



**THE CORPORATION OF THE
TOWN OF MIDLAND**

575 Dominion Avenue
Midland, ON L4R 1R2
Phone: 705-526-4275
Fax: 705-526-9971
info@midland.ca

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT 2016-6**

**Report of the Planning and Development Committee of Council Meeting held
Wednesday, June 1, 2016, at 7:00 p.m. in the Municipal Office Council Chambers.**

Present: Chair Councillor G. Canning
Vice Chair Councillor G. MacDonald
Councillor C. Oschefski
Councillor J. Main*
Councillor J. Contin
Councillor P. File
Councillor S. Strathearn

Also Present: Director of Planning and Building Services, W. Crown
Senior Planner, J. Lewis
Director of Corporate Services/Clerk, A. Fay
L. Quinn, Planning Student

Regrets: Mayor G. McKay
Deputy Mayor M. Ross

*Councillor J. Main left the meeting at 8:24 pm during discussion related to item 3 d).

1. CALL TO ORDER

The Chair called the meeting to Order at 7:03 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 ZBA-06-15
Home Occupation and Home Industry**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2016-30 dated May 13, 2016 regarding a Zoning By-law Amendment with respect to Home Occupations and Home Industries.

Following the review of the Report, the Committee recommended:

That Zoning By-law Amendment File No. ZBA-06-16 and Sign By-law Amendment respecting Home Occupations and Home Industries be approved, in accordance with Staff Report PL-2016-30, dated May 13, 2016.

That Staff be directed to finalize the required implementing By-law for the Amendment to the Zoning By-law 2004-90, as amended, in accordance with Staff Report PL-2016-30, dated May 13, 2016, for adoption and passing by Council.

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.

That Staff schedule a Public Meeting for the proposed Sign By-law Amendment, in accordance with Staff Report PL-2016-30, dated May 13, 2016, and that Notice of the proposed amendment to the Sign By-law 2011-79 be given in accordance with the Town Notice By-law 2009-20.

That Staff prepare a Guide to Establishing a Home-Based Business in Midland following adoption of the amending By-laws in accordance with Staff Report PL-2016-30, dated May 13, 2016.

**B) Site Plan Application SPA-03-16
Plaza Retail REIT (Mountainview Mall)
9220 and 9226 County Road 93**

The Committee had before it for consideration Staff Report PL-2016-35 dated May 24, 2016 with respect to a Site Plan Application for the property at 9220 and 9226 County Road 93.

Following the review of the Report, the Committee recommended:

That Site Plan Application No. SPA-03-16 Highway 93 (Midland) Investments Inc. (Plaza Retail REIT) be hereby approved as set out in Staff Report PL-2016-35 dated May 24, 2016.

That all required drawings and/or reports shall be submitted and approved by the appropriate Staff in accordance with approved Site Plan Application No. SPA-03-16 and the changes identified in Staff Report PL-2016-35 dated May 24, 2016.

That Planning and Building Services Staff be directed to prepare the required Site Plan Agreement in respect of the approved Site Plan Application No. SPA-03-16 Highway 93 (Midland) Investments Inc. (Plaza Retail REIT) for execution by the Owner, that the Site Plan Agreement 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 the next available meeting.

**C) Draft Plan of Subdivision – MD-T-0001
Midland Bay Estates Inc. (formerly CMRI)
Request for Extension of Draft Plan Approval**

The Committee had before it for consideration Staff Report PL-2016-28 dated May 13, 2016 regarding a request for Extension of Draft Plan Approval from Midland Bay Estates Inc.

Following the review of the Report, the Committee recommended:

That the Town of Midland grant an extension of Draft Plan of Subdivision approval pursuant to Subsection 51(33) of the *Planning Act* for the Midland Bay Estates Draft Plan of Subdivision, File MD-T-0001, for a period of five (5) years to June 28, 2021 as recommended in Planning Report PL-2016-28 dated May 13, 2016.

That the Draft Conditions be further amended to include the dedication of Blocks 95 – 98 (inclusive) to the Town for park and open space purposes and to require a detailed slope analysis as part of the overall lot grading and drainage plan, as recommended in Planning Report PL-2016-28 dated May 13, 2016.

Pursuant to Section 51(47) of the *Planning Act*, Council determines that no further Notice is required as the changes to the Draft Conditions are minor in nature.

D) Downtown Community Improvement Plan

The Committee had before it for consideration Staff Report PL-2016-34 dated May 24, 2016 regarding the Downtown Community Improvement Plan.

Following the review of the Report, the Committee recommended:

That Committee hereby approves the Draft Downtown Community Improvement Plan as set out in Staff Report PL-2016-34 dated May 24, 2016 for the purposes of public input and consultation and the scheduling of the required Public Meeting under Section 28 of the *Planning Act*.

5. FOR INFORMATION

A) Building Report – April 2016 – **Noted and Filed**

6. OTHER BUSINESS

a) The Committee reviewed a memo from the Director of Planning and Building Services regarding the summer meeting schedule. It was agreed that the Committee would have a Regular Meeting on August 3rd and that no Regular Meeting would be held on July 6th. Should the Committee feel an additional meeting is necessary it will be determined at the Call of the Chair.

- b) Councillor File inquired about the Official Plan Review draft documents that will be reviewed by the OPR Steering Committee. She asked if they would come before the PDC Committee prior to being forwarded for public comment.

Following a lengthy discussion the Committee requested the Director of Planning and Building Services review the Terms of Reference associated with the OPR Steering Committee to determine the authority of the Committee and report back.

7. **ADJOURNMENT**

On a Motion by Councillor Oschefski the meeting was adjourned at 9:06 p.m.



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