



**THE CORPORATION OF THE
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT 2018-6**

**Report of the Planning and Development Committee of Council Meeting held
Wednesday, June 6, 2018 at 7:00 p.m. in the Municipal Office Council Chambers.**

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

Also Present: W. Crown, Director of Planning and Building Services
J. Skorobohacz, Chief Administrative Officer
S. Edgar, Deputy Clerk/Committee Coordinator

Regrets: Chair Councillor J. Contin
Councillor C. Oschefski

*arrived at 7:05 p.m.

1. CALL TO ORDER

In the absence of the Chair, the Vice Chair assumed the position of Chair.

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-02-18
786 William Street Inc. – 786 William Street**

Present: Eric Gonneau, Applicant/Owner/Engineer

The Committee had before it for consideration Staff Report PL-2018-44 dated May 23, 2018 with respect to a Zoning By-law Amendment application for the property at 786 William Street.

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

Moved by: Deputy Mayor Ross
Seconded by: Councillor Strathearn

That Council of the Town of Midland hereby determines that Zoning By-law Amendment ZBA-02-18 respecting 786 William Street (786 William Street Inc.) is consistent with the Provincial Policy Statements and is in conformity with the Growth Plan, Simcoe County Official Plan and the Town of Midland Official Plan.

That Zoning By-law Amendment Application ZBA-02-18 respecting the lands 786 William Street be approved and the implementing Zoning By-law be passed as set out in Staff Report PL-2018-44 dated May 23, 2018.

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 are minor in nature.

CARRIED.

B) Vacant Building Lot Supply Analysis

The Committee had before it for consideration Staff Report PL-2018-42 dated May 2, 2018 with respect to a Vacant Building Lot Supply Analysis.

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

Moved by: Deputy Mayor Ross
Seconded by: Councillor MacDonald

That Staff Report PL-2018-42 dated May 2, 2018 be received for information.

CARRIED.

**C) Request for Delegation of Site Plan Approval
The Seasons on Little Lake - Hanson Development Group**

The Committee had before it for consideration correspondence dated May 25, 2018 from WSP requesting that Council delegate Site Plan approval to the Director of Planning and Building Services for the entire Hanson Development which is part of "The Seasons on Little Lake" Draft Plan of Subdivision 43T-95021.

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

Moved by: Councillor Strathearn
Seconded by: Councillor Canning

That Staff be directed to prepare an Amendment to the Town's Site Plan Control Approval By-law to delegate Site Plan Approval to the Director of Planning and Building Services for the entire Hanson Development which is part of "The Seasons on Little Lake" Draft Plan of Subdivision 43T-95021, and that the By-law be brought forward to Council for its consideration at the next Council meeting.

CARRIED

**D) Pre-Servicing Agreement – The Seasons on Little Lake
Somerset Gables Inc. – Hanson Development Group**

The Committee had before it for consideration Staff Report PL-2018-45 dated May 29, 2018 with respect to request for Pre-Servicing Agreement submitted by Hanson Development Group.

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

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

That Staff Report PL-2018-45 dated May 29, 2018 be received.

That Council, having considered Report PL-2018-45, approves the Request for a Pre-Servicing Agreement submitted by Hanson Development Group and that the necessary By-law be passed authorizing the entering into of the required Agreement.

That Council directs that the update to the Town's Planning, Subdivision and Engineering standards incorporate the use of Pre-Servicing Agreements as an available option for Developers and that Administration take the necessary steps to fully implement a Pre-Servicing system.

CARRIED

4. OTHER BUSINESS

Councillor MacDonald declared a pecuniary interest and vacated his seat

i) Committee had general discussion regarding Education Development Charges.

Councillor MacDonald returned to his seat.

5. ADJOURNMENT

On a Motion by Deputy Mayor Ross the meeting was adjourned at 8:57 p.m.



Sherri Edgar, Deputy Clerk/Committee Coordinator