



**THE CORPORATION OF THE  
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL  
REPORT 2016-11**

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

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

**Also Present:** W. Crown, Director of Planning and Building Services  
S. Edgar, Executive Assistant

**Regrets:** Deputy Mayor M. Ross

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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**

The Chair asked if there were any declarations of pecuniary interest. There were no declarations brought forward at this point.

**3. PUBLIC MEETING**

The Chair, on a Motion Moved by Councillor Oschefski and Seconded by Councillor Main, adjourned the regular Planning and Development Committee Meeting to Open a Public Meeting pursuant to the *Planning Act* and pursuant to the Town of Midland By-law 2011-3 to consider a proposed Draft Plan of Subdivision and Amendment to the Town's Zoning By-law. Vice Chair Councillor Jonathan Main assumed the role of Chair for the Public Meeting portion.

The Chair explained the purpose of the Public Meeting and outlined the procedures that would be followed. The Chair also advised that in accordance with the *Planning Act*, if a person does not make an oral submission at the Public Meeting in respect of the planning

applications or make written submissions before the By-law is passed or an approval given, they may not be entitled to appeal the decision to the Ontario Municipal Board, and they may not be added as a party to a hearing on an appeal to the OMB unless, in the opinion of the Board, there are reasonable grounds to do so.

**A) Draft Plan of Subdivision MD-T-01-16  
Zoning By-law Amendment ZBA-02-16  
283 Barnett Avenue – Nelson Barroso**

The Chair requested confirmation of notification of the Public Meeting including any correspondence received to which the Director of Planning and Building Services confirmed that the Notice of Public Meeting for the proposed Draft Plan of Subdivision and Zoning By-law Amendment was mailed out on Thursday, November 17, 2016 to ratepayers whose properties would be affected by the Draft Plan of Subdivision and Zoning By-law Amendment as well as to the required agencies. The Notice was posted on the Town's website and on the Town's Notice Monitor at the Municipal Office. The Notice was also advertised in the Midland Mirror on Thursday, November 17, 2016. A Notice Sign was posted on the subject property. The Notice was also posted on the Town's Facebook page and Twitter accounts. Notice requirements of the *Planning Act* have been satisfied.

At the request of the Chair, the Director of Planning and Building Services provided a brief overview of the proposed Draft Plan of Subdivision and Zoning By-law Amendment Application.

Glenn Lucas, Planning Consultant, addressed Committee and confirmed that the Applications had been described adequately by the Director of Planning and Building Services and he had no further comments.

Nelson Barroso, Applicant, advised that it is his intent to construct single family dwellings that will be for sale at market rates.

The Chair then asked for comments from the Public and the following people spoke to Committee:

Anne Duval, 291 Lindsay Street  
Christina Strong, 280 George Street

The Chair then asked Committee if they required clarification on the comments received to which there were none.

The Chair thanked everyone for their attendance and participation and advised that the Committee will consider the Draft Plan of Subdivision and Zoning By-law Amendment and the results of the public consultation later tonight in the Regular Meeting portion of the Planning and Development Committee.

Being that there were no more questions, on a Motion Moved by Councillor Strathearn and Seconded by Councillor Oschefski the Chair declared the Public Meeting portion of the meeting closed and that the Draft Plan of Subdivision and Zoning By-law Amendment and

results of the Public Meeting be directed to the regular Planning and Development Committee of Council for consideration and recommendation to Council.

**3. ITEMS FOR REVIEW/DISCUSSION**

**A) Draft Plan of Subdivision MD-T-01-16  
Zoning By-law Amendment ZBA-02-16  
283 Barnett Avenue**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2016-62 dated October 21, 2016 with respect to concurrent applications for a Draft Plan of Subdivision and Zoning By-law Amendment at 283 Barnett Avenue.

Following the review of the Report and discussion, it was then,

**Moved by: Councillor Oschefski**  
**Seconded by: Councillor Main**

That the Planning and Development Committee of Council refer the results of the Statutory Public Meeting with respect to Application Nos. MD-T-01-16 and ZBA-02-16 (Nelson Barroso – 283 Barnett Avenue) to Staff for further Report on the Applications and results of the Public Meeting.

**CARRIED.**

**B) Midland Online Zoning Tool**

The Director of Planning and Building Services and the GIS/IT Technician, provided an update to Committee with respect to the new Midland Online Zoning Tool that has been created. Committee was given a demonstration by Z. Fleas on the functionality of the Tool. It is anticipated that the Tool will be available to the Public on December 15, 2016.

The Chair thanked W. Crown and Z. Fleras for their presentation.

**C) Request for Street Renaming**

The Committee had before it for consideration Staff Report PL-2016-63 November 25, 2016 with respect to a request from a citizen to rename Jordeli Lane or Stollar Place to Ellison Place.

Following the review of the Report and discussion, it was then,

**Moved by: Councillor Strathearn**  
**Seconded by: Councillor MacDonald**

That the Planning and Development Committee of Council direct Staff to include Harvey Ellison's name on the Town's Historical Street Name Inventory in the Municipal Addressing Manual.

**CARRIED.**

**D) Draft Plan of Subdivision – MD-T-01-08  
Pratt Development Inc. – 823 King Street  
Area Master Stormwater Management Study**

The Committee had before it for consideration Staff Report PL-2016-60 dated October 25, 2016 with respect to a proposed Area Master Stormwater Management Study to be paid by Pratt Development Inc. for the property at 823 King Street. Committee was also provided with a letter dated December 1, 2016 from Paul Peterson of HGR Graham Partners.

Following the review of the Report and discussion, it was then,

**Moved by: Mayor McKay**  
**Seconded by: Councillor Oschefski**

**That the Town undertake a competitive RFP/Tender process for an Area Master Stormwater Management Study upon written confirmation in the form of an agreement with Pratt Development Inc., that it will front end the full cost of the Study, as set out in Staff Report PL-2016-60 dated October 25, 2016.**

**That Staff be directed to prepare an RFP/Tender for the completion of an Area Master Stormwater Management Study in accordance with the MOE 2003 *Stormwater Management Planning and Design Manual* and the requirements of the Municipal Class Environmental Assessment process.**

**That Staff explore and report on the range of cost recovery options that are available to the Town with respect to the front ending of the Study and any required works by Pratt Development Inc.**

**CARRIED.**

**E) Private Consultation Report Requirements**

The Committee had before it for consideration Staff Report PL-2016-65 dated November 29, 2016 with respect to the Private Consultation Requirements and proposed Policy.

Following the review of the Report and discussion, it was then,

**Moved by: Councillor Oschefski**  
**Seconded by: Councillor MacDonald**

**That Council hereby adopts the Policy with respect to the reporting on Private Consultations required under the *Planning Act* for Zoning By-law Amendments, Official Plan Amendments and applications for Plans of Subdivision as set out in Attachment #1 to Staff Report PL-2016-65 dated November 29, 2016.**

**CARRIED.**

**4. OTHER BUSINESS**

i) Committee had some discussion regarding Bill 7 and its impact on the Municipality.

5. **ADJOURNMENT**

On a Motion by Councillor MacDonald the meeting was adjourned at 9:05 p.m.

A handwritten signature in black ink, consisting of a stylized 'W' followed by a long horizontal flourish.

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