



Town of Aurora Council Meeting Minutes

Date: Tuesday, December 9, 2025
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
Robin McDougall, Director, Community Services
Marco Ramunno, Director, Planning and Development Services
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Slav Szlapczynski, Deputy Town Solicitor
Carley Smith, Manager, Corporate Communications
Ishita Soneji, Deputy Town Clerk
Julia Shipcott, Council/Committee Coordinator

1. Call to Order

The Mayor called the meeting to order at 7 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 Thompson

Seconded by Councillor Weese

That the revised 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 Gilliland

Seconded by Councillor Kim

That the Consent Agenda, items 7.1 to 7.2 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 November 25, 2025

1. That the Council Meeting Minutes of November 25, 2025, be adopted as circulated.

Carried

7.2 Special Public Planning Meeting Minutes of December 1, 2025

1. That the Special Council Public Planning Meeting Minutes of December 1, 2025, be adopted as circulated.

Carried

8. Committee of the Whole Meeting Report of December 2, 2025

Moved by Councillor Gilliland

Seconded by Councillor Kim

That the Committee of the Whole Meeting Report of December 2, 2025, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.3.2, 8.4.2, 8.4.3, 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 Accessibility Advisory Committee Meeting Minutes of November 12, 2025

1. That the Accessibility Advisory Committee Meeting Minutes of November 12, 2025, be received for information.

Carried

8.1.2 Finance Advisory Committee Meeting Minutes of November 18, 2025

1. That the Finance Advisory Committee Meeting Minutes of November 18, 2025, be received for information.

Carried

8.1.3 Community Recognition Review Advisory Committee Meeting Minutes of November 12, 2025

1. That the Community Recognition Review Advisory Committee Meeting Minutes of November 12, 2025, be received for information.

Carried

8.1.4 Parks and Recreation Advisory Committee Meeting Minutes of November 20, 2025

1. That the Parks and Recreation Advisory Committee Meeting Minutes of November 20, 2025, be received for information.

Carried

8.2 Consent Agenda

None.

8.3 Community Services Committee Agenda

8.3.1 CMS25-034 - Municipal Alcohol Policy - 2025 Update

1. That Report No. CMS25-034 be received; and
2. That the updated Municipal Alcohol Policy be approved.

Carried

8.3.2 CMS25-035 - Third Party Events Policy Update

Moved by Councillor Weese

Seconded by Councillor Thompson

1. That Report No. CMS25-035 be received; and
2. That the Third Party Events Policy be approved.

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

Carried (7 to 0)

8.3.3 CMS25-037 - Town Hall Accommodation Plan - Funding Increase

1. That Report No. CMS25-037 be received; and
2. That Capital Project No. S00077- Town Hall Accommodation Plan budget authority of \$80,000 be increased by \$16,400 to a total of \$96,400; and
3. That this project's total revised budget authority of \$96,400 be funded from the Studies & Other Reserve.

Carried

8.4 Corporate Services Committee Agenda

8.4.1 CS25-026 - Procedure By-law Update

1. That Report No. CS25-026 be received for information.

Carried

8.4.2 CS25-027 - 2025 Pending List Review

Moved by Councillor Weese

Seconded by Councillor Gilliland

1. That Report No. CS25-027 be received; and
2. That the items marked "Complete" be removed from the Pending List.

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

Carried (7 to 0)

8.4.3 CS25-029 - Council Compensation Committee

Main motion

Moved by Councillor Gallo

Seconded by Councillor Gilliland

1. That Report No. CS25-029 be received.

Amendment No. 1

Moved by Councillor Gallo

Seconded by Councillor Weese

That the main motion be amended by adding the following clauses:

"That the Council Compensation Committee be established; and

That the Terms of Reference (Attachment 1) for Council Compensation Committee be approved as amended to include "and the Committee's feedback" in the first paragraph of the Reporting section."

Yeas (2): Councillor Weese, and Councillor Gallo

Nays (5): Mayor Mrakas, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Kim

Defeated (2 to 5)

Amendment No. 2

Moved by Councillor Gallo

Seconded by Councillor Weese

That the main motion be amended by adding the following clause:

“That a consultant not be engaged, and staff provide a report on the findings of Council Compensation Review.”

