



**Town of Aurora
Council
Meeting Minutes**

Date: Tuesday, November 26, 2024
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland
Councillor Wendy Gaertner
Councillor Michael Thompson
Councillor John Gallo
Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer
Patricia De Sario, Director, Corporate Services/Town Solicitor
Robin McDougall, Director, Community Services
Marco Ramunno, Director, Planning and Development Services
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Carley Smith, Manager, Corporate Communications
Ishita Soneji, Deputy Town Clerk
Linda Bottos, Council/Committee Coordinator

1. Call to Order

The Mayor called the meeting to order at 7:01 p.m.

2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this

territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by Councillor Weese

Seconded by Councillor Kim

That the agenda as circulated by Legislative Services be approved.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

4. 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*.

5. Community Presentations

None.

6. Delegations

None.

7. Consent Agenda

Moved by Councillor Gallo

Seconded by Councillor Weese

That the Consent Agenda, items 7.1 to 7.3 inclusive, be approved.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

7.1 Council Meeting Minutes of October 22, 2024

1. That the Council Meeting Minutes of October 22, 2024, be adopted as circulated.

Carried

7.2 Council Public Planning Meeting Minutes of November 12, 2024

1. That the Council Public Planning Meeting Minutes of November 12, 2024, be adopted as circulated.

Carried

7.3 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 27, 2024

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 27, 2024, be received for information.

Carried

8. Committee of the Whole Meeting Report of November 5, 2024

Moved by Councillor Weese

Seconded by Councillor Thompson

That the Committee of the Whole Meeting Report of November 5, 2024, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.5.4, 8.8.1, and 8.8.3, which were discussed and voted on separately as recorded below.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

8.1 Advisory Committee Meeting Minutes

8.1.1 Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of September 25, 2024

1. That the Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of September 25, 2024, be received for information.

Carried

8.1.2 Heritage Advisory Committee Meeting Minutes of October 7, 2024

1. That the Heritage Advisory Committee Meeting Minutes of October 7, 2024, be received for information.

Carried

8.1.3 Finance Advisory Committee Meeting Minutes of October 8, 2024

1. That the Finance Advisory Committee Meeting Minutes of October 8, 2024, be received for information.

Carried

8.1.4 Environmental Advisory Committee Meeting Minutes of October 21, 2024

1. That the Environmental Advisory Committee Meeting Minutes of October 21, 2024, be received for information.

Carried

8.2 Consent Agenda

None.

8.3 Community Services Committee Agenda

8.3.1 CMS24-043 - High Five - Registered Municipality

1. That Report No. CMS24-043 be received; and
2. That Council endorse the Town of Aurora becoming a High Five Registered Municipality.

Carried

8.4 Corporate Services Committee Agenda

None.

8.5 Finance and Information Technology Committee Agenda

8.5.1 FIN24-057 - 2025 to 2026 Budget and 10-Year Capital Plan

1. That Report No. FIN24-057 be received for information.

Carried

8.5.2 FIN24-051 - Water Meter Replacement Program Contract

1. That Report No. FIN24-051 be received; and
2. That WAMCO be awarded the contract for replacement of residential water meters for five years at a total cost of \$1,900,000 excluding taxes under the single source provisions of the Procurement By-law.

Carried

8.5.3 FIN24-052 - Tax Sale Process

1. That Report No. FIN24-052 be received for information.

Carried

8.5.4 FIN24-055 - Community Partner Reserve Management Policy

Moved by Councillor Gaertner

Seconded by Councillor Thompson

1. That Report No. FIN24-055 be received; and
2. That the Town's Community Partner Reserve Management Policy be approved.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

8.6 Administration Committee Agenda

None.

8.7 Operational Services Committee Agenda

8.7.1 OPS24-023 - Aurora Forest Study Policy Updates

1. That Report No. OPS24-023 be received; and

2. That staff be directed to review and propose updates to the Private Tree Protection By-Law (By-law No. 5850-16) and associated compensation policies.

