



**THE CORPORATION OF THE
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT 2017-10**

**Report of the Planning and Development Committee of Council Meeting held
Wednesday, December 6, 2017 at 7:00 p.m. in the Municipal Office Council Chambers.**

Present: Chair Councillor J. Contin
Vice Chair Councillor J. Main
Mayor G. McKay
Councillor G. MacDonald
Councillor G. Canning
Councillor P. File *

Also Present: W. Crown, Director of Planning and Building Services
A. Zhao, Planner
E. Galloway, Student Planner
S. Edgar, Executive Assistant

Regrets: Deputy Mayor M. Ross
Councillor C. Oschefski
Councillor S. Strathearn

***Arrived at 7:04 p.m.**

1. CALL TO ORDER

The Chair called the meeting to Order at 7:00 p.m.

The Chair read the introductory remarks respecting safety matters and respectful communication policies.

2. DECLARATIONS OF PECUNIARY INTEREST

The Chair asked if there were any declarations of pecuniary interest. There were no declarations brought forward at this point.

3. PUBLIC MEETING

The Chair, on a Motion Moved by Councillor MacDonald and Seconded by Councillor Canning, adjourned the regular Planning and Development Committee Meeting to Open a Public Meeting pursuant to the *Planning Act* and pursuant to the Town of Midland By-law 2011-3 to consider three Applications to amend the Town's Zoning By-law. Vice Chair Councillor Jonathan Main assumed the role of Chair for the Public Meeting portion.

The Chair explained the purpose of the Public Meeting and outlined the procedures that would be followed. The Chair also advised that in accordance with the *Planning Act*, if a person does not make an oral submission at the Public Meeting in respect of the planning applications or make written submissions before the By-law is passed or an approval given, they may not be entitled to appeal the decision to the Ontario Municipal Board, and they may not be added as a party to a hearing on an appeal to the OMB unless, in the opinion of the Board, there are reasonable grounds to do so.

**A) Zoning By-law Amendment Application ZBA-07-17
Somerset Gables Inc. (c/o Hanson Development Group)
16821 Highway 12**

Present: Christina Addorisio, WSP - Agent

The Chair requested confirmation of notification of the Public Meeting including any correspondence received to which the Director of Planning and Building Services confirmed that the Notice of Public Meeting for the proposed Zoning By-law Amendment was mailed out on Friday, November 3, 2017 to ratepayers whose properties would be affected by the Zoning By-law Amendment as well as to the required agencies. The Notice was posted on the Town's website and on the Town's Notice Monitor at the Municipal Office. The Notice was also advertised in the Midland Mirror on Thursday, November 9, 2017. A Notice Sign was posted on the subject property. The Notice was also posted on the Town's Facebook page and Twitter accounts. Notice requirements of the *Planning Act* have been satisfied.

The County of Simcoe provided correspondence dated December 5, 2017 and a copy of this correspondence was provided on-desk to Committee. There have been no other comments received with respect to this Application.

At the request of the Chair, the Director of Planning and Building Services provided a description of the Application together with a PowerPoint presentation.

Ms. Christina Addorisio of WSP provided a brief presentation regarding the Application.

The Chair then asked for comments from the Public to which there were none.

The Chair then asked Committee if they required clarification on the comments received to which they did not.

The Chair thanked everyone for their attendance and participation and advised that the Committee will consider the Zoning By-law Amendment Application and the results of the public consultation later tonight in the Regular Meeting portion of the Planning and Development Committee.

**B) Zoning By-law Amendment Application ZBA-09-17
Campbell – 344 Fuller Avenue**

Present: Doug Campbell and Dianne Marcellus, Applicants/Owners

The Chair requested confirmation of notification of the Public Meeting including any correspondence received to which the Director of Planning and Building Services confirmed

that the Notice of Public Meeting for the proposed Zoning By-law Amendment was mailed out on Friday, November 3, 2017 to ratepayers whose properties would be affected by the Zoning By-law Amendment as well as to the required agencies. The Notice was posted on the Town's website and on the Town's Notice Monitor at the Municipal Office. The Notice was also advertised in the Midland Mirror on Thursday, November 9, 2017. A Notice Sign was posted on the subject property. The Notice was also posted on the Town's Facebook page and Twitter accounts. Notice requirements of the *Planning Act* have been satisfied. There have been no comments received with respect to this Application.

At the request of the Chair, the Director of Planning and Building Services provided a description of the Application together with a PowerPoint presentation.

Mr. Doug Campbell, Applicant, addressed Committee and confirmed he had no further comments with respect to the Zoning By-law Amendment Application.

The Chair then asked for comments from the Public to which there were none.

The Chair then asked Committee if they required clarification on the comments received to which they did not.

The Chair thanked everyone for their attendance and participation and advised that the Committee will consider the Zoning By-law Amendment Application and the results of the public consultation later tonight in the Regular Meeting portion of the Planning and Development Committee.

**C) Zoning By-law Amendment Application ZBA-10-17
DeSantis – 281 Midland Avenue**

Present: Ray Duhamel, Jones Consulting Group - Agent

The Chair requested confirmation of notification of the Public Meeting including any correspondence received to which the Director of Planning and Building Services confirmed that the Notice of Public Meeting for the proposed Zoning By-law Amendment was mailed out on Friday, November 3, 2017 to ratepayers whose properties would be affected by the Zoning By-law Amendment as well as to the required agencies. The Notice was posted on the Town's website and on the Town's Notice Monitor at the Municipal Office. The Notice was also advertised in the Midland Mirror on Thursday, November 9, 2017. A Notice Sign was posted on the subject property. The Notice was also posted on the Town's Facebook page and Twitter accounts. Notice requirements of the *Planning Act* have been satisfied.

