



Town of Aurora
Special Council – Public Planning
Meeting Minutes

Council Chambers
Aurora Town Hall
Thursday, December 15, 2016

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel, Gaertner, Kim, Pirri (arrived 7:02 p.m.), Thom, and Thompson

Members Absent Councillors Humfryes and Mrakas

Other Attendees Marco Ramunno, Director of Planning and Building Services, Glen Letman, Manager of Development Planning, Marty Rokos, Planner, Samantha Yew, Acting Deputy Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7 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 Kim

Seconded by Councillor Thom

That the agenda as circulated by 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 Acting Deputy Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PBS16-103 – Application for Zoning By-law Amendment, Worthman & Cwenar, 19-21 Machell Avenue, Lot 5, Registered Plan No. 36, File Number: ZBA-2016-11

Planning Staff

The Manager of Development Planning, Mr. Glen Letman, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from “Central Commercial (C2) Zone” to “Special Mixed Density Residential (R5-X) Exception Zone” to allow for a severance of the lands, containing an existing semi-detached home, into two separate residential lots. He noted that the subject lands are designated as “Stable Neighbourhoods” by the Town’s Official Plan, which permits primarily ground-related housing forms including single-detached and semi-detached residential uses.

Consultant

Mr. Gary Templeton, of Templeton Planning Ltd. and representing the applicant, noted that the existing semi-detached dwelling on the subject lands is not designated but is included on the Aurora Register of Properties of Cultural Heritage Value or Interest. He briefly reviewed the proposed site plan and application, and noted that the applicant is in the process of refurbishing the interior and exterior of the semi-detached dwelling in a manner that is sensitive to the heritage attributes of the existing building.

Public Comments

No members of the public came forward.

Moved by Councillor Thom

Seconded by Councillor Pirri

1. That Report No. PBS16-103 be received; and

2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Carried

2. **PBS16-104 – Application for Official Plan Amendment and Zoning By-law Amendment, The Gathering Place of Aurora, 210 Edward Street, Part of Block B & C Edward Street, Reg. Plan 488, Part 1, 65R13909, File Numbers: OPA-2016-02 and ZBA-2016-06, Related File Number: SP-2016-09**

Planning Staff

The Planner, Mr. Marty Rokos, presented an overview of the application and staff report respecting the proposal to re-designate the subject lands to permit a place of worship use, and to amend the Zoning By-law to expand the place of worship use to the entire building, with site specific zoning provisions for parking, manoeuvring, curbs, and parking setbacks. He noted that the site plan application proposes the development of a new front entrance and reorganization of the parking area. Mr. Rokos advised that the subject lands are designated as “Existing Employment – Light Industrial/Service” and “Public Parkland” by the Town’s Official Plan, and are zoned as “General Industrial (M2-9) Exception Zone”.

Consultant

Mr. Mike Crough, of IBI Group and representing the applicant, provided a brief overview of the purpose of the applications, and context including the concept floor and site plans.

Public Comments

No members of the public came forward.

**Moved by Councillor Thompson
Seconded by Councillor Thom**

1. That Report No. PBS16-104 be received; and

2. That comments presented at the Public Planning meeting be addressed by Planning and Building 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 Pirri

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

5939-16 Being a By-law to Confirm Actions by Council Resulting from a Special Council – Public Planning Meeting on December 15, 2016.

Carried

5. Adjournment

Moved by Councillor Gaertner

Seconded by Councillor Thompson

That the meeting be adjourned at 7:50 p.m.

Carried

Geoffrey Dawe, Mayor

Samantha Yew, Acting Deputy Clerk

The minutes of the Special Council – Public Planning meeting of December 15, 2016, are subject to final approval by Council on January 31, 2017.