



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

Council Chambers
Aurora Town Hall
Wednesday, September 21, 2015

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel (arrived 7:01 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson
MEMBERS ABSENT	Councillors Humfryes and Gaertner
OTHER ATTENDEES	Director of Planning and Development Services, Planners, Council & Committee Coordinator/Deputy Clerk, and Council/Committee Secretaries

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 Mrakas
Seconded by Councillor Kim**

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. **PL15-069 – Proposed Zoning By-law Amendment**
2419059 Ontario Inc.
497 Wellington Street West
File: ZBA-2014-07
Related File: SP-2015-01

Planning Staff

The Planner, Mr. Jeff Healey, presented a brief overview of the application and staff report, including background information related to the proposed Zoning By-law Amendment application to permit the development of 15 single detached residential units, with a single point of access via Wellington Street West. He noted that the proposal had been updated following the first public planning meeting on February 25, 2015.

Consultant

Mr. Jack Dougan, on behalf of the applicant, expressed his support of the staff report and recommendation. He presented a comparison of the original and current concept plans, and highlighted the revisions.

Mr. Dougan discussed the new plan and explained that it addresses the density, drainage, sightline and environmental concerns

Public Comments

Aurora residents, including Ms. Janice Ryan, Mr. Doug Bushey, Mr. Kyle Ferguson, and Mrs. Marilee Harris raised their concerns, and lack of local neighbourhood support for development on the following matters:

- Overdevelopment for lot size
- Lack of compliance of application with Official Plan requirements and policies
- Change in use from rural residential to higher density use
- Protection of the Oak Ridges Moraine and wildlife
- Lot is zoned as a single family lot
- Elevation of lot over surrounding area and loss of sightlines and privacy
- Setback from road
- Removal of trees

Main motion no. 2

Moved by Councillor Thompson

Seconded by Councillor Mrakas

THAT Report No. PL15-069 be received; and

THAT the proposed Zoning By-law Amendment regarding 2419059 Ontario Inc. 497 Wellington Street West, File: ZBA-2014-07, Related File: SP-2015-01 be refused due to lack of compatibility with the surrounding properties, concerns raised by area residents, and citing Section 3.3 (e) (i) of the Town of Aurora Official Plan regarding the accommodation of residential intensification.

**On a recorded vote the main motion no. 2
CARRIED**

YEAS: 5

NAYS: 2

VOTING YEAS: Councillors Abel, Mrakas, Thom, Thompson,
and Mayor Dawe

VOTING NAYS: Councillors Kim and Pirri

ABSENT: Councillors Gaertner and Humfries

- 2. PL15-078 – Proposed Zoning By-law Amendment
Leswell Investments Inc.
1452 Wellington Street East
Part of Lots 3 and 4, Registered Plan No. 525
File: ZBA-2015-04**

Planning Staff

The Planner, Mr. Lawrence Kuk, presented an overview of the application and staff report, including background information and details related to the proposed Zoning By-law Amendment application. The application is to rezone the subject lands from a “Rural General (RU) Zone” to “Service Commercial (C3) Exception Zone” along with site specific exceptions related to parking, building setbacks, and buffer strips. Mr. Lawrence Kuk explained that the purpose of the application is to permit the construction of a freestanding restaurant building and a two storey multi-tenant commercial building including a day care use. The proposed development has a total of 87 parking spaces.

Consultant

Mr. Gord Mahoney, of Michael Smith Planning Consulting, representing Leswell Investments Inc., provided a brief history about this property and details regarding the application.

Public Comments

Mr. Eric Liversidge, resident of 1426 Wellington St. East, expressed concern regarding the lack of driveway access, potential light pollution, noise pollution, drainage issues, and placement of garbage disposal site on the subject land.

Moved by Councillor Mrakas
Seconded by Councillor Pirri

THAT Report No. PL15-078 be received; and

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

CARRIED

3. PL15-070 – Official Plan Amendment
Ancillary Uses Policy
Aurora 2C Secondary Plan Business Park

Planning Staff

The Planner, Mr. Fausto Filippeto, presented an overview of the staff report, including background information and details related to the proposed Official Plan amendment. The proposed amendment is to change the percentage of lands available for Ancillary Uses within the Aurora 2C Business Park from 20 percent of the employment to 15 percent of the employment area to align the Town's Official Plan with York Region's Official Plan.

Public Comments

Mr. Robert Hodgeson, of W. R. Hodgeson and Associates, representing 721312 Ontario Inc., expressed concern regarding the change as it restricts the uses for his client's property.

Moved by Councillor Pirri
Seconded by Councillor Kim

THAT Report No. PL15-070 be received; and

THAT staff be directed to schedule the Draft Official Plan Amendment for an upcoming General Committee meeting.

CARRIED

4. READING OF BY-LAW

**Moved by Councillor Abel
Seconded by Councillor Thom**

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

5765-15 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on September 21, 2015.

CARRIED

5. ADJOURNMENT

**Moved by Councillor Abel
Seconded by Councillor Pirri**

THAT the meeting be adjourned at 10:00 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF SEPTEMBER 21, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON SEPTEMBER 29, 2015.