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# A G E N D A

## Midland Bay Landing Steering Committee Friday, November 4, 2016 Council Chambers 11:00 am

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1. Open Meeting
2. Declarations of Pecuniary Interest
3. Review of Minutes
  - October 21, 2016
4. Closed Session
  - a) Motion to move into Closed Session
    - I. Midland Bay Landing Site – Memorandum of Agreement  
Subsection 2(f)
      - Advice that is subject to Solicitor/Client privilege, including communications necessary for that purpose

Confidential correspondence to be provided on desk.
  - b) Motion to adjourn to Open Session
5. Open Session
  - a) Motion related to Closed Session
    - I. Item re: Midland Bay Landing Site – Memorandum of Agreement
6. Communication
  - a) Proposed Communication: Midland Bay Landing Fact Sheet
7. Other
8. Adjournment and Next Meeting

***Next Meeting: Council Chambers (at the call of the Chair)***



**THE CORPORATION OF THE  
TOWN OF MIDLAND**

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**Minutes of the Midland Bay Landing Steering Committee Meeting held Friday,  
October 21, 2016, at 3:00 pm in the Council Chambers of the Municipal Offices.**

**Present:** Chair G. McKay, Mayor  
Councillor G. MacDonald  
Councillor J. Main  
B. Penny, Community Representative  
B. Kernohan, Community Representative  
J. Skorobohacz, Chief Administrative Officer  
J. Galloway, Town Engineer  
S. Cooper, Marketing and Communications Coordinator  
M. Twitchin, Recording Secretary

**Regrets:** T. Symons, Community Representative  
W. Crown, Director of Planning and Building Services

**1. Open Meeting**

Mayor McKay called the meeting to order at 3:00 pm.

**2. Declaration of Pecuniary Interest**

There were none declared.

**3. Review of Minutes**

The Committee reviewed the Minutes of the Midland Bay Landing Steering Committee Meeting held September 28, 2016. Following this review, it was

**Moved by B. Penny**

**Seconded by B. Kernohan**

**That the minutes of the Midland Bay Landing Steering Committee meeting held on Wednesday, September 28, 2016, be accepted as presented.**

**CARRIED**

4. **Closed Session**

a) **Motion to move into Closed Session**

**Moved by B. Penny**

**Seconded by B. Kernohan**

**That the Midland Bay Landing Steering Committee adjourn to a closed session; and further that this portion of the meeting be closed to the public pursuant to section 239 of the Municipal Act, subsection (2), as indicated;**

- **Subsection 2 (f)  
Advice that is subject to Solicitor-Client privilege, including communications necessary for that purpose**

**Subject Matter**

**Midland Bay Landing Site – Legal Update**

**CARRIED**

**Closed Session Items:**

i. **Midland Bay Landing Site – Legal Update**

The Committee was provided with a legal update regarding the Midland Bay Landing Site and is requesting the Committee's input on how to proceed.

Following this discussion, staff was directed to prepare the appropriate motion for consideration upon conclusion of the closed meeting session.

b) **Motion to adjourn to Open Session**

**Moved by Burke Penny**

**Seconded by Bill Kernohan**

**That the Midland Bay Landing Steering Committee in Closed session now rise and report to Open Session.**

**CARRIED**

5. **Open Session**

a) **Motions related to Closed Session**

i. **Midland Bay Landing Site - Legal Update**

As a result of the update and direction provided to staff during the closed meeting session, the following motion was put forth;

**Moved by Burke Penny**

**Seconded by Bill Kernohan**

**That, further to the legal update provided at the Midland Bay Landing Steering Committee Closed meeting session held October 21, 2016, respecting the Midland Bay Landing Site, the Committee herein confirms its discussions regarding same and the direction provided to staff.**

**CARRIED**

6. **Other**

a) **Communication**

**Discussion:** Members of the committee were provided a Proposed Communication: Midland Bay Landing Fact Sheet prepared by B. Penny, for review and comment.

**Conclusion:** Members were asked to review the Proposed Fact Sheet as provided and requested that this item be included on the next scheduled meeting agenda.

