



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

Council Chambers
Aurora Town Hall
Wednesday, October 14, 2015

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Gaertner, Humfryes (arrived 7:24 p.m.), Mrakas, Pirri, and Thompson
MEMBERS ABSENT	Councillors Abel, Kim, and Thom
OTHER ATTENDEES	Director of Planning and Development Services, Planner, Council & Committee Coordinator/Deputy Clerk, and Council/Committee Secretary

Mayor Dawe called the meeting to order at 7:08 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 Pirri
Seconded by Councillor Gaertner**

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. PL15-067 – Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications
Coppervalley Estates Inc.
1756 St. John’s Sideroad
Part of Lot 26, Concession 3
File: SUB-2015-05 and ZBA-2015-09**

Planning Staff

The Director of Planning and Development Services, Mr. Marco Ramunno, provided background information regarding the designation of the area as part of the 2C Secondary Plan. He explained that as a result of an appeal of the 2C Secondary Plan in 2011, the Ontario Municipal Board endorsed the plan as adopted by Council, with the exception of the subject lands, which were designated as residential.

The Planner, Mr. Lawrence Kuk, presented a brief overview of the application and staff report, including background information related to the proposed Draft Plan of Subdivision and Zoning By-law Amendment application to permit the development of 101 single detached residential units on a 12.5 hectare parcel of land, directly south of the Town of Newmarket. He noted that Staff is currently looking at the servicing and access connections, and servicing and revenue agreements between the Town of Aurora and the Town of Newmarket, in consideration of the compatibility of the new subdivision with the existing subdivision to the north.

Consultant

Mr. Roy Mason, on behalf of the applicant, expressed his support of the staff report. Mr. Mason explained that the application conforms to the 2C Secondary Plan, and that this development is consistent with the development located to the north. He briefly addressed aspects of the application, such as traffic, emergency access, housing style, housing density, and noise buffers.

Public Comments

Newmarket residents expressed concerns regarding the following matters:

- Increase in traffic in the area
- Buffer between existing properties and the new subdivision
- Consideration of the environment during construction

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF OCTOBER 14, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON OCTOBER 27, 2015.