

**Minutes of the Waterfront Project Steering Committee Meeting held Friday, March 13, 2015, at 11:00 a.m. in the Council Chambers of the Municipal Office.**

**Present:** Mayor G. McKay  
Councillor G. Canning  
Councillor G. MacDonald  
B. Kernohan, Community Rep.  
B. Penny, Community Rep.  
W. Crown, Director of Planning and Building Services  
J. Galloway, Town Engineer  
M. Villeneuve, Director of Finance/Treasurer  
K. Desroches, Deputy Clerk

**Regrets:** Councillor J. Main

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**1. Open Meeting**

Mayor McKay called the meeting to order at 11:00 a.m. Mayor McKay advised that the closed meeting session noted on the agenda as tentative will be addressed in open session as it pertains to the Town's recent announcement advising that a developer for the Midland Bay Landing site has been found.

**2. Declaration of Pecuniary Interest**

There were none declared.

**3. Review of Minutes**

The Committee reviewed and received as information the Minutes from the February 27, 2015 meeting.

**4. Action Plan**

W. Crown advised that staff will be meeting to review the plan. An update will be provided at the next committee meeting.

J. Galloway advised that Dearden & Stanton Limited has completed the majority of the legal and topographical survey work. The remainder of the work will be completed once the snow is gone.

**5. Master Plan Implementation**

W. Crown advised that discussions with ADM regarding noise issues continue. A draft of the Peer Review Report prepared by the Town's consultant has been received and staff will be meeting with ADM representatives next Monday to discuss the findings. Following discussions with ADM, a staff report will be

brought to the Planning and Development Committee meeting taking place April 1, 2015. The Town's Official Plan Amendment (OPA) could require some refinement with respect to types of uses based on the findings. This has been noted in the Memorandum of Understanding with Mountain Ridge Estates Development Inc.

In response to a question raised by Mayor McKay, W. Crown advised that recent developments have no impact on the Official Plan Amendment. A report will be forwarded to the April Planning and Development Committee Meeting with a public meeting and adoption of the OPA to likely to occur in May. The OPA will then be forwarded to the County of Simcoe.

**6. Find the Developer**

Mayor McKay advised that the Town of Midland has entered into a Memorandum of Agreement with Mountain Ridge Estates Development Inc. for development of the Midland Bay Landing site. As a result, the Town will not be entertaining any additional expressions of interest.

**7. Find the User**

Mayor McKay advised that interest is being expressed by a variety of potential users. Discussions continue.

**8. Financial**

Nothing to report at this time.

**9. Communication Plan**

The Committee referred discussions on the matter to Item 10 b) Future of the Committee.

**10. Other**

a) Memorandum of Agreement – Consar/Mountain Ridge Estate Developments Inc.

Mayor McKay provided a brief update on the process that preceded the Town's decision to sign with Mountain Ridge Estates Development Inc. respecting the development of the Midland Bay Landing site.

J. Galloway provided a comprehensive overview of the Memorandum of Agreement between the Town and Midland Bay Landing, highlighting key components of the agreement document.

It was noted that a special signing ceremony is scheduled to take place on Friday, March 20, 2015, at 11:00 am.

b) Future for the Committee

The Committee debated its role and purpose going forward in contemplation of the signing of Mountain Ridge Estates Development Inc. as developer for the Midland Bay Landing site,.

Members agreed that the Terms of Reference for the Committee need to be reviewed to determine the Committee's function as it relates to the development of the site.

It was suggested that the Terms of Reference could contain a component specific to communications.

**Staff was directed to draft a revised Terms of Reference for the Committee's consideration at the next meeting.**

11. Adjournment and Next Meeting

- Next meeting: Friday, March 27, 2015 at 11:00 a.m.

As there was no further business, the meeting was adjourned at 12:23 p.m.

*Karen Desroches*

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Karen Desroches  
Deputy Clerk