



**Town of Aurora  
Committee of the Whole  
Meeting Report**

**Date:** Tuesday, November 5, 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  
Michelle Outar, Acting Manager, Corporate Communications  
Ishita Soneji, Deputy Town Clerk  
Linda Bottos, Council/Committee Coordinator

\*Attended electronically

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**1. Call to Order**

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

Committee of the Whole consented to recess the meeting at 9:01 p.m. and reconvened the meeting at 9:11 p.m.

## **2. Land Acknowledgement**

Committee of the Whole 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**

Committee of the Whole approved the revised agenda as circulated by Legislative Services.

## **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**

### **5.1 Christopher Watts, The Aurora Heritage Authority; Re: Aurora's Angels Memorial Day**

Committee of the Whole consented to permit ten minutes for the presentation.

Christopher Watts presented to raise awareness of the proclaimed Aurora's Angels Memorial Day on November 9, 2024, in honour of 14 fallen RCAF members with ties to Aurora, highlighting their lives and service to Canada, and the ways in which they continue to be honoured. An invitation was extended to visit the art installation at the Royal Rose Gallery and join them on November 9 at 2 p.m. to celebrate Aurora's Angels.

Committee of the Whole received the presentation for information.

## **6. Delegations**

**6.1 Sandra Hallig and Cheyenne Zierler, Shared Tower Inc.; Re: Item 14.3 - PDS24-120 - Application for Radiocommunication Tower, Shared Tower Inc. , 15400 Bayview Avenue**

Sandra Hallig, Planning Coordinator, joined by Cheyenne Zierler, Senior Planning Manager, presented an overview of the proposal and alternative option to further minimize the visual impact, including public consultation, wireless network capacity, propagation study comparison, site selection, Safety Code 6 compliance, nearby existing towers, and elevation plan.

Committee of the Whole received and referred the comments of the delegation to item 14.3.

**6.2 Phiona Durrant, Aurora Black Community Association; Re: Request for Funding**

This delegation has been rescheduled to the Budget Committee meeting of November 18, 2024.

**6.3 Wendy James, Resident; Re: Yellow Dividing Line on Timpson Drive**

Wendy James expressed safety concerns regarding a yellow dividing line on Timpson Drive that has been repainted incorrectly following the installation of "No Parking" signs on one side and recent reconstruction of the road, and requested that the yellow line be repainted off-centre.

Committee of the Whole received the comments of the delegation for information.

**7. Advisory Committee Meeting Minutes**

**Committee of the Whole recommends:**

That the Advisory Committee Meeting Minutes, items 7.1 to 7.4 inclusive, be received for information.

**Carried**

**7.1 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**

**7.2 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**

**7.3 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**

**7.4 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. Consent Agenda**

**8.1 Agenda Items Approved on Consent**

**Committee of the Whole recommends:**

That the Agenda items of sections 9 through 16 inclusive be approved, with the exception of items 9.1, 11.1, 11.2, 11.3, 11.4, 14.1, 14.2, and 14.3, which were discussed and voted on separately.

**Carried**

Committee of the Whole consented to consider Committee Agenda items in the following order: 14.3, 9.1, 11.1, 14.1, 11.2, 11.3, 11.4, and 14.2.

**9. Community Services Committee Agenda**

**9.1 CMS24-043 - High Five - Registered Municipality**

**Committee of the Whole recommends:**

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

**Carried**

**10. Corporate Services Committee Agenda**

None.

**11. Finance and Information Technology Committee Agenda**

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

Mayor Mrakas provided an introduction and Rachel Wainwright-van Kessel, Director, Finance, presented an overview of the 2025-2026 Operating Budget and 10-Year Capital Plan.

**Committee of the Whole recommends:**

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

**Carried**

**11.2 FIN24-051 - Water Meter Replacement Program Contract**

**Committee of the Whole recommends:**

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**

**11.3 FIN24-052 - Tax Sale Process**

**Committee of the Whole recommends:**

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

**Carried**

**11.4 FIN24-055 - Community Partner Reserve Management Policy**

**Committee of the Whole recommends:**

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

**Carried**

**12. Administration Committee Agenda**

None.

