



**THE CORPORATION OF THE  
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL  
REPORT 2016-4**

**Report of the Planning and Development Committee of Council Meeting held  
Wednesday, April 6, 2016, at 7:00 p.m. in the Municipal Office Council Chambers.**

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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 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/Deputy CAO, A. Fay  
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**

The Chair asked if there were any declarations of pecuniary interest and there were none declared.

- i) Councillor Contin declared a pecuniary interest with respect to item 3.A) Zoning By-law Amendment Application ZBA-07-15, Tiffin Harbour Development Corporation, 711 Aberdeen Boulevard, as he is the owner of a unit at 699 Aberdeen Boulevard.
- ii) Councillor Main declared a pecuniary interest with respect to item 4.D) Site Plan Application SPA-01-16, Georgian Bay District Secondary School, 865 Hugel Avenue as his sister is a teacher at Midland Secondary School.

### **3. PUBLIC MEETING**

The Chair, on a Motion Moved by Mayor McKay and Seconded by Councillor Strathearn, 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 proposed Amendments to the Town's Official Plan and Zoning By-law. Vice Chair Councillor George MacDonald 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) Zoning By-law Amendment ZBA-07-15 Tiffin Harbour Development Corporation 711 Aberdeen Boulevard**

Present: Sean M.H. Ainley – HGR Graham Partners, Agent  
Gino Bifulchi, Owner

#### **Having previously declared a pecuniary interest Councillor Contin vacated his seat**

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 Zoning By-law Amendment was mailed out on Thursday, March 10, 2016 to ratepayers whose properties would be affected by the 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, March 10, 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.

The following correspondence was received and provided "on-desk":

April 1, 2016 – Simcoe County District School Board

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

Sean Ainley – HGR Graham Partners - agent on behalf of Tiffin Group provided a power point presentation to Committee.

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

Stephen Nash – 631 Taylor Drive

John Colussi – 577 Taylor Drive  
Diane Ouimet-Schryver – 699 Aberdeen Boulevard, Unit 805  
Victor Brodeur – 699 Aberdeen Boulevard, Unit 309

The Chair then asked Committee if they required clarification on the comments received.

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

**Councillor Contin returned to his seat.**

**B) Official Plan Amendment OPA-03-13  
Waterfront Master Plan Implementation  
Midland Bay Landing (Unimin Lands)**

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 Official Plan Amendment was mailed out on Thursday, March 10, 2016 to ratepayers whose properties would be affected by the 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, March 10, 2016. A Notice Sign was posted on the subject property. The Notice was also posted on the Town's Facebook page and Twitter accounts. There was also an Open House held on Thursday, February 18, 2016 from 4:00 to 8:00 pm in the Council Chambers of the Municipal Office. Notice requirements of the *Planning Act* have been satisfied.

There has been no correspondence received to-date.

At the request of the Chair, the Director of Planning and Building Services provided a brief overview of the proposed Official Plan Amendment Application.

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

Robert Cash, - ADM  
Deb Hitchman – 737 Quebec Street

The Chair then asked Committee if they required clarification on the comments received.

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

**C) Official Plan Amendment OPA-03-15  
Zoning By-law Amendment ZBA-05-15  
Implementation of Bill 140 (Second Units)**

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 Official Plan Amendment and Zoning By-law Amendment was mailed out on Thursday, March 17, 2016 to ratepayers whose properties would be affected by the Amendments as well as to the required agencies. A .pdf of the Notice was also emailed to those who have provided their email addresses to the Town. 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, March 17, 2016. The Notice was also posted on the Town's Facebook page and Twitter accounts. There was also an Open House held on Thursday, October 29, 2015 from 3:00 to 6:00 pm in the Council Chambers of the Municipal Office. Notice requirements of the *Planning Act* have been satisfied.

The following (50) pieces of correspondence were received prior to the Agenda circulation and were attached to Staff Report PL-2016-12:

October 16, 2015 - Juris Jankevics on behalf of Tiffin Homeowners Association  
October 28, 2015 – Gerry Duffy  
October 29, 2015 – Antje Clarke – 502 Aberdeen Boulevard  
Undated - Linda and Marvin Wright  
Undated - M. McKinnon  
November 8, 2015 – Allan Arlett – 60 Riverwalk Place  
November 30, 2015 (x2) – Taylor McDaniel – Jennark Homes  
December 1, 2015 – George Dixon – 18 Riverwalk Place  
December 2, 2015 – Sam Goldberg – GardenSuite.co  
January 29, 2016 – Gerry Duffy – 625 Taylor Drive  
February 1, 2016 – Kevin M. Thompson of Smith Valeriote Law Firm – representing Jennark Homes  
February 14, 2016 – Rob and Lorna Rankine – 506 Aberdeen Boulevard  
February 15, 2016 – Christine Duffy – 625 Taylor Drive  
February 15, 2016 – Gerry Duffy – 625 Taylor Drive  
February 15, 2016 – Ken and Valerie Stief – 499 Aberdeen Boulevard  
February 15, 2016 – Jim McCreary and Deb Cross  
February 19, 2016 – Don Cunningham – 9 Riverwalk Place  
February 19, 2016 – Allan Arlett  
February 19, 2016 – Stan Danks  
February 19, 2016 – Mary Crane – 637 Taylor Drive  
February 19, 2016 – Thomas and Leticia Dudgeon – 643 Taylor Drive  
February 19, 2016 – Pat Kilbank – 25 Davenport Street  
February 19, 2016 – Brock and Shelley Weir – 662 Taylor Drive  
February 20, 2016 – Eric and Helen Stewart – 680 Taylor Drive  
February 20, 2016 – Patty Clement and Peter Kropman – 589 Aberdeen Boulevard  
February 20, 2016 – Frank Thompson  
February 22, 2016 – Margot McKinnon and Norman Sherratt – 447 Aberdeen Boulevard

