



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

Council Chambers
Aurora Town Hall
Wednesday, February 26, 2014

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Buck, Gaertner (arrived 7:04 p.m.), Gallo, Humfryes (arrived 7:19 p.m.), Pirri, and Thompson
MEMBERS ABSENT	Councillors Abel and Ballard
OTHER ATTENDEES	Director of Planning and Development Services, Council & Committee Coordinator/Deputy Clerk, Manager of Development Planning, Planner, and Council/Committee Secretary

Mayor Dawe called the meeting to order at 7:01 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 Gallo

Seconded by Councillor Buck

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

CARRIED

3. CONSIDERATION OF PLANNING ITEM

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. PL14-012 – Comprehensive Zoning By-law Review
File No. D14-ZBR-12**

Planning Staff

Mr. Marco Ramunno, Director of Planning and Development Services, noted that the Planning department had initiated and was leading the Zoning By-law Review update. He advised that staff would provide an overview respecting the work done to date and

the recommended changes to the By-law that would be brought forward to Council, followed by the opportunity for public input and questions.

Mr. Glen Letman, Manager of Planning Development, and Mr. Jeff Healey, Planner, alternately provided a high level overview of the Zoning By-law review progress to date, including the purpose of the Zoning By-law and the Comprehensive Review, noting that two open houses were held in June and September, 2013, in addition to this statutory public meeting. They presented the methodology of the Review and elements of the Zoning By-law. It was noted that staff would continue to review the Zoning By-law, addressing the outlined matters as well as comments received from the public and Council at the Public Planning meeting, and a peer review would be performed by Lehman & Associates. It was advised that a final draft of the Zoning By-law would be available on the Town's website prior to final consideration by Council and a comprehensive report with recommendations and options would be presented for consideration at a future General Committee meeting.

Public Comments

Mr. Robert Miller, of Rueter Scargall Bennett LLP, on behalf of York Region Rapid Transit Corporation, expressed concerns regarding the General Provision of the current Zoning By-law which deals with the effect of expropriations and road widening. He requested that consideration be given to make clear that any conveyance to an expropriating authority, or public body with power to expropriate, would get the benefit of this provision, and also that this provision would apply to all development standards that are affected. Mr. Miller noted that they met with staff and were confident that this concern could be addressed, but they wanted to inform Council.

Mr. Bruce McCall-Richmond, of Weston Consulting, on behalf of the owners of 672 and 684 Henderson Drive, noted that their property is proposed for redesignation from Rural Residential to Estate Residential. He advised that they had not yet seen the mapping for the proposed zoning and they wished to ensure that the limits of the zones were consistent with the existing mapping.

Ms. Mary O'Reilly, resident of 18 Mosley Street, on behalf of her neighbours, expressed concerns regarding the zoning of their properties, in particular, 15, 16, 18, 19, 22, and 23 Mosley Street and 36 Victoria Street. She stated that the new zoning does not reflect the actual use of the properties and character of the area.

Planning Staff

Mr. Ramunno addressed the concerns raised in the public comments.

Main motion

Moved by Councillor Buck

Seconded by Councillor Pirri

THAT report PL14-012 be received; and

THAT comments received at the Public Planning meeting be addressed by Planning and Development Services and Council direct staff to bring the proposed Comprehensive Zoning By-law Review forward to a future General Committee meeting for final approval, subject to the resolution of any outstanding issues.

Amendment

Moved by Councillor Gaertner

Seconded by Councillor Humfries

THAT this item be brought forward to a future Public Planning meeting to be held between the first and second drafts of the Comprehensive Zoning By-law prior to consideration at a future General Committee meeting.

CARRIED

Main motion as amended
Moved by Councillor Buck

Seconded by Councillor Pirri

THAT report PL14-012 be received; and

THAT comments received at the Public Planning meeting be addressed by Planning and Development Services and Council direct staff to bring the proposed Comprehensive Zoning By-law Review forward to a future **Public Planning meeting to be held between the first and second drafts of the Comprehensive Zoning By-law prior to consideration** at a future General Committee meeting for final approval, subject to the resolution of any outstanding issues.

CARRIED

4. READING OF BY-LAW

Moved by Councillor Buck

Seconded by Councillor Gallo

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

5600-14 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on February 26, 2014

CARRIED

5. ADJOURNMENT

Moved by Councillor Buck

Seconded by Councillor Gaertner

THAT the meeting be adjourned at 8:52 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF FEBRUARY 26, 2014 RECEIVED FINAL APPROVAL BY COUNCIL ON MARCH 18, 2014.