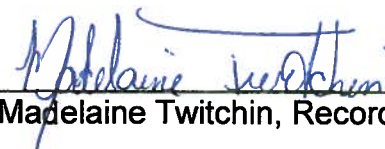
**Action:** The Proposed Communication Midland Bay Landing Fact Sheet to be included on the next agenda.

8. **Adjournment and Next Meeting**

A tentative meeting has been set for Friday, November 4, 2016, at 11:00 am.

With there being no further business, the meeting adjourned at 3:25 pm.

**Moved by J. Main**

  
Madelaine Twitchin, Recording Secretary

## **Proposed Communication: Midland Bay Landing Fact Sheet**

### **Purpose:**

- Communication of information on the Midland Bay Landing development project.

### **Objectives:**

- Update Midland and area residents on the status of the MBL project
- Correct misconceptions about what is planned for the property
- Increase awareness of the project outside the local area

### **Content:**

- Present a concise summary of the MBL project
- Highlight important features of the Master Plan for the property
- Describe the current situation
- Provide links/contacts for further information

### **Target Audiences:**

- Citizens of Midland and surrounding area
- Local businesses
- Potential user/occupants of MBL

### **Format/Media:**

- Paper: maximum two page (single sheet double side)
- Newspaper: as part of Midland page in local newspaper
- Digital: on MBL website

(Draft for discussion only)



## **BACKGROUND:**

Midland Bay Landing (formerly the Unimin Lands) is a 16.24 hectare waterfront redevelopment property with almost 1,100 metres of frontage on Midland Bay. In June 2013, Council approved the *Unimin Waterfront Lands Master Plan* to guide the future redevelopment of this significant brownfield site. The Master Plan was developed over the course of seven months and included extensive community participation through public meetings, social media and written comments. A contest was held to select a name for the development and Midland Bay Landing was chosen as the winning entry.

The Town of Midland acquired the site on July 15, 2014 for a purchase price of \$3.4 million. A Waterfront Development Steering Committee was established to monitor the project on behalf of Town Council.

An extensive process of identifying potential users and developers was held over a period of months and a Request for Expression of Interest was issued by the Town in July, 2014. This resulted in the selection of Mountain Ridge Estates as the developer of the property.

## **FEATURES OF THE MASTER PLAN:**

**Waterfront Access:** Public access to the waterfront is a fundamental principle of the plan. Linear parkland, multi-modal trails and a boardwalk ensure both physical access and views over the bay.

**Parks/Open Space:** Parks and open space comprise 27% of the total area. Natural areas maintain local ecosystems. Green spaces offer opportunities for leisure, active play and recreation, and programmed events, all for visitors and neighbourhood residents. Adjacent to a central urban square is a park with a natural amphitheatre.

**Residential:** Residential components of the plan include low-rise (2-4 storeys) and mid-rise (3-6 storeys) buildings. Some buildings are pure residential, others combine retail/commercial with residential on upper floors.

**Commercial/Institutional/Retail:** The plan envisions the area closest to the exiting downtown as having a diverse mix of civic/institutional buildings, hotels, retail shops, commercial businesses and some residential capability.

## **WORK TO DATE:**

Regulations:

The Town of Midland has initiated the required planning process to implement the Unimin Waterfront Lands Master Plan. As the Official Plan Amendment will involve the conversion of Employment Lands to non-employment uses, a Municipal Comprehensive Review is required that supports the proposed amendment. A Public Open House was held on March 5, 2014 to gain public input and additional public comment was received on April 2, 2014 during the Statutory Public Meeting.

The Town has now prepared an updated and revised proposed Amendment to the Town Official Plan to reflect the input and comments received during the 2014 public consultation process. Council has directed that a new public consultation process be undertaken to obtain public comments on the updated Official Plan Amendment prior to any final decisions. ....(*update*)

Site Work:.....(*bore holes, shoreline examination, etc*)

**CURRENT STATUS (SEPTEMBER 30, 2016):**

Partnership:.....

Memorandum of Understanding:.....

Value of Property: .....

Work to be Done before March 31, 2017:.....

**STEERING COMMITTEE:**

GM (Chair);GM;JM;BK;BP;TS

**TOWN STAFF:**

JS;WC;JG;MT

**INFORMATION:**

Website:

Contact: