



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers, Aurora Town Hall
Wednesday, September 25, 2019

Attendance

Council Members Mayor Mrakas in the Chair; Councillors Gallo, Gilliland, Kim, and Thompson

Members Absent Councillors Humfryes and Gaertner

Other Attendees David Waters, Director of Planning and Development Services, Sean Lapenna, Planner, Samantha Yew, Deputy Town Clerk, and Ishita Soneji, Council/Committee Coordinator

The Chair called the meeting to order at 7:00 p.m.

1. Approval of the Agenda

Moved by Councillor Gallo

Seconded by Councillor Thompson

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

3. Planning Applications

Mayor Mrakas outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

1. PDS19-082 – Application for Zoning By-law Amendment Morgan Planning, 2 Willow Farm Lane, File Number: ZBA- 2019-02

Consultant

Mr. David Waters, Director of Planning and Development Services, introduced Mr. Josh Morgan, Consultant, representing the owners of the subject property. Mr. Morgan provided a brief overview of the application including details on the site attributes and intention to submit a consent application for a future land severance at the subject property to build an additional single detached dwelling on the severed lot.

Planning Staff

Mr. Sean Lapenna, Planner, presented an overview of the application and staff report respecting the proposal to amend the Zoning By-law designation of ER – Estate Residential Exception Zone (73) that applies to a portion of the subject lands, and to rezone to R2 Detached Second Density Residential Exception Zone (74), to allow for the submission of subsequent consent application in order to facilitate future land severance to create one additional single detached dwelling lot. He noted that further discussions regarding overall suitability and appropriateness of proposed development, compatibility of proposed lotting pattern to the surrounding area, zoning provisions, site servicing and grading, tree protection, site access, and cash-in-lieu of parkland would be carried out in further detail prior to final report to Council.

Public Comments

No members of public came forward.

Planning staff noted that one letter of concern was submitted on the potential impact on property values from the proposed development, and no concerns were received regarding the zoning by-law amendment application.

Moved by Councillor Gilliland
Seconded by Councillor Kim

1. That Report No. PDS19-082 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

Carried

4. Confirming By-law

Moved by Councillor Gallo
Seconded by Councillor Gilliland

That the following confirming by-law be enacted:

6206-19 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on September 25, 2019.

Carried

5. Adjournment

Moved by Councillor Gilliland
Seconded by Councillor Kim

That the meeting be adjourned at 7:32 p.m.

Carried