



**THE CORPORATION OF THE
TOWN OF MIDLAND**

575 Dominion Avenue
Midland, ON L4R 1R2
Phone: 705-526-4275
Fax: 705-526-9971
info@midland.ca

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT 2017-4**

**Report of the Planning and Development Committee of Council Meeting held
Wednesday, April 5, 2017 at 7:00 p.m. in the Municipal Office Council Chambers.**

Present: Chair Councillor J. Contin
Vice Chair Councillor J. Main
Mayor G. McKay
Deputy Mayor M. Ross
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
J. Lewis, Senior Planner
S. Edgar, Executive Assistant

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.

- i) Councillor Strathearn declared a pecuniary interest with respect to Item 3.C) Official Plan Amendment OPA-01-17, Zoning By-law Amendment Application ZBA-01-17, 447 Mundy's Bay Road as the Applicant is a neighbor.

3. ITEMS FOR REVIEW/DISCUSSION

- A) **Zoning By-law Amendment Application ZBA-03-16
Highway 93 (Midland) Investments Inc. (Plaza Retail REIT)
9220 & 9226 County Road 93 – Mountainview Mall
Present: Dan Amadio, MHBC**

The Committee had before it for consideration Staff Report PL-2017-16 dated March 22, 2017 with respect to Zoning By-law Amendment application ZBA-03-16 for the property at 99220 and 9226 County Road 93.

Following a presentation from staff, a review of the Report and discussions, it was then,

Moved by: Councillor Strathearn
Seconded by: Councillor Oschefski

That Zoning By-law Amendment Application No. ZBA-03-16 respecting 9220 and 9226 County Road 93 (Plaza Retail REIT) be approved and the implementing Zoning By-law be passed to rezone the property from Highway Commercial – HC to Highway Commercial Exception – HC-10 in accordance with Staff Report PL-2017-16.

Pursuant to Section 34(17) of the *Planning Act*, Council determines that no further notice of the proposed By-law is required as the changes to the proposed By-law are minor in nature.

That Site Plan Control By-law 2013-13, as amended, be further amended with respect to 9220 and 9226 County Road 93 to require non-Warehouse uses with entrances at the western, northern and southern sides of the building to be subject to Site Plan approval.

CARRIED.

B) Official Plan Amendment No. 9
Zoning By-law Amendments 2016-28 and 2016-29
Implementation of Bill 140 (Second Units)

The Committee has before it for consideration Staff Report PL-2017-11 dated March 26, 2017 with respect to Official Plan Amendment No. 9 and Zoning By-law Amendments 2016-28 and 2016-29 with respect to the Implementation of Bill 140 (Second Units). Committee was also provided with a copy of EBR Registry Number 012-9694 from the Ministry of Municipal Affairs and Housing.

The following email correspondence was provided to Committee:

February 28, 2017 – emails from George Dixon; Allan Arlett;
March 1, 2017 – emails from John McHardy; Paul Wismer; Allan Arlett

The following email correspondence was provided to Committee “on-desk”

March 23, 2017 – email from Paul Foy

March 27, 2017 – email from Brian and Sandra Morrison

March 29, 2017 – email from Waltraub Beitzberger-Vossen

April 4, 2017 – email from Paul Wismer

April 5, 2017 – email from Brady McDonald

Following a presentation from Staff and a review of the Report and discussions, it was then,

Moved by: Councillor File
Seconded by: Councillor Strathearn

That, following County of Simcoe approval of Official Plan Amendment No. 9 as modified in accordance with Council direction, Staff schedule the required Public Meeting to consider the repeal of By-law 2016-29 and the proposed amendments to By-law 2016-28 in accordance with Option #3 in Staff Report PL-2017-11 dated March 26, 2017.

That Staff be directed to finalize the required amendments to By-law 2016-28 in accordance with Option #3 in Staff Report PL-2017-11 dated March 26, 2017.

CARRIED

C) Official Plan Amendment OPA-01-17
Zoning By-law Amendment Application ZBA-01-17
447 Mundy's Bay Road

Having declared a pecuniary interest Councillor Strathearn vacated his seat.

The Committee had before it for consideration Staff Report PL-2017-23 dated March 26, 2017 with respect to Official Plan Amendment OPA-01-17 and Zoning By-law Amendment application ZBA-01-17 for the property at 447 Mundy's Bay Road.

