



**THE CORPORATION OF THE  
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL  
REPORT 2017-7**

**Report of the Planning and Development Committee of Council Meeting held Tuesday,  
September 5, 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  
Councillor G. MacDonald  
Councillor C. Oschefski  
Councillor G. Canning  
Councillor S. Strathearn  
Councillor P. File \*  
Deputy Mayor M. Ross\*\*

**Also Present:** W. Crown, Director of Planning and Building Services  
J. Skorobohacz, Chief Administrative Officer  
A. Zhao, Planner  
S. Edgar, Executive Assistant

\* arrived at 7:08 p.m.

\*\*arrived at 9:10 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) Zoning By-law Amendment Application ZBA-05-17  
Latour – 536 Dominion Avenue**

**Present: Jason and Gina Latour, Applicants**

The Committee had before it for consideration Staff Report PL-2017-49 dated August 22, 2017 with respect to Zoning By-law Amendment application ZBA-05-17 for the property 536

Dominion Avenue. The Committee was also provided with an on-desk copy of the results of the Private Consultation undertaken by the Applicant.

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

**Moved by: Councillor Main**  
**Seconded by: Councillor Oschefski**

That Planning and Development Committee of Council support, for the purpose of scheduling the Public Meeting, Application ZBA-05-17 for an amendment to Zoning By-law 2004-90, as amended to rezone 536 Dominion Avenue from the Downtown Core Commercial Zone – DC-F2 to the 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.**

**B) Site Plan Application SPA-04-17**  
**Petrogold Inc. – 9620 County Road 93**

The Committee has before it for consideration Staff Report PL-2017-50 dated August 29, 2017 with respect to a Site Plan Application respecting 9620 County Road 93.

The Committee was also provided with an on-desk copy of correspondence dated August 31, 2017 from the County of Simcoe.

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

**Moved by: Councillor Strathearn**  
**Seconded by: Councillor Canning**

**That Site Plan Application SPA-04-17 be hereby approved as set out in Staff Report PL-2017-50 dated August 29, 2017.**

**That all required drawings and/or receipts shall be submitted and approved by the appropriate Staff in accordance with approved Site Plan Application SPA-04-17 and in accordance with the revisions requested by Staff, County and Source Protection RMO.**

**That the Site Plan Agreement for Site Plan Application SPA-04-17, be brought forward to Council for approval and that a By-law to authorize the Mayor and Clerk to execute the said Site Plan Agreement be presented at a future meeting.**

**CARRIED.**

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

**Present: Al McNair, Agent**  
**Representatives of Jarlette Health Services**

The Committee had before it for consideration Staff Report PL-2017-51 dated August 23, 2017 with respect to an Official Plan Amendment and Zoning By-law Amendment for the property at 658 King Street. The Committee was also provided with an on-desk copy of the Site Plan for the development at 658 King Street as well as correspondence dated August 21, 2017 from the County of Simcoe.

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

**Moved by: Councillor MacDonald**  
**Seconded by: Councillor Oschefski**

That Staff Report PL-2017-51 dated August 23, 2017 with respect to Applications OPA-02-17 and ZBA-06-17 regarding 658 King Street be received for information.

That Planning and Development Committee of Council support, for the purpose of scheduling the Public Meeting, Applications OPA-02-17 and ZBA-06-17 respecting 658 King Street.

That Staff be directed to schedule a Public Meeting to consider the proposed changes in land use and the proposed development of 658 King Street as set out in Applications OPA-02-17 and ZBA-06-17 and that the 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.

**CARRIED**

**D) Zoning By-law Amendment ZBA-04-17**  
**Warwick – 226 and 230 Queen Street**  
**Removal of “H” Symbol**

The Committee had before it for consideration Staff Report PL-2017-52 dated August 24, 2017 with respect to a Zoning By-law Amendment to remove the Holding “H” Symbol for the property at 226 and 230 Queen Street.

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

**Moved by: Councillor Main**  
**Seconded by: Councillor MacDonald**

**That Council pass a By-law to enter into a Shared Parking Agreement with the owners of 226 and 230 Queen Street.**

**That the request to remove the Holding “H” Symbol respecting 226 and 230 Queen Street be approved and the implementing By-law be passed at the next available Council meeting in accordance with Staff Report PL-2017-52 dated August 24, 2017.**

**CARRIED**

**E) Zoning By-law Amendment ZBA-08-17  
Removal of Holding “H” Symbol  
Bourgeois – 281 Lakewood Drive**

The Committee had before it for consideration Staff Report PL-2017-54 dated August 29, 2017 with respect to a Zoning By-law Amendment to remove the Holding “H” Symbol for the property at 281 Lakewood Drive.

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

**Moved by: Councillor Main  
Seconded by: Councillor Oschefski**

**That Zoning By-law Amendment ZBA-08-17 respecting the removal of the Holding “H” Symbol at 281 Lakewood Drive be approved by Council and the implementing By-law be passed in accordance with Staff Report PL-2017-54 dated August 29, 2017.**

**CARRIED**

**F) Built Boundary Intensification Target Report**

The Committee had before it Staff Report PL-2017-55 dated August 29, 2017 with respect to a Built Boundary Intensification Target Report.

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

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

**That Staff Report PL-2017-55 dated August 29, 2017 with respect to the “Built Boundary Intensification Target Report – August 2017” be received for information.**

**That the Town of Midland “Built Boundary Intensification Target Report – August 2017” be forwarded to the County of Simcoe Planning Department for its information.**

**CARRIED**

**4. OTHER BUSINESS**

i) Councillor File requested an update of the CIP process.

**5. ADJOURNMENT**

On a Motion by Councillor MacDonald the meeting was adjourned at 9:20 p.m.



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