Yeas (4): Mayor Mrakas, Councillor Weese, Councillor Thompson, and Councillor Gallo

Nays (3): Councillor Gilliland, Councillor Gaertner, and Councillor Kim

Carried (4 to 3)

Main motion as amended

Moved by Councillor Gallo

Seconded by Councillor Gilliland

1. That Report No. CS25-029 be received; **and**
2. **That a consultant not be engaged, and staff provide a report on the findings of Council Compensation Review.**

Yeas (4): Mayor Mrakas, Councillor Weese, Councillor Thompson, and Councillor Gallo

Nays (3): Councillor Gilliland, Councillor Gaertner, and Councillor Kim

Carried (4 to 3)

8.5 Finance and Information Technology Committee Agenda

None.

8.6 Administration Committee Agenda

None.

8.7 Operational Services Committee Agenda

None.

8.8 Planning and Development Services Committee Agenda

8.8.1 PDS25-114 - Application for Zoning By-law Amendment, Armis Holding Inc., 511, 521, 531 and 543 Wellington Street West, Part Lot 1 and Part 40 Acres, Plan 102, King, File Number ZBA-2024-05, Related File Number SP-2024-07

Moved by Councillor Gilliland

Seconded by Councillor Kim

1. That Report No. PDS25-114 be received; and
2. That Zoning By-law Amendment Application ZBA-2024-05 be approved to rezone the subject lands to "Townhouse Dwelling Residential Exception Zone R8-579" and "Environmental Protection (EP)"; and
3. That the implementing By-law for the Zoning By-law Amendment be brought forward to a future Council meeting for enactment.

Yeas (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, Councillor Gallo, and Councillor Kim

Nays (1): Councillor Gaertner

Carried (6 to 1)

8.8.2 PDS25-115 - 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. PDS25-115 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, 2026.

Carried

8.8.3 PDS25-116 - Application for Official Plan Amendment and Zoning By-law Amendment, Aurora-Leslie Developments Ltd., 25 and 55 Addison Hall Circle, Blocks 29 and 30, Plan 65M-4650, File Number OPA-2025-06, ZBA-2025-06

Main motion

Moved by Councillor Kim

Seconded by Councillor Gilliland

1. That Report No. PDS25-116 and PDS25-118 be received; and
2. That Official Plan Amendment application OPA-2025-06 be approved to redesignate the subject lands from "Business Park" to "Medium-High Urban Residential" and implement a Site-Specific Policy Area (73); and
3. That Zoning By-law Amendment application ZBA-2025-06, as amended to remove the requirement of a Holding (H) Symbol, be approved to rezone the subject lands from "Business Park (BP) Exception Zone (443)" and "Business Park (BP) Exception Zone (445)" to "Townhouse Dwelling Residential (R8) Exception Zone (577)"; and
4. That the implementing by-laws for the Official Plan and Zoning By-law Amendments be brought forward to a future Council meeting for enactment.

Amendment

Moved by Councillor Gallo

Seconded by Councillor Gaertner

That the third clause of the main motion be amended as follows:

"That Zoning By-law Amendment application ZBA-2025-06, as amended to remove the requirement of a Holding (H) Symbol, to rezone the subject lands from "Business Park (BP) Exception Zone (443)" and "Business Park (BP) Exception Zone (445)" to "Townhouse Dwelling Residential (R8) Exception Zone (577)" be postponed until a report on the holding provisions is brought forward to a future meeting."

Yeas (3): Councillor Weese, Councillor Gaertner, and Councillor Gallo

Nays (4): Mayor Mrakas, Councillor Gilliland, Councillor Thompson, and Councillor Kim

Defeated (3 to 4)

Yeas (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, Councillor Gallo, and Councillor Kim

Nays (1): Councillor Gaertner

**Main motion
Carried (6 to 1)**

8.8.4 PDS25-117 - Application for Zoning By-law Amendment, Town of Aurora, 115 George Street, Part of Lots 1 and 2, Registered Plan 38, File Number ZBA-2024-07

1. That Report No. PDS25-117 be received; and
2. That Zoning By-law Amendment Application ZBA-2024-07 be amended to approve the zoning for the subject lands to a maximum of six lots instead of seven lots; and
3. That Zoning By-law Amendment Application ZBA-2024-07, as amended, be approved to rezone the subject lands from "Institutional (I) Zone" and "Environmental Protection Zone" to "Detached Third Density Residential (R3) Exception Zone (578)," and "Public Open Space (O1) Zone", and maintain the existing Environmental Protection Zone boundaries; and
4. That the implementing By-law for the Zoning By-law Amendment be brought forward to a future Council meeting for enactment.