**13. Operational Services Committee Agenda**

**13.1 OPS24-023 - Aurora Forest Study Policy Updates**

**Committee of the Whole recommends:**

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**

**14. Planning and Development Services Committee Agenda**

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

**Committee of the Whole recommends:**

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.

**Carried**

- 14.2 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**

**Committee of the Whole recommends:**

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**

- 14.3 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**

**Committee of the Whole recommends:**

1. That Report No. PDS24-120 be received for information.

**Carried**

**15. Member Motions**

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

**Committee of the Whole recommends:**

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**

## **16. Regional Report**

### **16.1 York Regional Council Highlights of October 24, 2024**

#### **Committee of the Whole recommends:**

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

**Carried**

## **17. New Business**

Councillor Weese referred to the earlier presentation from Christopher Watts and requested clarification on the comments about the limited number of illumination colours available at Aurora Town Square, and staff provided a response.

Councillor Weese, on behalf of ratepayer associations, inquired about where questions regarding trails should be directed, and staff provided a response.

Councillor Weese referred to previous conversations about ASEs (automated speed enforcement) in community safety zones and inquired about joint processing centres, and staff provided a response.

Councillor Weese referred to the recent shooting tragedy in Ward 1 and suggested that all residents should be cautious about the hateful comments heard on social media, and expressed the hope that residents could be more sensitive to individuals in this community.

Councillor Gaertner referred to the delegation from Wendy James and inquired about how the matter will be resolved and communicated, and staff provided a response and agreed to follow up with the resident.

Councillor Thompson referred to the earlier presentation from Christopher Watts and inquired about comments made regarding the accuracy of the proclamation, and staff provided a response.

Councillor Gallo requested an update regarding the fountain at Queen's Diamond Jubilee Park, and staff provided a response.

## 18. Public Service Announcements

Councillor Gaertner recognized the recent Hindu celebration of Diwali, or Festival of Lights, noting its similarities to the Jewish celebration of Hanukkah.

Councillor Weese announced that the Christmas Kettle campaign will begin this month and volunteers can sign up now with Northridge Community Church of The Salvation Army for shifts through December 2024.

Councillor Weese encouraged everyone to help Dianne and Brian Harrison send 10,000 Christmas and holiday cards to Canadian troops around the world, who will be away from home during the upcoming holiday season.

Councillor Weese noted that the installation of a new all-weather surface is underway at Town Park and expressed appreciation to Town staff.

Mayor Mrakas announced that, for the second consecutive year, the Town has received the Distinguished Budget Presentation Award for its 2024 Budget from the Government Finance Officers Association, which recognizes municipalities across North America that meet the highest budgeting and financial reporting standards. The Mayor extended congratulations and acknowledged the efforts of Town staff and especially the Finance team.

Mayor Mrakas announced the following upcoming activities and events:

- The application deadline has been extended to join the Town's Boards and Committees for the 2025-2026 term; for more details and to apply by November 11, 2024, visit [aurora.ca/Committees](https://aurora.ca/Committees).
- Winter parking restrictions come into effect on November 15, 2024; to learn more, visit [aurora.ca/Parking](https://aurora.ca/Parking).
- Aurora's By-law Services has partnered with York Regional Police for their annual Toys for Tickets campaign from November 20 to December 13, 2024; for more details, visit [aurora.ca/ToysForTickets](https://aurora.ca/ToysForTickets).
- Residents and businesses are encouraged to participate in Aurora's Deck the Halls Tour from December 9 to 23, 2024; for information and to register by November 15, 2024, visit [aurora.ca/DeckTheHalls](https://aurora.ca/DeckTheHalls).
- Aurora's Santa Under the Stars Parade will be held on Saturday, November 23, 2024, from 6 p.m. to 8 p.m.; for more details, visit [aurora.ca/SantaParade](https://aurora.ca/SantaParade).

- The Aurora Royal Canadian Legion will be leading the annual Remembrance Day Parade on Sunday, November 10 at 10:20 a.m. and the Remembrance Day Ceremony will take place on Monday, November 11, 2024, at 10:45 a.m. at the Cenotaph; for more information, visit [auroralegion.ca](http://auroralegion.ca).

**19. Closed Session**

None.

**20. Adjournment**

The meeting was adjourned at 9:48 p.m.