



**TOWN OF AURORA  
SPECIAL COUNCIL – PUBLIC PLANNING  
MEETING MINUTES**

Council Chambers  
Aurora Town Hall  
Wednesday, April 8, 2015

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**ATTENDANCE**

<b>COUNCIL MEMBERS</b>	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes (arrived 7:06 p.m.), Kim, Mrakas, Pirri, and Thompson
<b>MEMBERS ABSENT</b>	Councillor Thom
<b>OTHER ATTENDEES</b>	Director of Planning and Development Services, Manager of Development Planning, Senior Policy Planner, Planner, Council & Committee Coordinator/Deputy Clerk, and Council/Committee Secretary

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Mayor Dawe called the meeting to order at 7:03 p.m.

**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

**2. APPROVAL OF THE AGENDA**

**Moved by Councillor Abel  
Seconded by Councillor Mrakas**

THAT the agenda as circulated by Legal and Legislative Services be approved.

**CARRIED**

### **3. PLANNING APPLICATIONS**

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

#### **1. PL15-024 – Comprehensive Zoning By-law Review File No. ZBA-2012-ZBR**

##### **Planning Staff**

The Manager of Development Planning, Mr. Glen Letman, presented an overview of the staff report that outlined the purpose, goals and proposed changes to the Comprehensive Zoning By-law, which is required to conform to the Town's Official Plan. He discussed the consolidation of zones, revised definitions and general provisions to progressive planning standards, updated mapping and the creation of a more user-friendly document.

##### **Public Comments**

Mr. David LeClaire, the Vice President of the Highland Gate Ratepayers Association, inquired about immediate impacts that may affect developments at the Highland Gate Golf Club.

Mr. John McDermott, Planner of McDermott & Associates Limited, representing owners of 5-35 Furbacher Lane, inquired about the steps that would be taken following this meeting regarding the Comprehensive Zoning By-law Review.

Mr. Robert Miller, representing York Region Rapid Transit Corporation representative, raised concerns about the deeming provision.

Aurora resident Tino Petrossi inquired about the proposed change of zoning categories from a R1 zone to a R2 zone on Highland Court.

##### **Planning Staff**

The Director of Planning and Development Services, Mr. Marco Ramunno, addressed the concerns regarding impacts on development standards and consolidation of zones. He indicated that the Highland Gate Golf Club proposal is an independent planning application and not associated with the Comprehensive Zoning By-law Review. Mr. Ramunno also indicated that the objective of this Review is to compose an updated document that consolidates zones into appropriate zoning categories with no intention of rezoning lands. He further stated that a new draft of the Comprehensive Zoning By-law with schedules would be available on the Town's website within the month.

**Main motion**  
**Moved by Councillor Kim**  
**Seconded by Councillor Thompson**

THAT Report No. PL15-024 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning and Development Services and staff be directed to bring the proposed Comprehensive Zoning By-law Review forward to a future General Committee meeting for final approval.

**Amendment**  
**Moved by Councillor Pirri**  
**Seconded by Councillor**

THAT the second clause of the main motion be amended to replace the words “General Committee” with the words “Public Planning”.

**CARRIED**

**Main motion as amended**  
**Moved by Councillor Kim**  
**Seconded by Councillor Thompson**

THAT Report No. PL15-024 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning and Development Services and staff be directed to bring the proposed Comprehensive Zoning By-law Review forward to a future **Public Planning** meeting for final approval.

**CARRIED**

**2. PL15-028 – Interim Control & Proposed Zoning By-law  
Medical Marihuana Production Facilities (MMPFs) Study  
File No. ZBA-2014-02**

**Planning Staff**

Senior Policy Planner, Mr. Fausto Filipetto, presented an overview of the Medical Marihuana Production Facilities (MMPF) Study, including the background of the regulation, best practices, and provisions to be included in the proposed zoning by-law. He further discussed the security requirements of these facilities and the importance of air filtration to prevent the escape of odours.

### **Public Comments**

Mr. McDermott discussed his experience with licensing medical marihuana production facilities and expressed his support of the Study.

Aurora resident Sig Schrattnner expressed his concerns about the public notification of this Study and meeting, as well as the recommended locations for such facilities, filtration requirements, and odours.

### **Planning Staff**

Mr. Ramunno addressed the concerns regarding notification to residents about the Study and the recommended locations for medical marihuana production facilities. He noted that this Town-initiated Study identified potential locations that fit the criteria, however, staff would only recommend locations 2 and 3 of the three identified locations.

Mr. Filipetto addressed concerns regarding filtration.

**Moved by Councillor Humfryes**  
**Seconded by Councillor Pirri**

THAT Report No. PL15-028 be received; and

THAT staff be directed to draft an implementing Zoning By-law amendment pertaining to Medical Marihuana Production Facilities (MMPFs) for review and discussion at an upcoming General Committee meeting.

**CARRIED**

## **4. READING OF BY-LAW**

**Moved by Councillor Mrakas**  
**Seconded by Councillor Kim**

THAT the following confirming by-law be given first, second, and third readings and enacted:

**5705-15** BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on April 8, 2015.

**CARRIED**

**5. ADJOURNMENT**

**Moved by Councillor Mrakas  
Seconded by Councillor Abel**

THAT the meeting be adjourned at 9:02 p.m.

**CARRIED**

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**GEOFFREY DAWE, MAYOR**

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**PATTY THOMA, DEPUTY CLERK**

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF APRIL 8, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON APRIL 14, 2015.