The County of Simcoe provided correspondence dated December 5, 2017 and a copy of this correspondence was provided on-desk to Committee. There have been no other comments received with respect to this Application.

At the request of the Chair, the Director of Planning and Building Services provided a description of the Application together with a PowerPoint presentation.

Mr. Ray Duhamel of Jones Consulting Group addressed Committee and provided a power point presentation outlining the reasons and background of the Zoning By-law Amendment

Application as well as renderings of the proposed development of a 10 unit apartment building.

The Chair then asked for comments from the Public to which there were none.

The Chair then asked Committee if they required clarification on the comments received to which they did not.

The Chair thanked everyone for their attendance and participation and advised that the Committee will consider the Zoning By-law Amendment Application and the results of the public consultation later tonight in the Regular Meeting portion of the Planning and Development Committee.

Being that there were no more questions, on a Motion Moved by Mayor McKay and Seconded by Councillor MacDonald the Chair declared the Public Meeting portion of the meeting closed and that the Zoning By-law Amendment Applications and results of the Public Meeting be directed to the regular Planning and Development Committee of Council for consideration and recommendation to Council.

4. ITEMS FOR REVIEW/DISCUSSION

**A) Zoning By-law Amendment Application ZBA-07-17
Somerset Gables Inc. (c/o Hanson Development Group)
16821 Highway 12**

Present: Christina Addorisio, WSP - Agent

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2017-88 dated November 27, 2017 with respect to a Zoning By-law Amendment application for the property at 16821 Highway 12.

Following the review of the Report and discussion, it was then,

**Moved by: Councillor Canning
Seconded by: Mayor McKay**

That the Planning and Development Committee of Council refer the results of the Statutory Public Meeting with respect to Application No. ZBA-07-17, respecting the Hanson Development Group Subdivision at 16821 Highway 12 to Staff for a further Report on the Applications, the results of the Public Meeting, and request a planning opinion and recommendation from Staff.

CARRIED.

**B) Phasing Plan – Hanson Development Group
16821 Highway 12**

The Committee had before it for consideration Staff Report PL-2017-89 dated November 30, 2017 with respect to a Phasing Plan for the Hanson Subdivision at 16821 Highway 12.

Following the review of the Report and discussion, it was then,

Moved by: Councillor MacDonald
Seconded by: Mayor McKay

That Staff be authorized to accept and approve the proposed Phasing Plan for the Hanson Subdivision in accordance with the revisions request by Staff as set out in Staff Report PL-2017-89 dated November 30, 2017.

CARRIED.

**C) Zoning By-law Amendment Application ZBA-10-17
DeSantis – 281 Midland Avenue**

Present: Ray Duhamel, Jones Consulting Group - Agent

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2017-80 dated November 15, 2017 with respect to a Zoning By-law Amendment application for the property at 281 Midland Avenue.

Following the review of the Report and discussion, it was then,

Moved by: Councillor MacDonald
Seconded by: Councillor File

That the Planning and Development Committee of council refer the results of the Statutory Public Meeting with respect to Application No. ZBA-10-17, respecting 281 Midland Avenue to Staff for a further Report on the Application, the results of the Public Meeting, and request a planning opinion and recommendation from Staff.

CARRIED.

**D) Zoning By-law Amendment Application ZBA-09-17
Campbell – 344 Fuller Avenue**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2017-81 dated November 15, 2017 with respect to a Zoning By-law Amendment application for the property at 344 Fuller Avenue.

Following the review of the Report and discussion, it was then,

Moved by: Councillor Canning
Seconded by: Mayor McKay

That the Planning and Development Committee of council refer the results of the Statutory Public Meeting with respect to Application No. ZBA-09-17, respecting 344 Fuller Avenue

(Campbell) to Staff for a further Report on the Application, the results of the Public Meeting, and request a planning opinion and recommendation from Staff.

CARRIED.

E) Zoning By-law Amendment ZBA-11-17
Oz Investments Inc. – 1000 Wye Valley Road

The Committee had before it for consideration Staff Report PL-2017-82 dated November 24, 2017 with respect to a Zoning By-law Amendment for the property at 1000 Wye Valley Road.

Following the review of the Report and discussion, it was then,

Moved by: Councillor Canning
Seconded by: Councillor Main

That the Planning and Development Committee of Council support, for the purpose of scheduling the Public Meeting, Application ZBA-11-17 for an amendment to Zoning By-law 2004-90, as amended to rezone 1000 Wye Valley Road from the Industrial Zone –M2 to Industrial Zone with Exception –M2–X.

That Notice of Public Meeting under the *Planning Act* be provided in accordance with the regulations issued pursuant to the *Planning Act* and the Town's Official Plan.

That Staff be directed to prepare the draft amending Zoning By-law.

CARRIED.

5. OTHER BUSINESS

i) Update regarding CIP process and future Budget considerations.

6. ADJOURNMENT

On a Motion by Councillor Main the meeting was adjourned at 9:40 p.m.



W. Crown, Director of Planning and Building Services
A/Clerk