

# Public Planning Meeting

107 Ridge Road

**Application:** Official Plan Amendment, Zoning By-law Amendment  
**Applicant:** 2693642 Ontario Inc.  
**Location:** 107 Ridge Road  
**File Number:** OPA-2025-02; ZBA-2025-03



April 21, 2026



## Surrounding Area



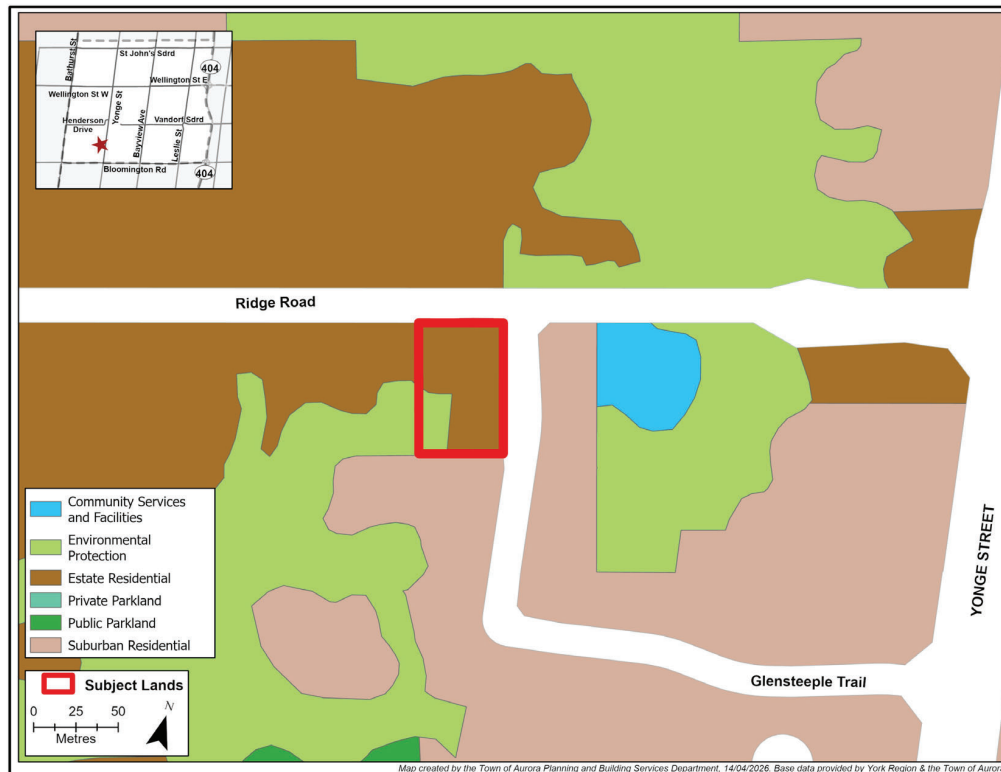


## Subject Lands: 107 Ridge Road



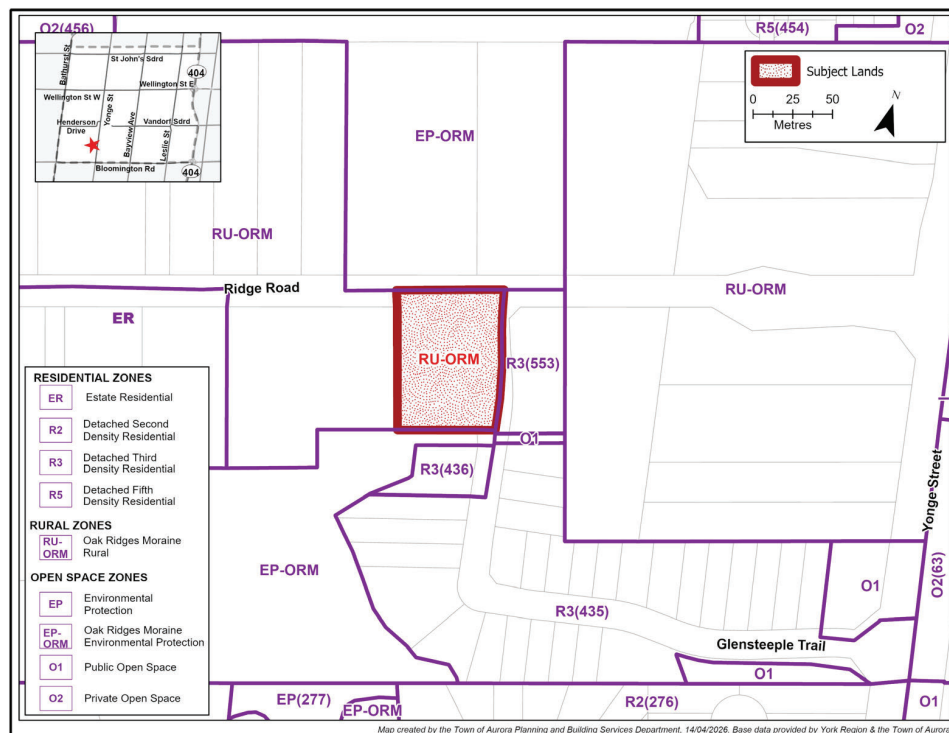
- Subject Property total size: 0.39 hectares (0.96 acres)
- Total Frontage: 50.16 metres (164.60 ft) along Ridge Road and 77.47 metres (254.17 ft) along Glensteep Trail

