

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT NO. 2015-7**

Report of the Planning and Development Committee meeting held at 7:00 p.m. on Wednesday, July 8, 2015 in the Council Chambers of the Municipal Office.

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

Also Present: Director of Planning and Building Services, W. Crown
Chief Administrative Officer, C. Tripp
Senior Planner, Jill Lewis
Executive Assistant, S. Edgar

Regrets: Deputy Mayor M. Ross

1. CALL TO ORDER

The Chair called the meeting to order at 7:08 p.m.

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

The Director of Planning and Building Services introduced the Town's newly hired Senior Planner, Jill Lewis.

2. DECLARATIONS OF PECUNIARY INTEREST

There were none declared.

3. ITEMS FOR REVIEW/DISCUSSION

**A) Zoning By-law Amendment Application ZBA-04-15
Hanson Development Group – 16821 Highway 12**

Present: Chad John Baptiste, Planning Manager - MMM Group Limited
Christina Addorisio, Senior Planner - MMM Group Limited
Joseph Milos, Project Analyst – Live Work Learn Play

The Committee had before it for consideration Staff Report PL-2015-40 dated June 15, 2015 with respect to a Zoning By-law Amendment for the property at 16821 Highway 12.

The Director of Planning and Building Services advised that Staff had discussions with MMM

Group on July 7th to refine the Draft Zoning By-law which was provided to Committee. The Director outlined the additional refinements that he described as housekeeping in nature and better ensuring the development concept is achieved through the Zoning By-law.

Committee had discussions regarding the Amendment Application and Draft By-law. It was noted that an updated Staff Report will be presented at the Regular Meeting of Council along with a “tracked changes” copy of the Draft By-law.

Recommendation

Committee recommends the following:

1. That the Planning and Development Committee recommends to Council the approval of Application ZBA-04-15 (Hanson Development Group – 16821 Highway 12) to rezone the Hanson Subdivision lands in conformity with the Official Plan and 2014 Draft Plan Approval.
2. That the proposed Zoning By-law Amendment be revised in accordance with Staff Report PL-2015-40 dated June 25, 2015 and the additional modifications to the By-law as presented to Committee at their meeting of July 8, 2015.
3. That pursuant to Sub-section 34(17) of the *Planning Act*, Council determines that the changes made to the proposed By-law after the Public Meeting are minor and no further Notice is to be given in respect of the proposed By-law, save and except the required Notice of Passing.

B) Midland Bay Landing Approval Process

The Committee had before it for consideration Staff Report PL-2015-37 dated June 16, 2015 with respect to the Midland Bay Landing Approval Process.

Council had considerable discussion regarding the Approval Process and the general planning and development process for the Midland Bay Landing site.

Recommendation

Committee recommends as follows:

1. **That Council approve the proposed “Midland Bay Landing Approval Process” as set out in Staff Report PL-2015-37 dated June 16, 2015 and that Staff be directed to prepare the appropriate By-laws to implement the approval process.**

C) Official Plan Amendment OPA-03-13 Waterfront Master Plan Implementation Noise Impact Study Implementation

The Director provided a verbal update regarding the Waterfront Master Plan Implementation and Noise Impact Study Implementation. Discussions are ongoing with ADM and their

representatives. There is another meeting scheduled for July 29, 2015 and it is anticipated that an agreement on the required policy changes to the draft Official Plan Amendment may be reached at that time. Committee will be apprised as further developments warrant.

5. FOR INFORMATION

- A) Building Report – May 2015 – **Noted and Filed.**
- B) Township of Tay Notice By-law 2015-62 – Water/Wastewater Services to Sainte Marie, Martyrs' Shrine and Wye Marsh Wildlife Centre. **Noted and Filed.**
- C) Public Meeting – Downtown Health Centre – 287 Bayshore Drive
August 12, 2015 at 7:00 p.m. – Community Hall NSSRC

Committee had discussion regarding the Planning process and whether it would be beneficial for Committee to meet with Waypoint and Chigamik representatives prior to the Public Meeting. After further discussion Committee agreed that they would reevaluate the need for an additional meeting after the Public Meeting had taken place.

6. OTHER BUSINESS

- A) Committee member inquired if the Town had a Dark Sky By-law to which the Director advised that it did not.

7. ADJOURNMENT

On a Motion by Councillor Strathearn the meeting was adjourned at 9:45 p.m.



Wesley R. Crown, BES, MCIP, RPP
Director of Planning and Building Services
A/Clerk