



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

Council Chambers
Aurora Town Hall
Wednesday, March 25, 2015

ATTENDANCE

COUNCIL MEMBERS	Deputy Mayor Abel in the Chair; Councillors Gaertner, Humfryes, Kim, Mrakas, Thom, and Thompson
MEMBERS ABSENT	Mayor Dawe and Councillor Pirri
OTHER ATTENDEES	Director of Planning and Development Services, Planners, Council & Committee Coordinator/Deputy Clerk, and Council/Committee Secretary

Deputy Mayor Abel called the meeting to order at 7:02 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 Gaertner
Seconded by Councillor Thompson**

THAT the agenda as circulated by Legal and Legislative Services be approved.

CARRIED

3. PLANNING APPLICATIONS

Deputy Mayor Abel 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. PL15-021 – Proposed Plan of Subdivision and Zoning By-law Amendment
David Frattaroli, 14288 Yonge Street
Files: SUB-2014-04, ZBA-2014-09**

Planning Staff

The Planner, Mr. Drew MacMartin, presented an overview of the application and staff report, including background information and details related to the proposed Plan of Subdivision and Zoning By-law Amendment applications to permit the development of eleven residential units, 0.48 hectare private open space, and 1.2 hectare lands to be retained. He noted that applicant proposes to rezone the subject lands from Rural Oak Ridges Moraine “RU-ORM” Zone to Special Mixed Density Residential Holding (H) “R5-XX” Exception Zone”, Private Open Space “O-X2” Exception Zone, and Environmental Protection “EP-XX” Exception Zone.

Consultant

Mr. Claudio Brutto, President of Brutto Consulting, on behalf of the applicant, expressed his support of the staff report and recommendation. He noted that the proposed development was in keeping with the spirit of the Official Plan and the environmental features on the site would be protected.

Public Comments

No members of the public came forward.

**Moved by Councillor Gaertner
Seconded by Councillor Humfryes**

THAT Report No. PL15-021 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.

DEFEATED

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

THAT Report No. PL15-021 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 General Committee meeting.

CARRIED

**2. PL15-023 – Official Plan Amendment and Zoning By-law Amendment Applications, RCG Aurora North Limited Partnership
800 St. John’s Sideroad, Files: OPA-2012-02, ZBA-2012-09**

On a motion of Councillor Gaertner seconded by Councillor Mrakas, Council consented to consider Item 2 prior to Item 1.

Planning Staff

The Planner, Mr. Lawrence Kuk, presented an overview of the applications and staff report, including background information and details related to the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a commercial development with a range of commercial uses. He noted that the applicant proposes to redesignate the subject lands from “Convenience Commercial” to “Community Commercial” and to rezone the subject lands from Rural “RU” Zone to Shopping Centre Commercial “C4-X” Exception Zone along with site specific exceptions regarding setback requirements.

Consultant

Mr. Michael Mendes, Senior Development Manager of Rice Commercial Group, expressed his support of the staff report and proposed recommendation. He provided a brief overview of the location plan, concept plan revisions, and building elevations.

Public Comments

Aurora resident Sue Pestell expressed concerns regarding traffic flow and controls with respect to the right-in/right-out access onto St. John’s Sideroad.

Aurora resident Sharon St. Aubin also expressed concern regarding traffic as well as her support of the proposed site design and landscaping.

Planning Staff

The Director of Planning and Development Services, Mr. Marco Ramunno, addressed the concerns regarding traffic and the right-in/right-out access.

**Moved by Councillor Mrakas
Seconded by Councillor Humfryes**

THAT Report No. PL15-023 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 General Committee meeting.

CARRIED

4. READING OF BY-LAW

**Moved by Councillor Kim
Seconded by Councillor Thom**

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

5699-15 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on March 25, 2015.

CARRIED

5. ADJOURNMENT

**Moved by Councillor Mrakas
Seconded by Councillor Thompson**

THAT the meeting be adjourned at 8:43 p.m.

CARRIED

JOHN ABEL, DEPUTY MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF MARCH 25, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON MARCH 31, 2015.