February 22, 2016 – Christa Rabe – 498 Aberdeen Boulevard  
February 21, 2016 – Waltraud Beittlberger-Vossen – 571 Taylor Drive  
February 22, 2016 – John McHardy – 619 Taylor Drive - Tiffin Phase 6 Lead – THA  
February 22, 2016 – Bill Lesarge  
February 22, 2016 – Paul Wismer – 325 Aberdeen Boulevard  
February 22, 2016 – Paul and Jeanette Lyon  
February 22, 2016 – Barry and Judith Duke – 34 Riverwalk Place  
February 22, 2016 – Pat Boyd – 619 Taylor Drive  
March 23, 2016 – Simcoe County District School Board  
March 24, 2016 – Debra Peach – 314 Aberdeen Boulevard  
March 24, 2016 – Rob and Lorna Rankine  
March 24, 2016 – Brock Weir – Publisher/Editor Lifestylomagazine .ca Orillia  
March 25, 2016 – Don and Nada Crandall - Captain's Cove  
March 26, 2016 – Ronald and Joan Neville – 64 Riverwalk Place  
March 29, 2016 – Eric and Helen Stewart – 680 Taylor Drive  
March 26, 2016 – Gerry and Christine Duffy – 625 Taylor Drive  
March 28, 2016 – Jim McCreary  
March 28, 2016 – Bill and Rose LeSarge – 668 Taylor Drive  
March 28, 2016 – Stuart and Edna Spence – 330 Aberdeen Boulevard  
March 28, 2016 – Elizabeth O'Connor – Chair on behalf of the Midland Seniors Council

The following twenty-four (24) pieces correspondence were received and provided “on-desk” to Committee:

March 31, 2016 – Ken and Valerie Stief – 499 Aberdeen Boulevard  
April 1, 2016 (x2) - Juris Jankevics on behalf of Tiffin Homeowners Association  
April 1, 2016 – Mary Crane – 637 Taylor Drive  
April 1, 2016 – Patty Clement and Peter Kropman  
April 1, 2016 – Gus and Carol Protopapas – 389 Aberdeen Boulevard  
April 2, 2016 – Janie Robinson and Brian Quinn – 474 Aberdeen Boulevard  
April 2, 2016 – Joe and Elizabeth Attard – 380 Aberdeen Boulevard  
April 2, 2016 – David Heath  
April 2, 2016 – Robert and Wendy Lowe – 381 Aberdeen Boulevard  
April 2, 2016 – Bruce and Pat Henderson – 418 Aberdeen Boulevard  
April 2, 2016 – Darrell and Wally Vossen – 571 Taylor Drive  
April 3, 2016 – Art and Marguerite Yung – 415 Aberdeen Boulevard  
April 3, 2016 – Keith and Sharon Tippin – 42 Riverwalk Place  
April 3, 2016 – Allan Arlett and Ingrid van Rotterdam  
April 3, 2016 – Margot McKinnon and Norman Sherratt  
April 4, 2016 – Vincent Starratt of Smith Valeriotte representing Jennark Homes  
April 4, 2016 – Paul Wismer- 325 Aberdeen Boulevard\  
April 5, 2016 – John McHardy and Pat Boyd – 619 Taylor Drive  
April 5, 2016 – Rachelle Hamelin, Planner III – County of Simcoe  
April 6, 2016 – Paul and Jeannette Lyon  
April 6, 2016 – Ken and Brenda Hicks – 741 Portage Park Lane  
April 6, 2016 – Christa Rabe – 498 Aberdeen Boulevard  
April 6, 2016 – Tom and Lety Dudgeon

The Director noted that an Adobe .pdf of the additional comments received “on-desk” will be posted on the website as an Addendum to the Planning and Development Committee of Council Agenda.

At the request of the Chair, the Senior Planner provided a brief overview of the Official Plan and Zoning By-law Amendment Applications.

