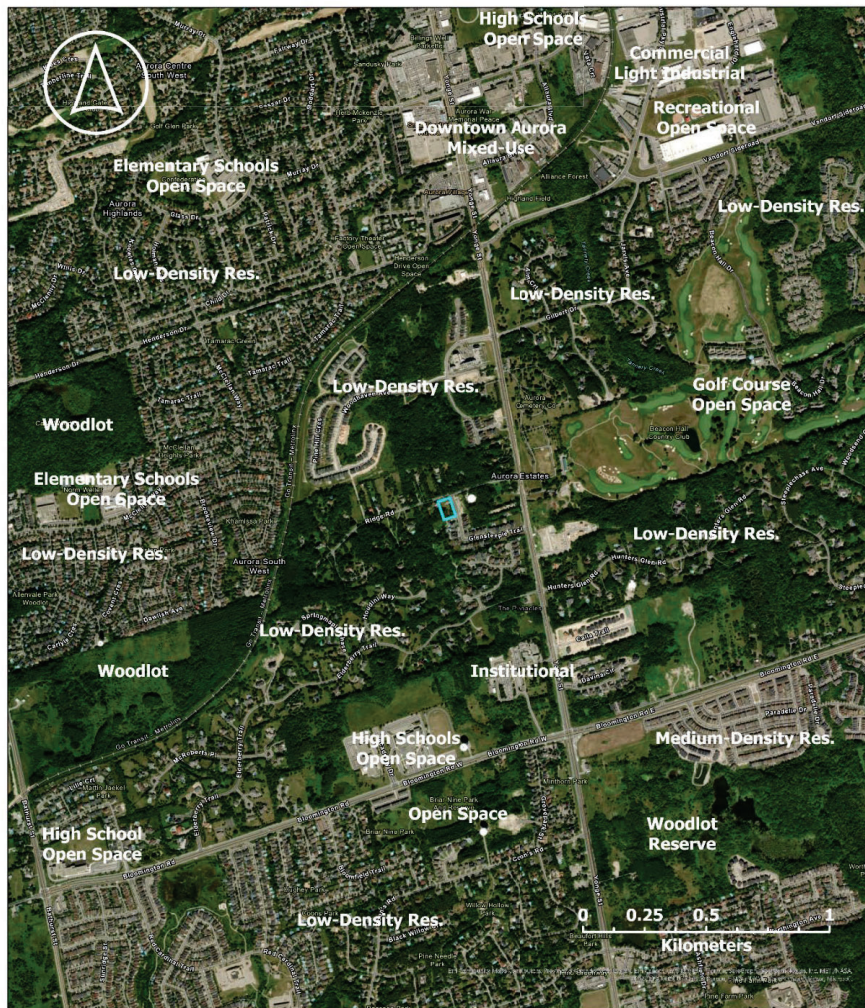
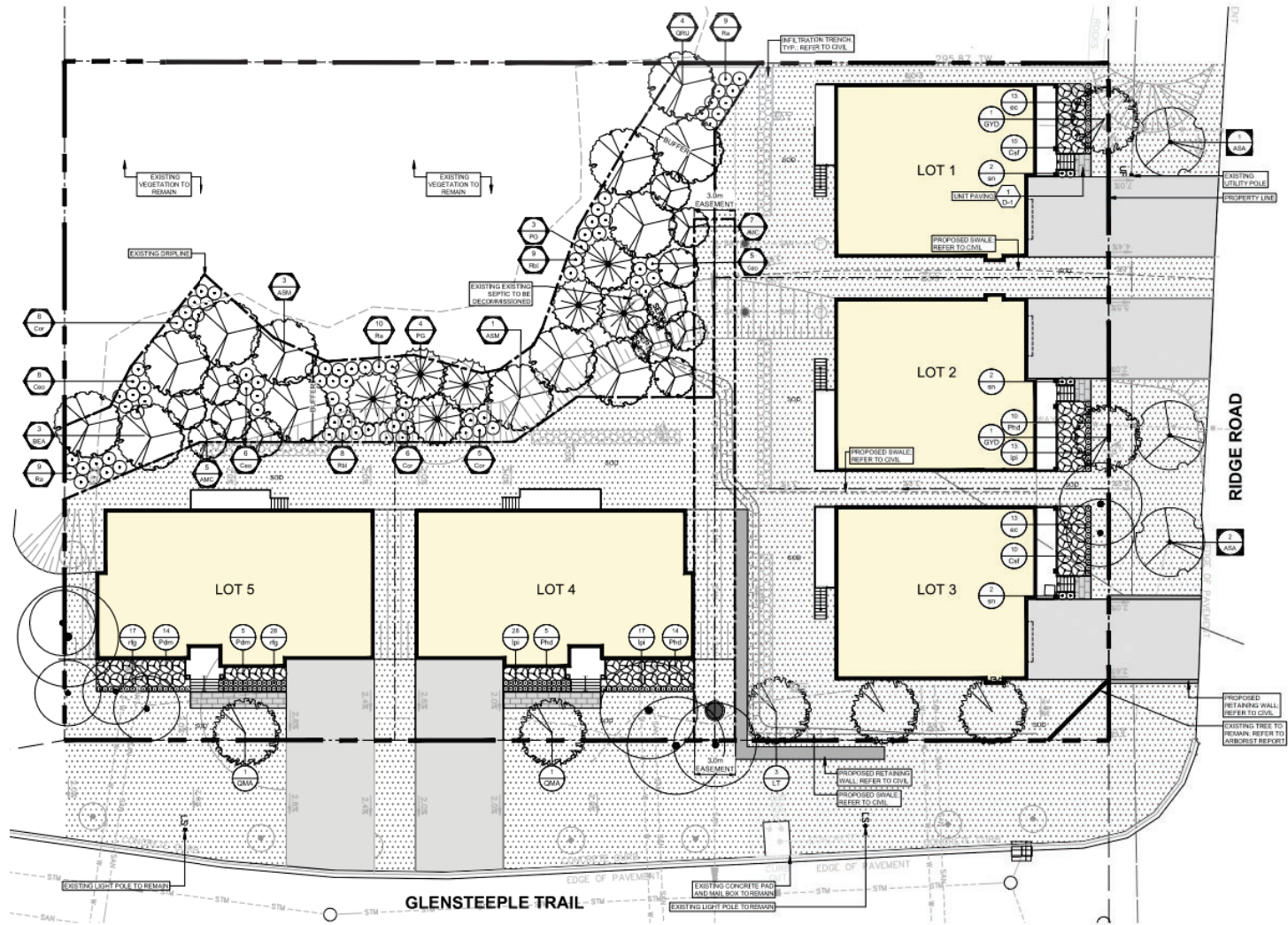




