



**THE CORPORATION OF THE
TOWN OF MIDLAND**

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Minutes of the Waterfront Project Steering Committee Meeting held Friday, April 24, 2015, at 11:00 a.m. in the Council Chambers of the Municipal Office.

Present: Mayor G. McKay
Councillor G. Canning
Councillor G. MacDonald
B. Kernohan, Community Rep.
B. Penny, Community Rep.
Councillor J. Main
C. Tripp, Chief Administrative Officer
J. Galloway, Town Engineer
W. Crown, Director of Planning and Building Services
K. Desroches, Deputy Clerk

1. Open Meeting

Mayor McKay called the meeting to order at 11:00 a.m.

2. Declaration of Pecuniary Interest

There were none declared.

3. Review of Minutes

The Committee reviewed and received as information the Minutes from the April 10, 2015, as amended.

4. Development Meeting Update

The Committee reviewed a handout dated April 24, 2015, which provided a summary of discussions that occurred at a development meeting held April 15, 2015. The following are highlights from that meeting.

- The Consar account is up to date. K. Michaud has provided a cheque in the amount of \$8000 representing the first monthly installment of funds required under the Terms of Agreement.
- Consar continues to investigate options regarding a "Sales Trailer/Structure".
- Consar continues to investigate options regarding "Signage". A proposal has not yet been submitted. (a larger sign is allowed if town logo is on it).
- Archer Daniels Midland (ADM) noise study results are pending.
- Deardon Surveying and Ron Crane are working on land titles. W. Crown and J. Galloway have met with Ron Crane to review the survey of property and land titles which will allow for execution of the development. The process is well underway.

- Salter Pilon provided website information for review. An advertising piece will be circulated to the Committee for information purposes.
- A traffic engineering scope meeting is scheduled for Friday, April 24.
- A brief discussion occurred regarding a three storey plus underground parking structure for the east buildings. C. Tripp noted that discussions on the progress of the concept drawings will be occurring from now until the beginning of July, which is the anticipated completion date for the conceptual plan. During this process, some drawings will be presented to the Committee for information purposes.
- Comments from the Town on an approval process schedule are still pending.
- Ideas and designs are being contemplated for the development of an Iconic Feature.

C. Tripp advised that the Committee will continue to be provided with an update on discussions that have occurred during the Town's bi-weekly meetings with Consar. Similarly, the developer will be kept apprised of any concerns raised by the Committee.

5. Development Approval Process

The Committee reviewed a handout proposing the approval process for the Midland Bay Landing development.

W. Crown advised that the conceptual schematic is a draft only and has yet to be presented to Consar. It is expected that the proposed process will be guided by legislation, the Memorandum of Agreement with Consar, and will set out timelines for the developer. The process will also be used as a tool to assist the Committee and Council in understanding their role in the process and where public consultation will occur. Any deviations to the Master Plan or concept plan identified by staff will be required to be brought back through the process and then to Committee and Council for approval.

Staff will be considering the possibility of establishing a Development Permit System for efficiency purposes to allow for one application and approval process for zoning, site plan and minor variances.

6. Terms of Reference

In contemplation of the Committee's changing role, draft Terms of Reference were reviewed. The Terms of Reference essentially result in a change of name for the Committee from the "Waterfront Project Steering Committee" to the "Midland Bay Landing Steering Committee", a revised mandate, committee composition and duties.

The Committee proposed several amendments to the Terms of Reference.

Accordingly, the Terms of Reference will be amended and brought back to the next meeting for the Committee's review.

7. Iconic Feature

The Committee reviewed a handout provided by B. Penny proposing potential historically based themes for an Iconic Feature, possible types of features, and highlighting a process that could be used to assist in the selection of an Iconic Feature.

C. Tripp advised that the Iconic Feature will be a physical structure, used by the developer for marketing and promotional purposes.

An invitation will be extended to K. Michaud to attend the next meeting to discuss a process that would satisfy the Committee and the public alike.

B. Kernohan provided a brief PowerPoint presentation highlighting various design concepts used by other communities that could also be considered for Midland.

8. Adjournment and Next Meeting

- Next meeting: Friday, May 8, 2015 at 10:00 a.m.

As there was no further business, the meeting was adjourned at 12:43 p.m.

Karen Desroches
Deputy Clerk