## Official Plan Designation



- Schedule A: “Residential Neighbourhood”, “Natural Heritage System” and located within the Settlement Area
- Schedule B: “Estate Residential” and “Environmental Protection”
- Yonge Street South Secondary Plan Area (OPA34): “Estate Residential”
- Settlement Area of the Oak Ridges Moraine Conservation Plan (ORMCP)

## Comprehensive Zoning By-law 6000-17: Rural – Oak Ridges Moraine (RU-ORM)



- The RU-ORM Zone intended to recognize and protect environmentally areas
- ORMCP Settlement Area, new development is permitted however, it must demonstrate that the ecological and hydrological integrity of the ORM will be protected.

The current zoning permits the following uses:

- Single detached dwelling
- Accessory uses/buildings
- Home occupations
- Agricultural uses



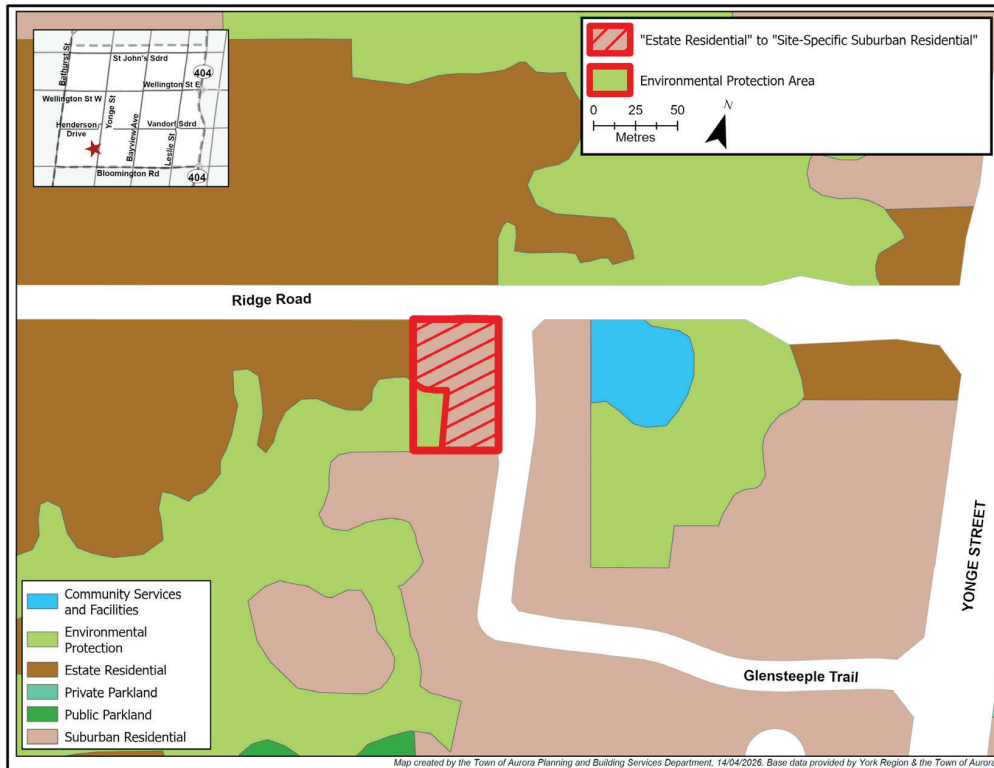


GLENSTEEPLE TRAIL

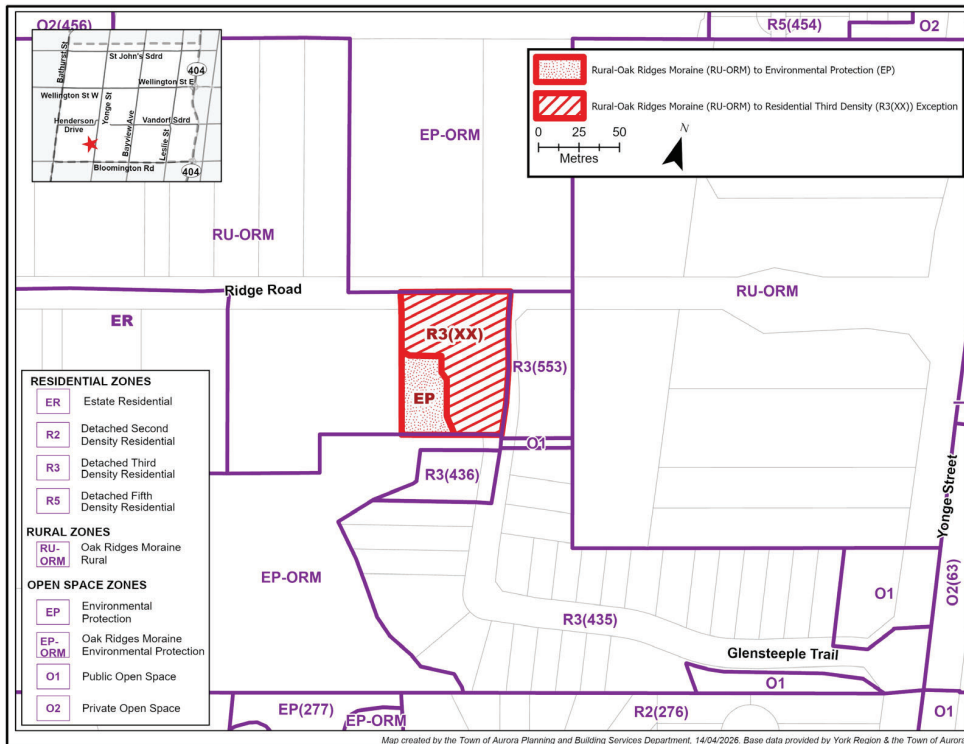


RIDGE ROAD

## Proposed Site-Specific Official Plan Designation



- Redesignate portions of the Subject Lands from “Estate Residential” to “Site Specific Suburban Residential” and “Environmental Protection Area”.
  - 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
- Refine the limits of the Natural Heritage System.



## Proposed Zoning By-law

Rezone the subject “Rural – Oak Ridges Moraine (RU-ORM)” to:

- “Site Specific Residential Third Density (R3)”
- “Environmental Protection (EP)”.

Addresses permitted uses and required setbacks



**A Community Information Meeting was hosted by the applicant on November 26, 2025, with public discussion on:**

- **No comments were raised at this meeting**



## **Staff have identified the following matters to be addressed:**

- Conformity to the Provincial Policy Statement, the Growth Plan, Regional and Local policies
  - Review of Natural Heritage Assessment with respect to the adjacent woodland and associated vegetation protection zone limit
  - Availability of municipal servicing capacity
-



## Next Steps in the Planning process:

- Staff will work with the applicant to address all comments from the public and commenting agencies. When appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration
- All interested parties will be notified of updates relating to the subject applications

A decorative graphic consisting of several overlapping colored squares and lines. On the left, there is a large yellow-green square partially overlapping a smaller teal square. Below these, a dark blue square is partially overlapping the teal square. To the right, a small light blue square is positioned above a larger teal square. Thin teal lines connect these squares and extend across the top and bottom of the page.

# Thank you

For any questions please contact:  
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