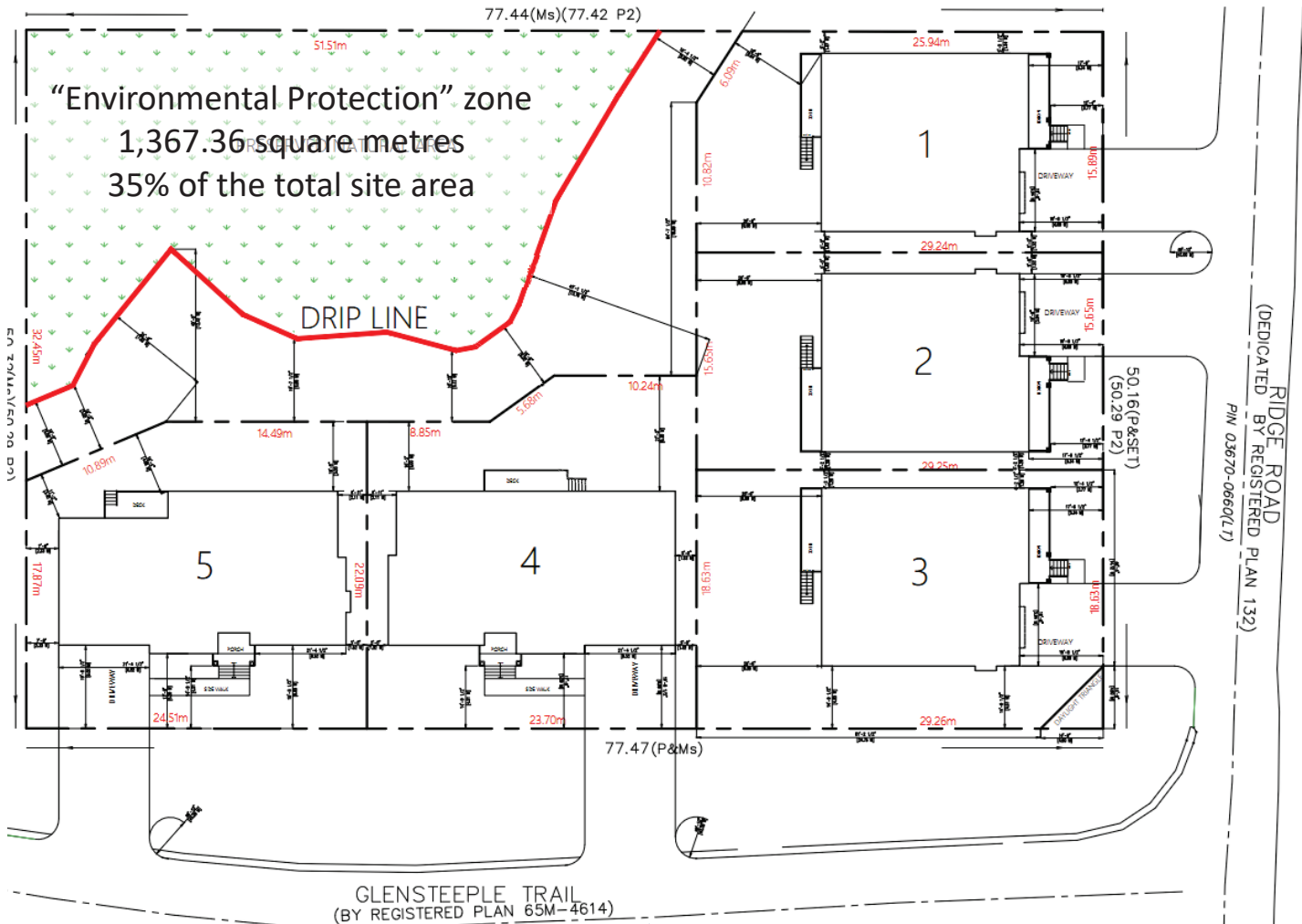
107 Ridge Road, Aurora, ON  
JKO Planning Services Inc.  
Council Public Hearing – April 21, 2026



# Land Use Context

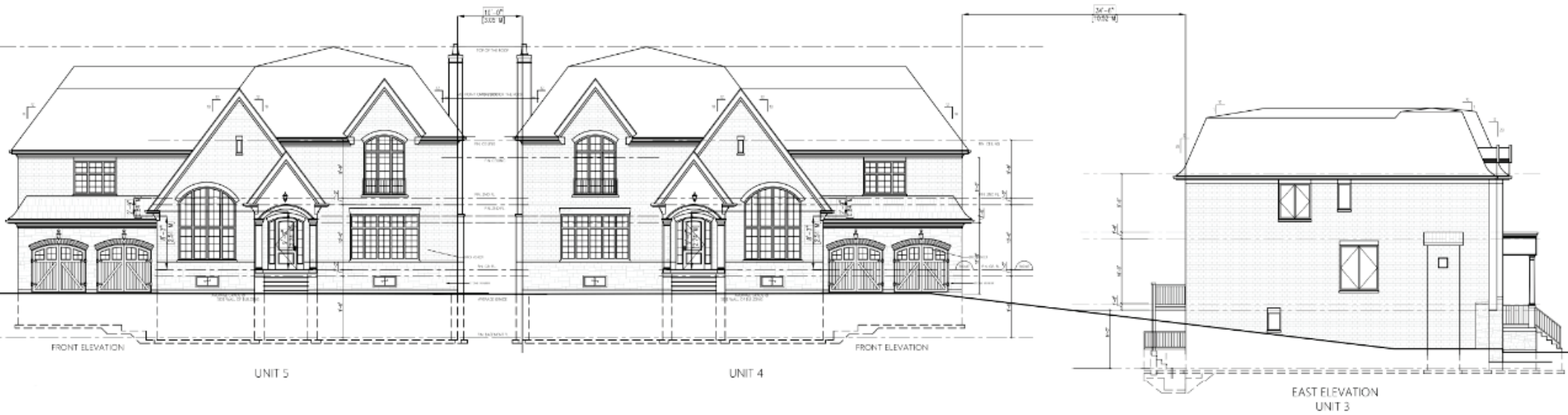


# Site Plan



# Natural Area Preservation

	<b>RU</b>	<b>R3</b>	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>	<b>Lot 4</b>	<b>Lot 5</b>
<b>Lot Area (min.)</b>	10.0 ha	460.0m <sup>2</sup>	456.71m <sup>2</sup>	457.65m <sup>2</sup>	534.86m <sup>2</sup>	563.03m <sup>2</sup>	522.05m <sup>2</sup>
<b>Frontage (min.)</b>	180.0m	15.0m	15.89m	15.65m	18.63m	23.70m	24.51m
<b>Setbacks (min.)</b>							
<b>Front Yard</b>	15.0m	6.0m	5.34m (6m to Garage)	5.34m (6m to Garage)	5.34m (6m to Garage)	5.39m (6m to Garage)	5.39m (6m to Garage)
<b>Rear Yard</b>	22.0m	7.5m	5.64m	8.98m	8.99m	5.0m(Varies)	1.83m (Varies)
<b>Int. Side Yard</b>	9.0m	1.5m	1.52, 1.54m	1.29, 1.52m	1.29m	1.52m	2.33, 1.52m
<b>Ext. Side Yard</b>	15.0m	6.0m	-	-	4.03m	-	-
<b>Height (max.)</b>	10.0m	10.0m	12.01m	12.01m	11.61m	11.61m	11.61m
<b>Storeys</b>							
<b>Lot Coverage (max.)</b>	20%	35%	41.05%	40.97%	34.97%	41.06%	44.28%



GLENSTEEPLE TRAIL



### The proposal:

- Provides for infill development located generally along the Town's prominent Yonge Street corridor – a higher order transit corridor with multiple bus routes and connectivity to surrounding municipalities.
- Provides for appropriate infill development in an area with transit accessibility and it will provide the Town of Aurora with much needed housing in an appropriate location.
- Provides the required Environmental Protection Zone in conjunction with the associated Restoration Planting Environmental Buffer Zone.
- Provides a notable mix and range of Lot Frontages ranging from 15.65m to 24.51m.
- Fulfills the requirements of protecting and enhancing the surrounding low density lot fabric and neighbourhood character.
- Satisfactorily adheres to the Town's Municipal Servicing/Grading and Stormwater Management requirements.
- Satisfactorily adheres to the Town's applicable Urban Design Guidelines.