



**THE CORPORATION OF THE  
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL  
REPORT 2017-9**

**Report of the Planning and Development Committee of Council Meeting held  
Wednesday, November 1, 2017 at 7:00 p.m. in the Municipal Office Council Chambers.**

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**Present:** Chair Councillor J. Contin  
Vice Chair Councillor J. Main  
Mayor G. McKay  
Deputy Mayor M. Ross  
Councillor G. MacDonald  
Councillor G. Canning  
Councillor S. Strathearn  
Councillor P. File \*

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

**Regrets:** Councillor C. Oschefski

**\*arrived at 7:06 p.m.**

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**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. ITEMS FOR REVIEW/DISCUSSION**

**A) Official Plan Amendment OPA-02-17  
Zoning By-law Amendment ZBA-06-17  
Jarlette Ltd. – 658 King Street**

**Present:** Al McNair, Agent/Consultant  
David Jarlette, Owner

The Committee had before it for consideration Staff Report PL-2017-73 dated October 18, 2017 with respect to an Official Plan Amendment and Zoning By-law Amendment application for the property at 658 King Street. Committee was also provided with an on-desk copy of a revised copy of Schedule A to the Draft Zoning By-law. The Director confirmed that the revised Schedule A reflected the correct digital mapping as prepared by our GIS Technician. The mapping was described as a refinement of the zone lines to accurately reflect the location of the environmental areas to be protected and the Director confirmed that this had been reviewed with the Owner's consulting team.

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

**Moved by: Deputy Mayor Ross**  
**Seconded by: Councillor MacDonald**

**That Application Nos. OPA-02-17 and ZBA-06-17 submitted by Jarlette Ltd. be approved for the purpose to redesignate and rezone the subject property at 658 King Street and described as East Part Lot 103, Concession 1 (formerly Tay) now Town of Midland from the RESIDENTIAL DISTRICT designation to the ENVIRONMENTAL PROTECTION designation and a RESIDENTIAL DISTRICT designation with a special policy overlay in the Town's Official Plan and to rezone the property from the OPEN SPACE ZONE – OS and RESIDENTIAL - R1-H ZONE to the ENVIRONMENTAL PROTECTION ZONE – EP and from OPEN SPACE ZONE – OS and RESIDENTIAL- R1-H ZONE to the INSTITUTIONAL ZONE EXCEPTION – I-5 in order to permit the development of a multi-phased Seniors' continuum of care campus on the subject property where Phase 1 of the development will include a two storey Long Term Care home with 128 beds, corporate offices for Jarlette Health Services, a "Seniors' Health Hub" offering health and social services, a "Centre of Excellence" for academic studies in regards to seniors health issues, Phase 2 would include a five storey retirement lodge with up to 140 units, and Phase 3 would include up to three Seniors' rental apartments containing a total of 90 units.**

**That Staff are directed to finalize the required implementing By-laws to amend the Town of Midland Official Plan and the Zoning By-Law 2004-90 consistent with Staff Report PL-2017-73 dated October 18, 2017 and present the By-laws for Council's consideration.**

**Pursuant to Section 34(17) of the *Planning Act*, Council determines that no further Notice of the proposed By-law is required as the changes to the proposed By-law following the Public Meeting are minor and technical in nature.**

**CARRIED.**

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

The Committee had before it for consideration Staff Report PL-2017-67 dated October 24, 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: Deputy Mayor Ross**  
**Seconded by: Councillor Strathearn**

That the Planning and Development Committee of Council support, for the purpose of scheduling the Public Meeting, Application ZBA-09-17 for an Amendment to Zoning By-law 2004-90, as amended, to rezone 344 Fuller Avenue from the Rural Zone – RU to the Residential Zone – R5.

That Notice of Public Meeting under the *Planning Act* be provided in accordance with the regulations issued pursuant to the *Planning Act*.

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

**CARRIED.**

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

Present: Mr. and Mrs. Louie DeSantis

The Committee had before it for consideration Staff Report PL-2017-68 dated October 19, 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 Strathearn**  
**Seconded by: Mayor McKay**

That the Planning and Development Committee of Council support, for the purpose of scheduling the Public Meeting, Application ZBA-10-17 for an Amendment to Zoning By-law 204-90 as amended, to rezone 281 Midland Avenue from the Downtown Core Commercial Zone – DC-F2 to Downtown Core Commercial Exception Zone – DC-F2-X.

That Notice of Public Meeting under the *Planning Act* be provided in accordance with the regulations issued pursuant to the *Planning Act*.

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

**CARRIED.**

**4. OTHER BUSINESS**

i) January 2018 PDCC Meeting

The Director of Planning and Building Services noted that the January PDCC meeting is scheduled for Wednesday, January 3, 2018. As a result of the Christmas closure it is requested that the meeting be rescheduled to Wednesday, January 10, 2018. The Town's website and calendars will be changed accordingly. Committee had discussion and it was,

**Moved by: Councillor Main**  
**Seconded by: Deputy Mayor Ross**

That the Planning and Development Committee of Council meeting in January be rescheduled to Wednesday, January 10, 2018.

**CARRIED**

**5. ADJOURNMENT**

On a Motion by Councillor MacDonald the meeting was adjourned at 8:30 p.m.



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