Carried

8.8 Planning and Development Services Committee Agenda

8.8.1 PDS24-065 - New Registration By-law for Additional Residential Units in Single Family Dwelling Unit

Moved by Councillor Gaertner
Seconded by Councillor Weese

1. That Report No. PDS24-065 be received; and
2. That staff bring forward the Registration By-law for Additional Residential Units (ARUs) to a future Council meeting for enactment.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

8.8.2 PDS24-119 - Extension of Approval to Draft Plan of Subdivision, Charlieville Developments Limited, 45 Tyler Street, Lot 26 and Part Lots 24, 25 and 27, Plan 9, File Number: SUB-2015-03, Related File Number: SP-2022-03

1. That Report No. PDS24-119 be received; and
2. That the Draft Approval to Plan of Subdivision for 45 Tyler Street, File SUB-2015-03, be extended for one year, with a lapsing date of December 17, 2025.

Carried

8.8.3 PDS24-120 - Application for Radiocommunication Tower, Shared Tower Inc. , 15400 Bayview Avenue, Plan 65M-3074, Block 2, Part Block 3, File Number: SP(T)-2024-01

Motion to refer

Moved by Councillor Gallo

Seconded by Councillor Thompson

That Report no. PDS24-120 be referred back to staff to explore other locations for the radiocommunication tower.

Motion to refer withdrawn

Moved by Councillor Gallo

Seconded by Councillor Weese

1. That Report No. PDS24-120 be received; and
2. That Council does not consent to the application for the installation of a 40-metre (131 feet) tall, monopole design telecommunication tower by Shared Tower Inc. at 15400 Bayview Avenue, and that the applicant seek an alternative site for the telecommunication tower.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

8.9 Member Motions

8.9.1 Mayor Mrakas; Re: Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities

across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Carried

8.10 Regional Report

8.10.1 York Regional Council Highlights of October 24, 2024

1. That the York Regional Council Highlights of October 24, 2024, be received for information.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 PDS24-121 - Additional Information to Proposed Amendments to Parking By-law No. 4574-04.T – Various Locations in the Town’s Downtown Area

Moved by Councillor Thompson

Seconded by Councillor Gilliland

1. That Report No. PDS24-121 be received; and
2. That a by-law to amend Parking By-law No. 4574-04.T be enacted to increase the on-street parking allowance from one hour to two hours on Yonge Street between Wellington Street West and Kennedy Street on an interim basis as outlined in the report.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

10. New Business

Councillor Weese inquired about the Town's response to Ontario's Bill 212, *Reducing Gridlock, Saving You Time Act, 2024* with respect to bicycle lanes, and the Mayor provided a response noting that this new legislation does not impact the Town of Aurora.

Councillor Gilliland inquired about the recent advisory committee member recruitment process and outreach to local groups and organizations, and staff provided clarification.

Councillor Gaertner, with reference to the Budget 2025-2026 process and comments from residents, inquired about future reporting to Council on the budgeted and actual cost of capital projects, and staff provided a response.

Mayor Mrakas expressed appreciation to Council for endorsing the member motion to "Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding" noting that to date more than 45 municipalities have passed this motion.

Mayor Mrakas announced that Wayne Emmerson, York Region Chairman and Chief Executive Officer, will be retiring as of November 29, 2024, noting Chairman Emmerson's service and deep dedication to the Region, and extended best wishes for his future endeavours.

11. Regional Report

None.

12. By-laws

12.1 **By-law Number 6655-24 - Being a By-law to amend By-law Number 6228-19, as amended, to govern the proceedings of Council and Committee meetings of the Town of Aurora.**

12.2 **By-law Number 6656-24 - Being a By-law to establish a schedule of fees and charges for municipal services, activities, and the use of property within the Town of Aurora (Fees and Charges By-law).**

Moved by Councillor Gallo

Seconded by Councillor Gilliland

That the By-laws, items 12.1 and 12.2, be enacted.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

13. Closed Session

None.

14. Confirming By-law

14.1 By-law Number 6657-24 Being a By-law to confirm actions by Council resulting from a Council meeting on November 26, 2024

Moved by Councillor Thompson

Seconded by Councillor Weese

That the confirming by-law be enacted.

Carried

15. Adjournment

Moved by Councillor Thompson

Seconded by Councillor Kim

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

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk