23.2.2.4 shall not apply

**Proposed Zoning By-law Amendment**

The proposed ZBA seeks to rezone 107 Ridge Road from “Rural – Oak Ridges Moraine (RU-ORM)” to “Site Specific Residential Third Density (R3)” and “Environmental Protection (EP)”.

The subject lands are zoned as “Rural – Oak Ridges Moraine (RU-ORM)” under By-law 6000-17. As shown in Figure 5, the Applicant proposes to rezone the subject lands from “Rural – Oak Ridges Moraine (RU-ORM)” to a site specific “Residential Third Density R3(XX) Exception Zone” and “Environmental Protection (EP) Zone”.

The proposed R3(XX) Exception Zone includes the following:

- Decrease in minimum lot area to 450 square metres
- Decrease in minimum setbacks for all yards
- Increase in maximum height to 12 metres
- Increase in maximum lot coverage to 44.3%

The Applicant submitted a draft Zoning By-law which is currently under review by staff. The following is a comparison of the proposed R3 site specific exception zone with the parent R3 and the existing Rural- Oak Ridges Moraine zones.

	RU-ORM Zone	R3 Zone	Proposed R3 Exception Zone (XX)
Lot Area (minimum)	10 hectares	460 square metres	450 square metres
Front Yard (minimum)	15.0 metres	6.0 metres	5.30 metres
Rear Yard (minimum)	22.0 metres	7.5 metres	1.80 metres
Side Yard (minimum)			
Exterior:	15.0 metres	15.0 metres	1.29 metres

	RU-ORM Zone	R3 Zone	Proposed R3 Exception Zone (XX)
Interior:	9.0 metres	1.5 metres	4.0 metres
Lot Coverage (maximum)	20%	35%	44.3%
Height (maximum)	10.0 metres	10.0 metres	12.0 metres

**Conceptual Site Plan**

**The conceptual site plan consists of five single detached lots fronting onto Glensteeple Trail and Ridge Road with rear yards facing the existing woodlands.**

As illustrated on Figure 6, the conceptual site plan proposes five single detached dwellings with three of them having frontage on Ridge Road and two of them having frontage on Glensteeple Trail, with lot areas ranging from 456.71 m<sup>2</sup> to 522.05 m<sup>2</sup>. The dwellings include two-car garages, with some incorporating front porches.

Lot 5 proposes a reduced rear yard setback of 1.83 m, representing the smallest deviation, while the remaining lots provide rear yard setbacks ranging from five to nine metres. This approach reflects the need to accommodate the environmental buffer while maximizing the developable area of the lots.

The Environmental Protection Area setback ranges from five metres to 13.76 metres from the property line. Development is limited to the area shown on Figure 6 and includes a variable buffer of approximately seven meters, with a minimum five metre setback from the staked woodland dripline. This buffer contains existing vegetation and represents a small portion of a larger woodland along the western and southwestern edges of the study area, with the adjacent woodlands to the southwest being owned by the Town. Native planting is proposed to enhance the buffer, discourage invasive species, and improve habitat protection.

As illustrated in Figure 7, the applicant has provided elevation drawings of the proposed dwellings from both Ridge Road and Glensteeple Trail. Due to a grade differential of approximately four to five metres, Ridge Road sits at a lower elevation than Glensteeple

Trail, resulting in greater perceived building height from Ridge Road. The design accommodates this condition by permitting two storeys above the garage, with the main entrance and foyer positioned approximately 1.3 metres above grade, maintaining a pedestrian-scale appearance.

## **Department / Agency Comments**

The proposed applications were circulated to all internal and external agencies for review and comments. The following is a summary of matters that will require further discussions on:

- Conformity to the Provincial policies and other planning policies
- Review of the proposed site-specific Official Plan Standards
- Review of the proposed site-specific Zoning Standards
- Natural Heritage Evaluation comments relating to the assessment of the Woodland
- Availability of municipal servicing

## **Public Comments**

A Community Information Meeting (CIM) was held on November 26, 2025, at the Aurora Public Library. The meeting was attended by one individual for information, as well as Town Planning staff, the applicant, consulting team and the Councillor for Ward 4. No formal comments were received during the circulations at the timing of drafting of this report.

## **Advisory Committee Review**

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee and provided no comments as it pertains to the application.

## **Legal Considerations**

Subsections 22 (7) and 22 (7.0.2) of the *Planning Act* states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsection 34 (11.0.0.0.1) of the *Planning Act* states that if the passing of a Zoning By-law Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the OLT.

The applications were received on May 13, 2025, and therefore, the applicant may appeal to the OLT after the date of September 10, 2025.

### **Financial Implications**

There are no financial implications arising from this report.

### **Communications Considerations**

A Notice of Public Planning Meeting was published in the local newspapers on April 5, 2026 and posted on the Town's website on April 4, 2026. In addition, the notice was given by mail to all addressed property owners within a 120-metre radius of the subject lands on April 4, 2026. A Notice of the Public Planning meeting signs were also posted directly on the property on March 25, 2026. Public Meeting notification has been provided in accordance with the Planning Act.

### **Climate Change Considerations**

While the proposed increase in density may raise greenhouse gas (GHG) emissions, Staff will continue to collaborate with the Applicant to enhance the Construction Mitigation Plan. This plan will focus on minimizing soil, noise, and air pollution while prioritizing sustainable building practices and green technologies.

### **Link to Strategic Plan**

The proposed Official Plan and Zoning By-law Amendments have been reviewed in the context of the Town's Strategic Plan, including objectives related to strengthening the fabric of the community and supporting housing opportunities. Consideration of these objectives will be undertaken as part of the overall evaluation of the application.

## **Alternative(s) to the Recommendation**

1. Direct staff to report back to another Public Meeting addressing any issues that may be raised at the Public Meeting.
2. Refusal of the application with an explanation for the refusal.

## **Conclusions**

Staff will continue to review the subject applications having consideration for the above noted matters and comments received. The applicant can address the comments and incorporate required revisions as appropriate. A recommendation report will then be prepared for a future Committee of the Whole meeting once the technical review is completed.

## **Attachments**

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation (Schedule B)
- Figure 3 – Existing Zoning By-law
- Figure 4 – Proposed Official Plan Designation
- Figure 5 – Proposed Zoning By-Law
- Figure 6 – Conceptual Site Plan
- Figure 7 – Conceptual Elevations

## **Previous Reports**

None.

## **Pre-submission Review**

Agenda Management Team review on April 9, 2026

## **Approvals**

**Approved by Marco Ramunno, Director, Planning and Development Services**

**Approved by Doug Nadorozny, Chief Administrative Officer**