



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

Council Chambers
Aurora Town Hall
Wednesday, December 16, 2015

ATTENDANCE

| | |
|------------------------|---|
| COUNCIL MEMBERS | Mayor Dawe in the Chair; Councillors Abel (arrived 7:37 p.m.), Gaertner, Kim, Mrakas, Pirri, Thom, and Thompson |
| MEMBERS ABSENT | Councillor Humfryes |
| OTHER ATTENDEES | Director of Planning and Development Services, Planners, Deputy Clerk, 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 Thom
Seconded by Councillor Pirri**

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. **PL15-087 – Application for Zoning By-law Amendment**
Nunzio Grossi
7, 15, 19 Cousins Drive
Lots 25, 26, 27, Registered Plan 340
File Number: ZBA-2015-12

Planning Staff

The Planner, Mr. Marty Rokos, presented a brief overview of the application and staff report, including background information related to the proposed Zoning By-law Amendment application to sever the existing three (3) lots to permit the creation of four (4) new single detached lots with site specific zoning provisions. He noted that recent comments from the public raised concerns regarding lot frontage, density, parking, traffic, potential for secondary apartments, style and massing of houses, and reverse sloped driveways.

Consultant

Mr. Mike Manett, on behalf of the applicant, noted that proposed development is minor intensification that is compatible with the existing area. He also addressed some concerns received from the public regarding the application.

Public Comments

Aurora residents, including Susan Tucker, Jean-Marc Langlais, Terry Miller, Sandra Holst, Trevor Stephens, Brian and Hendrica Peck, Adrian Mason and Sharron Smyth expressed their concerns and suggestions regarding the following matters:

- Drainage issues
- Lack of frontage
- Style of proposed two (2) storey houses not compatible with existing houses in neighbourhood
- Size of proposed houses
- Number of houses on proposed lots
- Potential for secondary suites
- Lack of street parking
- Below-grade garages
- Timing of construction (length of time)
- Loss of privacy
- Setting precedent for similar applications
- Further strain on utilities

**Moved by Councillor Pirri
Seconded by Councillor Kim**

THAT Report No. PL15-087 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.

**Amendment
Moved by Councillor Mrakas
Seconded by Councillor Gaertner**

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

CARRIED

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

THAT Report No. PL15-087 be received; and

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

CARRIED AS AMENDED

2. **PL15-092 – Applications for Zoning By-law Amendment
Mattamy (Aurora) Limited
1280 St. John’s Sideroad
Part of Lot 26, Concession 2
File No.: ZBA-2015-14**

Planning Staff

The Planner, Mr. Lawrence Kuk, presented a brief overview of the application and staff report, including background information related to the proposed Zoning By-law amendment to rezone a portion of the residential lots from ‘Detached Dwelling Second Density R2-95 Exception Zone’ to Major Open ‘Space O-17 Exception Zone’, and permit a minimum of five (5) meter private landscape buffer along the northerly portion of the residential lots.

Public Comments

Mr. Lou Montana of Newmarket expressed concerns regarding drainage and the amount of greenspace in north-eastern Aurora. He also commended the applicant for proposing a landscape buffer.

Moved by Councillor Pirri Seconded by Councillor Thom

THAT Report No. PL15-092 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. **PL15-098 – Applications for Draft Plan of Subdivision and Zoning By-law Amendment
2352107 Ontario Inc.
1588 St. John’s Sideroad
Part of Lot 26, Concession 3
Files: SUB-2015-02 & ZBA-2015-05**

Planning Staff

The Planner, Mr. Drew MacMartin, presented a brief overview of the applications and staff report, including background information related to the proposed development of ten (10) Employment Blocks and an Environmental Protection Area (EPA) on the subject lands, and rezoning the subject lands from “Rural (RU) Zone” to “Business Park (BP-XX) Exception Zone; “Environmental Protection (EP) Zone and Major Open Space (O-XX) Exception Zone”.

Consultant

Mr. Michael Testaguzza, on behalf of the applicant, gave a brief overview of the Proposed Draft Plan of Subdivision and Zoning By-law Amendment.

Public Comments

Mr. Roger Hodgson, of W. R. Hodgson and Associates, representing 721312 Ontario Inc., inquired about the percentage of lands allocated for ancillary uses in the Aurora 2C Secondary Plan Area, and requested that no changes be made to Official Plan Amendment 73 in fairness for all property owners in the area.

Mr. Ramunno explained that these applications are within the current Official Plan requirement, and that the Town's policy will govern the applications.

Moved by Councillor Thom
Seconded by Councillor Pirri

THAT Report No. PL15-098 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

4. READING OF BY-LAW

Moved by Councillor Thom
Seconded by Councillor Kim

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

5798-15 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on December 16, 2015.

CARRIED

5. ADJOURNMENT

Moved by Councillor Abel
Seconded by Councillor Thompson

THAT the meeting be adjourned at 9:29 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF DECEMBER 16, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON JANUARY 26, 2016.