

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL  
REPORT NO. 2015-11**

**Report of the Planning and Development Committee meeting held at 7:00 p.m. on  
Wednesday, November 4, 2015 in the Council Chambers of the Municipal Office.**

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**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  
Senior Planner, J. Lewis  
Chief Administrative Officer, C. Tripp  
Executive Assistant, S. Edgar  
Planning Student, L. Quin

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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**

**3. ITEMS FOR REVIEW/DISCUSSION**

**A) Hanson Subdivision – Community Design Guidelines**

Attendance: Chad John-Baptiste, Planning Manager – MMM Group Limited

The Committee had before it for consideration Staff Report PL-2015-72 dated October 29, 2015 with respect to the Community Design Guidelines for the Hanson Subdivision.

With the concurrence of the Committee, Chair Canning provided Mr. John-Baptiste an opportunity to speak to the item and he provided a background and reason for the Community Design Guidelines. He also noted that the MMM Group supported the Staff Report provided to Committee.

At the request of Committee, Mr. John-Baptiste provided a status update of the development. He also replied to questions regarding complete communities, stormwater ponds and archaeological aspects of the site. It is anticipated that the full launch of the sales centre will take place in the Spring of 2016.

The Chair thanked Mr. John-Baptiste for his presentation.

Committee had discussion regarding the process as recommended in the Staff Report and the process by which PDCC will be involved and the level of community involvement, if any.

### **Recommendation**

The Committee recommends the following:

1. That Council approve the proposed review and approval process for the Hanson Subdivision Community Design Guidelines as set out in Staff Report PL-2015-72 dated October 29, 2015.
2. That the Developer be requested to conduct a Community consultation meeting with respect to the Community Design Guidelines to receive input from the Public and to report back to the Town on the results of the Community input.

### **B) Source Protection Plan Hydrogeological/Base Flow Study – Town of Midland Requirements**

The Committee had before it for consideration Staff Report PL-2015-70 dated October 26, 2015 with respect to Source Protection Plan Hydrogeological/Base Flow Study and the Town of Midland requirements.

The Committee had discussion regarding the requirement of the Study, clarification regarding major development, exemption of residential components and clarification regarding the four options contained in the Staff Report.

### **Recommendation**

The Committee recommends the following:

1. That Council hereby approves Option 1 (Preparation of the required Hydrogeological Study to be completed at the Owner's expense by a qualified professional in the field (licensed Professional Geoscientist or exempted Professional Engineer) and subject to Town approval) as set out in Staff Report PL-2015-70 dated October 26, 2015 for the implementation of the requirements of Policy LUP-12 of the Southern Georgian Bay Lake Simcoe Source Protection Plan approved by the Province on January 26, 2015 and effective July 1, 2015.

### **C) Source Protection Plan – Charging of Fees**

The Committee had before it for consideration Staff Report PL-2015-66 dated October 23, 2015 with respect to the Source Protection Plan and Charging of Fees for the services of the Risk Management Official pursuant to the *Clean Water Act*.

Committee had discussion regarding the qualifications and training of the Risk Management Official and Risk Management Inspector, fee structure for services and how the amount was decided upon.

**Recommendation**

The Committee recommends the following:

1. **That Council support, for the purpose of scheduling the Public Meeting, an Amendment to the Town of Midland's Composite Fee Schedule to include fees regarding the services of the Risk Management Official pursuant to the *Clean Water Act* and that Notice of the proposed Amendment to By-law 2011-7 be given in accordance with the Town Notice By-law 2009-20.**

**D) Huron Wendat Nation Involvement in Official Plan Review**

The Committee had before it for consideration correspondence dated October 21, 2015 from the Huron Wendat Nation with respect to their involvement in the Town's Official Plan Review process. Committee was also provided with a copy of the First Nations/Aboriginal Consultation process document that was provided to the Official Plan Review Steering Committee.

Committee had discussion regarding funding assistance options as well as capacity funding.

This matter was provided for Committee's information.

**4. OTHER BUSINESS**

Committee requested an update on the Official Plan Review Steering Committee and Midland Bay Landing Steering Committee. The Director and CAO provided the updates as requested.

**5. ADJOURNMENT**

On a Motion by Deputy Mayor Ross the meeting was adjourned at 9:45 p.m.



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