Carried

8.9 Member Motions

8.9.1 Councillor Gilliland; Re: Establish an Ultimate Grilled Cheese Challenge in Aurora

Whereas community-based culinary events have proven successful in engaging residents and supporting local businesses in other municipalities; and

Whereas an Ultimate Grilled Cheese Challenge in Aurora would provide a creative and enjoyable platform for local restaurants, regardless of their usual specialties, to showcase unique and inventive takes on a classic comfort food; and

Whereas such an event can stimulate economic development by encouraging residents and visitors alike to explore Aurora's dining scene, thus supporting local businesses and fostering a sense of community pride; and

Whereas the proposed Ultimate Grilled Cheese Challenge is a relatively low-cost event to organize, requiring only minimal resources such as the printing of tasting passports and the coordination of participating restaurants, making it an accessible and financially feasible initiative for the town; and

Whereas collaboration with key stakeholders, including local businesses, the Aurora Economic Development Board, and the Aurora Chamber of Commerce, would strengthen the event's reach, support participation, and help ensure its success;

1. Now Therefore Be It Hereby Resolved That Town staff, in collaboration with stakeholders, explore the establishment of an Ultimate Grilled Cheese Challenge and report back to Council with recommendations.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 PDS25-128 - Additional Information-Employment Land Analysis for 25 and 55 Addison Hall Circle - File No. OPA-2025-06, ZBA-2025-06

(See section 8.8 Planning and Development Services Committee Agenda item 8.8.3).

10. New Business

Councillor Thompson inquired on the status of the exchange process of the new recycling bins and the ongoing communication strategy to keep residents informed, and the Mayor and staff provided responses.

Councillor Gaertner expressed feedback received from residents on the new recycling bins still being generally too large.

Councillor Gaertner extended best wishes for the holiday season.

Councillor Gaertner emphasized on adequate process to provide responses to resident questions posed during a delegation.

Councillor Gilliland referred to Item 8.8.4 and sought further clarification regarding the lot depth, width, and border lines since the approval of reduction in number of lots to six, and staff provided a response.

Councillor Weese concurred with Councillor Gaertner on the process of providing a response to delegate questions.

Councillor Gallo requested an update on the status of the Queen's Diamond Jubilee Park outdoor ice rink, and staff provided a response.

The Mayor requested an update on the status of all outdoor ice rinks, and staff provided a response.

11. Regional Report

11.1 York Regional Council Highlights of November 27, 2025

Moved by Councillor Thompson

Seconded by Councillor Weese

1. That the York Regional Council Highlights of November 27, 2025, be received for information.

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

Carried (7 to 0)

12. By-laws

12.1 By-law Number 6742-25 - Being a By-law to levy Interim Property Taxes for the 2026 taxation year

- 12.2 By-law Number 6743-25 - Being a By-law to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora.
- 12.3 By-law Number 6744-25 - Being a By-law to amend By-law Number 5590-14, as amended, for the collection of solid waste in the Town of Aurora.
- 12.4 By-law Number 6745-25 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 39 (File No. OPA-2024-03).
- 12.5 By-law Number 6746-25 - Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. 9 (File No. OPA-2024-03).
- 12.6 By-law Number 6747-25 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 14070 Yonge Street (File No. ZBA-2024-03).
- 12.7 By-law Number 6748-25 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 40 (File No. OPA-2025-06).
- 12.8 By-law Number 6749-25 - Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. 10 (File No. OPA-2025-06).
- 12.9 By-law Number 6750-25 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 41 (File No. OPA-2025-01).
- 12.10 By-law Number 6751-25 - Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. 11 (File No. OPA-2025-01).
- 12.11 By-law Number 6752-25 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 25 Mavrinac Boulevard (File No. ZBA-2025-02).

Moved by Councillor Weese

Seconded by Councillor Gallo

That the By-laws, items 12.1 to 12.11 inclusive, 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 6753-25 Being a By-law to confirm actions by Council resulting from a Council meeting on December 9, 2025

Moved by Councillor Gaertner

Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

15. Adjournment

Moved by Councillor Gilliland

Seconded by Councillor Kim

That the meeting be adjourned at 8:06 p.m.

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk