



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

Council Chambers
Aurora Town Hall
Wednesday, June 25, 2014

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Buck, Gaertner, Humfryes, Pirri, and Thompson
MEMBERS ABSENT	Councillors Abel and Gallo
OTHER ATTENDEES	Director of Planning and Development Services, Council & Committee Coordinator/Deputy Clerk, Manager, 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 Buck

Seconded by Councillor Humfryes

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. PL14-007 – Proposed Plan of Subdivision, File D12-06-12
Zoning By-law Amendment, File D14-15-12
Edenbrook (Aurora) Inc.
929 St. John's Sideroad
Part of Lot 25, Concession 2**

Planning Staff

The Director of Planning and Development Services, Mr. Marco Ramunno, stated that this application was originally before Council in March 2013 where public input was received and the direction from Council was to report back to a Public Planning meeting to address the concerns and provide recommendations and options.

The Planner, Mr. Marty Rokos, presented an overview of the applications and staff report, noting that the applicant is proposing to rezone the subject lands from Rural General “RU” Zone to Detached Dwelling First Density “R1” Exception Zone, Detached Dwelling Second Density “R2” Exception Zone, Environmental Protection “EP” Exception Zones, and Rural General “RU” Exception Zone, to permit 33 single detached lots, ten residential part lots to be combined with adjacent lands in future to form nine additional lots, an open space block, and a walkway/emergency access to Mavrincac Boulevard. He reviewed the surrounding land uses, current designations and zoning of the subject lands, site access, and elements of the proposed Draft Plan of Subdivision. Mr. Rokos advised that staff were reviewing the technical engineering issues and indicated that a report on the Draft Plan of Subdivision, including approval conditions, would be presented to Council at a future date.

Consultant

Mr. Murray Evans, a planning consultant retained by Edenbrook Homes, noted the issues raised at the previous public meeting regarding grading, drainage, tree protection, and access to Mavrincac Boulevard, and spoke briefly to the changes that had been made to the proposal.

Public Comments

There were no comments from the audience with respect to this item.

Moved by Councillor Pirri

Seconded by Councillor Humfries

THAT report PL14-007 be received; and

THAT Application to Amend the Zoning By-law File: D14-15-12 (Edenbrook (Aurora) Inc.) be approved, to rezone the subject lands from Rural General “RU” Zone to Detached Dwelling First Density “R1” Exception Zone, Detached Dwelling Second Density “R2” Exception Zone, Environmental Protection “EP” Exception Zones, and Rural General “RU” Exception Zone; and

THAT the implementing Zoning By-law amendment be presented at a future Council meeting for enactment; and

THAT the planning report recommending approval of the Draft Plan of Subdivision (D12-06-12) with conditions of approval be presented at a future meeting of either General Committee or Council.

CARRIED

2. **PL14-046 – Proposed Plan of Subdivision, File D12-01-14
Zoning By-law Amendment, File D14-01-14
2351528 Ontario Limited (Addison Hall Business Park)
15775 and 15625 Leslie Street
Part of Lots 23 and 24, Concession 3**

Planning Staff

The Manager, Development Planning, Mr. Glen Letman, presented an overview of the applications and staff report, noting that the applicant is proposing to rezone the subject lands from Rural (RU) Zone to Business Park “BP-X” Exception Zones, Environmental Protection Zone (EP), and Major Open Space (O-X) Exception Zone, to permit the development of a business park over a 76.6 hectare parcel of land. He reviewed the surrounding land uses, current designations and zoning of the subject lands, site access, and elements of the proposed Draft Plan of Subdivision and Zoning By-law uses. Mr. Letman advised on the preliminary review performed by staff and indicated that staff would undertake a technical review of the applications to address the matters outlined in the staff report, as well as any comments received from the public and Council at the Public Planning meeting, and that a comprehensive staff report with recommendations and options would be presented for consideration and direction at a future General Committee meeting.

Consultant

Mr. Jim Kennedy, of KLM Planning Partners Inc., presented their approach to the development of employment lands in Aurora and York Region, which he indicated was in response to a challenge from Lake Simcoe Region Conservation Authority to implement Low Impact Development (LID) techniques, in a manner consistent with the Lake Simcoe Protection Plan, and to reduce the extent of stormwater management ponds and the associated implications of their long-term maintenance. He noted that this has resulted in the availability of approximately ten acres of additional employment land in the Town. Mr. Kennedy reviewed elements of the proposed Draft Plan of Subdivision, including the schedule of land use, estimated floor space and employees, proposed zoning schedule, well head protection, coverage, and prohibited uses, wetland replication areas and design objectives, and the trail connection.

Public Comments

Mr. Robert Hodgson of W.R. Hodgson & Associates, representing the owner of 1675 St. John’s Sideroad East, the adjacent property north of the subject lands, expressed their support of the proposed zoning amendment and applications.

Moved by Councillor Buck

Seconded by Councillor Humfries

THAT report PL14-046 be received; and

THAT comments presented at the Public Planning meeting be addressed by the Planning and Development Services department in a comprehensive report outlining recommendations and options at a future General Committee meeting.

CARRIED

4. READING OF BY-LAW

Moved by Councillor Buck

Seconded by Councillor Humfries

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

5639-14 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on June 25, 2014

CARRIED

5. ADJOURNMENT

Moved by Councillor Buck

Seconded by Councillor Humfryes

THAT the meeting be adjourned at 8:21 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF JUNE 25, 2014 RECEIVED FINAL APPROVAL BY COUNCIL ON JULY 15, 2014.