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

Carol Finlayson - 827 Sarah Boulevard  
John Colussi – 577 Taylor  
Bill Kernohan – William Street  
Juris Jankovics – 346 Aberdeen Boulevard  
Vincent Starratt – Smith Valeriotte – agent for Jennark Homes  
Gerry Duffy – 625 Taylor Drive  
George Dixon – 18 Riverwalk Place  
Frank Thompson - 333 Aberdeen Boulevard  
Tom Dudgeon - Taylor Drive  
Kevin Cowie – Par Four Drive  
Bill Gordon – Dominion Avenue  
Brenda Hicks - 517 Aberdeen Boulevard

The Chair then asked Committee if they required clarification on the comments received.

The Chair thanked everyone for their attendance and participation and advised that the Committee will consider the Amendments 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 Amendments and results of the Public Meeting be directed to the regular Planning and Development Committee of Council for consideration and recommendation to Council.

#### **4. ITEMS FOR REVIEW/DISCUSSION**

##### **A) Zoning By-law Amendment ZBA-07-15 Tiffin Harbour Development Corporation 711 Aberdeen Boulevard**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2016-15 dated March 28, 2016 with respect to a Zoning By-law Amendment with respect to the proposed residential condominium building at 711 Aberdeen Boulevard.

Following the review of the Report, the Committee recommended:

That the Planning and Development Committee of Council refer the results of the Statutory Public Meeting with respect to Zoning By-law Amendment Application ZBA-07-15 (711 Aberdeen Boulevard – Tiffin Harbour Development Corp.) to Staff for a further Report on the proposed amendment and the result of the Public Meeting.

**B) Official Plan Amendment OPA-03-13  
Waterfront Master Plan Implementation  
Midland Bay Landing (Unimin Lands)**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2016-16 dated March 24, 2016 with respect to the Waterfront Master Plan Implementation Official Plan Amendment for the Midland Bay Landing property.

Following the review of the Report, the Committee recommended:

That the Planning and Development Committee of Council refer the results of the Statutory Public Meeting with respect to the proposed Official Plan Amendment (File OPA-03-13) regarding the implementation of the Midland Bay Landing Waterfront Master Plan to Staff for a further Report on the proposed amendment and the results of the Public Meeting.

**C) Official Plan Amendment OPA-03-15  
Zoning By-law Amendment ZBA-05-15  
Implementation of Bill 140 (Second Units)**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2016-12 dated March 24, 2016 with respect the Implementation of Bill 140 (Second Units) within residential properties in the Town of Midland.

Following the review of the Report, the Committee recommended:

That the Planning and Development Committee of Council refer the results of the Statutory Public Meeting with respect to the Implementation of Bill 140 (Second Units – File Nos. OPA-03-15 and ZBA-05-15) to Staff for a further Report on the proposed amendments and the results of the Public Meeting.

**D) Site Plan Application – SPA-01-16  
Georgian Bay District Secondary School – 865 Hugel Avenue**

**Having previously declared a pecuniary interest Councillor Main vacated his seat.**

The Committee had before it for consideration Staff Report PL-2016-13 dated March 29, 2016 with respect to a Site Plan Application for the property at 865 Hugel Avenue.

Following the review of the Report, the Committee recommended:

**That, as recommended in Staff Report PL-2016-13 dated March 13, 2016, Site Plan Application No. SPA-01-16 (Simcoe County District School Board) be hereby approved.**

**That all required drawings and/or reports shall be submitted and approved by the appropriate Staff in accordance with the approved Site Plan Application and the changes identified in Staff Report PL-2016-13.**

**That Planning and Building Services Staff be directed to prepare the required Site Plan Agreement for execution by the Owner and 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.**

Councillor Main returned to his seat.

**E) Downtown Midland Community Improvement Plan**

The Committee had before it for consideration Staff Report PL-2016-11 dated March 29, 2016 with respect to the Downtown Midland Community Improvement Plan.

Following the review of the Report, the Committee recommended:

**That Council hereby approves Staff Report PL-2016-11 dated March 29, 2016 regarding the Downtown Midland Community Improvement Plan and directs Staff to conduct the required consultation and Public Meeting process as set out therein.**

**F) Conditional Permit Agreement**

The Committee had before it for consideration Staff Report BD-2016-5 dated March 28, 2016 with respect to a Conditional Permit Agreement.

Following the review of the Report, the Committee recommended:

**That Council hereby approves the form of the “Conditional Permit Agreement” as set out in Staff Report BD-2016-5 dated March 28, 2016 for use in issuance of Conditional Permits pursuant to Building Permit By-law 2005-51, as amended, and section 8.(3) of the *Building Code Act*, 1992 as amended.**

**5. FOR INFORMATION**

- A) County of Simcoe update re: County Official Plan and OMB hearing process – **Noted and Filed**
- B) City of Markham request to limit jurisdiction of OMB – Noted and Filed
- C) Building Report – February 2016 – **Noted and Filed**

**6. OTHER BUSINESS**

- A) Director of Planning and Building Services provided an update regarding the Town's Official Plan Review Study.



7. **ADJOURNMENT**

On a Motion by Councillor Oschefski the meeting was adjourned at 10:55 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

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