

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT NO. 2015-10**

**Report of the Planning and Development Committee meeting held at 7:00 p.m. on
Wednesday, October 14, 2015 in the Council Chambers of the Municipal Office.**

Present: Chair, Councillor G. Canning
Vice Chair Councillor G. MacDonald
Mayor G. McKay
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
Deputy Clerk, K. Desroches

Regrets: Deputy Mayor M. Ross

*Arrived at 7:03 pm. during Item 3A).

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

Councillor G. MacDonald declared a pecuniary interest with respect to Item 3C - Simcoe Muskoka Catholic District School Board, Community Planning and Partnership Policy, Proposed Pupil Accommodation Review Policy, by reason that his spouse is a School Board Trustee.

3. ITEMS FOR REVIEW/DISCUSSION

**A) Official Plan Amendment OPA-01-15
Zoning By-law Amendment ZBA-01-15
New Operations Centre - 1099 MacDonald Road**

The Committee had before it for consideration Staff Report PL-2015-67 dated October 5, 2015 with respect to Official Plan Amendment OPA-01-15 and Zoning By-law Amendment ZBA-01-15 for the lands at 1099 MacDonald Road.

The Senior Planner provided clarification in response to questions raised by Committee regarding specific actions undertaken respecting the OPA and ZBA process which included concerns identified by Mr. and Mrs. Todd and protection of the Eastern Meadowlark.

Recommendation

The Committee recommends the following:

- 1. That Official Plan Amendment Application OPA-01-15 and Zoning By-law Amendment Application ZBA-01-15 respecting the lands at 1099 MacDonald Road be approved and the implementing Official Plan By-law and Zoning By-law be passed to redesignate a portion of the lands from Environmental Protection to Employment Areas and to rezone the property from Environmental Protection – EP and Industrial with Holding Symbol – M1-H to Industrial Exception Zone – M2-4.**

B) Home Occupation and Home Industry Review
Revised Terms of Reference

Committee had before it for consideration Staff Report PL-2015-65 dated October 2, 2015 with respect to the Revised Terms of Reference for the Home Occupation and Home Industry Review.

The Director provided clarification with respect to variances in Midland's regulatory framework enacted under the Town's OP and Zoning by-laws concerning home occupations versus provincial legislation in response to questions raised by Committee.

Committee had discussion regarding the proposed process respecting the review of the Home Occupation and Home Industry policies and provisions.

Committee recommended additional questions for inclusion with the series of questions to be presented to the public during the Public Workshop/Community Meeting to be held in January 2016.

Recommendation

The Committee recommends the following:

- 1. That the Planning and Building Services Department undertake a review of Home Occupation and Home Industry policies and provisions in accordance with the Revised Terms of Reference specified in Report No. PL-2015-65 dated October 2, 2015, as amended.**
- C) Simcoe Muskoka Catholic District School Board**
Community Planning and Partnership Policy
Proposed Pupil Accommodation Review Policy

Councillor MacDonald, having previously declared a pecuniary interest, left the Council Chambers.

Committee had before it for consideration Staff Report PL-2015-64 dated October 2, 2015 with respect to the Simcoe Muskoka Catholic District School Board and the Community Planning and Partnership Policy and Proposed Pupil Accommodation Review Policy.

Committee had discussion regarding comments provided to the SMCDSD by way of a letter dated September 21, 2015, from CAO Tripp and a request from Planning and Building Services for Council's endorsement of the comments.

In supporting the recommendation to endorse the letter, Committee requested that additional comments be provided to the School Board on behalf of Council encouraging better communication with the public regarding the accommodation process and the process and the criteria for how the final decision would be determined, and requesting that walkability and the purpose of individual schools in a community, i.e. community hub, be taken into consideration.

Councillor MacDonald returned to his seat.

Recommendation

Committee recommends as follows:

- 1. That Council endorses the letter dated September 21, 2015 to the Simcoe Muskoka Catholic District School Board regarding comments on the proposed Community Planning and Partnership Policy and proposed Pupil Accommodation Review Policy with the following matters also to be provided to the SMDSB:**
 - a) that walkability and the purpose of individual schools in a community, i.e. community hub, be taken into consideration;**
 - b) that during the accommodation review the public be better informed of the process and the criteria for how the final decision would be determined.**

D) William Wilson Pioneer Cemetery Heritage Restoration and Promotion Plan

Committee had before it for consideration Staff Report PL-2015-63 dated September 18, 2015 regarding the Heritage Restoration and Promotion Plan for the William Wilson Pioneer Cemetery. Committee was also provided with a copy of the Final Report prepared by Archaeological Research Associates Ltd. dated September 2, 2015.

The Director of Planning and Building Services provided a power point presentation.

Committee had discussion regarding the proposed plan and its impact on the Town's budget, the Town's obligations under the *Funeral, Burial and Cremation Services Act*, 2002, and additional options respecting the cemetery.

Following discussion, Committee directed staff to develop a more detailed implementation plan with more fulsome implementation dates for Committee's consideration at a future meeting.

Recommendation

Committee recommends as follows:

1. That consideration of the Heritage Restoration and Promotion Plan Report prepared by Archaeological Research Associates Ltd. dated September 2, 2015 regarding the William Wilson Pioneer Cemetery be deferred to allow staff to prepare a more detailed implementation plan with more fulsome implementations dates for Committee's consideration at a future meeting.

**E) Minor Site Plan Application SPA-04-15
R. Ouellet- 1053 Brebeuf Road**

Committee had before it for consideration Staff Report PL-2015-69 dated October 13, 2015 with respect to a Minor Site Plan Application for the property at 1053 Brebeuf Road

Committee had discussion with respect to the proposed use of the property.

Recommendation

The Committee recommends the following:

1. **That Council permits the development of 1053 Brebeuf Road as set out in Staff Report PL-2015-69 on the basis of private on-site services.**
2. **That Staff be directed to work with the Owner to finalize the Site Plan application and Agreement in accordance with Staff Report PL-2015-69 including but not limited to:**
 - **Limiting the amount of total pervious surfaces to less than 500 square metres.**
 - **Requiring the use of BMP including low impact development approaches to maintain pre-development recharge rates.**
3. **That the Mayor and Clerk are hereby authorized to sign and execute the Site Plan Agreement for the development of 1053 Brebeuf Road as described in Site Plan Application No. SPA-04-15 and as set out in Staff Report PL-2015-69.**

G) Proposed Trail - Cook Drive

The Director provided an account of the actions to date respecting a proposed trail connecting Ingram Crescent and Cook Drive.

The matter was received as information.

4. **FOR INFORMATION**

A) Building Report – August and September 2015 – **Noted and Filed.**

5. **OTHER BUSINESS**

Committee requested an update on the Pratt and Marina Park Developments and Mountainview Mall. The Director provided an update on these items.

6. **ADJOURNMENT**

On a Motion by J. Main the meeting was adjourned at 9:45 p.m.



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