Following a presentation from staff and a review of the Report and discussions, it was then,

Moved by: Councillor MacDonald
Seconded by: Deputy Mayor Ross

That the Planning and Development Committee of Council support, only for the purpose of scheduling the Public Meeting, Applications No. OPA-01-17 and ZBA-01-17 respecting 447 Mundy's Bay Road.

That Notice of the Public Meeting under the *Planning Act* be provided in accordance with the regulations issued pursuant to the *Planning Act* and the Town's Official Plan.

CARRIED.

Councillor Strathearn returned to his seat.

D) Zoning By-law Amendment ZBA-04-17
226 and 230 Queen Street

The Committee had before it for consideration Staff Report PL-2017-17 dated March 22, 2017 with respect to Zoning By-law Amendment application ZBA-04-17 for the properties at 226 and 230 Queen Street.

Following a presentation from staff and a review of the Report and discussions, it was then,

Moved by: Councillor Strathearn
Seconded by: Deputy Mayor Ross

That the Planning and Development Committee of Council support, for the purpose of scheduling the Public Meeting, Application No. ZBA-04-17 for an amendment to Zoning By-law 2004-90 respecting 226 and 230 Queen Street.

That Notice of Public Meeting under the Planning Act be provided in accordance with the regulations issued pursuant to the *Planning Act* and the Town's Official Plan.

CARRIED.

E) Site Plan Application SPA-01-17
Salvation Army Thrift Store
649 Balm Beach Road

The Committee had before it for consideration Staff Report PL-2017-22 dated March 23, 2017 with respect to Site Plan Application SPA-01-17 for the property at 649 Balm Beach Road.

Following a presentation from staff and a review of the Report and discussions, it was then,

Moved by: Councillor MacDonald
Seconded by: Councillor Oschefski

That Site Plan Application No. SPA-01-17 (submitted by the Governing Council of the Salvation Army in Canada) be hereby approved as set out in Staff Report PL-2017-22 dated March 23, 2017.

That all required drawings and/or reports shall be submitted and approved by the appropriate Staff in accordance with approved Site Plan Application No. SPA-01-17 and in accordance with the revisions requested by Staff.

That the Site Plan Agreement for Site Plan Application No. SPA-01-17, 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 a future meeting.

CARRIED.

F) Devonleigh Homes "The Grove" (LRG) Subdivision
Review of the Town's Tree Planting Policy

The Committee had before it for consideration Staff Report PL-2017-15 dated March 22, 2017 with respect to a Review of the Tree Planting Policy – Town-wide and "The Grove" Subdivision.

Following a presentation from staff and a review of the Report and discussions, it was then,

Moved by: Mayor McKay

Seconded by: Councillor Oschefski

That Option 3 set out in Staff Report PL-2017-15 dated March 22, 2017 be approved.

CARRIED.

G) 2017 Downtown Parking Strategy Study

The Committee had before it for consideration Staff Report PL-2017-21 dated March 22, 2017 with respect to the 2017 Downtown Parking Strategy Study.

Following a presentation from staff and a review of the Report and discussions, it was then,

Moved by: Councillor Oschesfski

Seconded by: Councillor File

That the Terms of Reference/Request for Proposal, for the Downtown Parking Strategy Study as set out in Staff Report PL-2017-21 dated March 22, 2017 be approved and Staff be directed to advertise the Request for Proposals in accordance with the Town's requirements.

That Council direct Staff to advertise for the Steering Committee members as set out in Staff Report PL-2017-21 dated March 21, 2017 and amended by Committee to include two ratepayers outside of the BIA boundary and Council determine its three (3) appointees to the proposed Project Steering Committee.

CARRIED.

H) Area Master Stormwater Management Study Agreement

The Committee had before it for consideration Staff Report PL-2017-20 dated March 20, 2017 with respect to an Area Master Stormwater Management Study Agreement with Pratt Development Inc.

Following a presentation from staff and a review of the Report and discussions, it was then,

Moved by: Councillor Strathearn

Seconded by: Deputy Mayor Ross

That Staff be directed to bring forward the necessary By-law to authorize the entering into of a front-ending Agreement with Pratt Development Inc. 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.

CARRIED.

4. **OTHER BUSINESS**

There was other business.

5. **ADJOURNMENT**

On a Motion by Councillor MacDonald the meeting was adjourned at 10:15 p.m.



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