

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT NO. 2015-9**

**Report of the Planning and Development Committee meeting held at 7:00 p.m. on
Wednesday, September 2, 2015 in the Council Chambers of the Municipal Office.**

Present: Chair, Councillor G. Canning
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
Executive Assistant, S. Edgar
Planning Student, L. Quin

Regrets: Vice Chair Councillor G. MacDonald

***arrived at 7:05 pm**

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

There were none declared.

3. PUBLIC MEETING

On a Motion Moved by Councillor Main and Seconded by Councillor Oschefski, the Chair 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.

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

The Chair requested confirmation of notification of the Public Meeting including any correspondence received to which the Senior Planner confirmed that the Notice of Public Meeting for the proposed Official Plan Amendment and Zoning By-law Amendment was mailed out on Thursday, August 13, 2015 to ratepayers whose properties would be affected by the Amendments 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, August 13, 2015. A Notice Sign was posted on the subject property. The Notice was also posted on the Town's Facebook page and Twitter accounts.

Correspondence was received September 2, 2015 from Janice and John Todd of 1176 King Street which was provided on-desk to Committee.

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

The Chair then asked for comments from the Public, to which there were none.

The Committee did not require any further clarification.

The Chair advised that the Committee will consider the Amendments and the results of the public consultation later tonight in the Regular Meeting of the Planning and Development Committee.

Being that there were no more questions, on a Motion by Councillor Main 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.

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-2015-54 dated August 21 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 and the results of the Public Consultation.

It was noted that the comments received from Mr. and Mrs. Todd were more related to the construction of the Depot and not the proposed Amendments to the Official Plan and Zoning

By-law.

Committee had considerable discussion regarding the potential environmental impact, the species at risk screening EIS, next steps and planning process moving forward.

Recommendation

The Committee recommends the following:

1. That the Matter be deferred and that Staff prepare a further Report at the October 14, 2015, Planning and Development Committee of Council meeting in respect of the concerns raised by Mr. and Mrs. Todd and issues concerning species at risk.

**B) Official Plan Amendment OPA-02-15
Zoning By-law Amendment ZBA-03-15
Waypoint-Chigamik Proposed Downtown Health Centre - 287 Bayshore Drive**

Committee had before it for consideration Staff Report PL-2015-56 dated August 17, 2015 with respect to Official Plan Amendment OPA-02-15 and Zoning By-law Amendment ZBA-03-15 for the lands at 287 Bayshore Drive.

Committee had considerable discussion with respect to a broad range of issues concerning the development.

Recommendation

The Committee recommends the following:

1. That Staff are directed to finalize the required implementing By-laws for the amendment to the Town of Midland Official Plan and the amendment to the Zoning By-Law 2004-90 in accordance with the Staff Report PL-2015-56 dated August 17, 2015 for adoption and passing by Council.
2. That Council hereby approves Applications No. OPA-02-15 and ZBA-03-15 respecting a 1.1 hectare portion of 287 Bayshore Drive to redesignate and rezone the subject property from OPEN SPACE in the Town's Official Plan and Open Space Zone - OS and Residential Zone - R3 in Zoning By-law 2004-90, as amended, to the EMPLOYMENT AREAS designation and Institutional Zone – I in order to permit the development of a new 3716 square metre - two storey Downtown Health Centre by Waypoint Centre for Mental Health Care and CHIGAMIK Community Health Centre.

**C) Terms of Reference for Home Occupation
and Home Industry Review**

Committee had before it for consideration Staff Report PL-2015-48 dated August 10, 2015 with respect to the Terms of Reference for Home Occupation and Home Industry Review.

Committee had considerable discussion regarding study process, best practices, scope of the study and consultation alternatives.

After discussion, Committee concurred that the matter be deferred to allow for a meeting between Planning Staff and Councillor File and Deputy Mayor Ross to review and refine the Terms of Reference.

Recommendation

Committee recommends as follows:

1. That Staff Report PL-2015-48 dated August 10, 2015 with respect to the Terms of Reference for Home Occupation and Home Industry Review be deferred to allow for a meeting with Councillor File and Deputy Mayor Ross and Planning Staff, to review the Terms of Reference with a view to refining the Terms of Reference and that a further Staff Report be prepared and presented at the October 14, 2015 Planning and Development Committee of Council meeting.

**D) Bill 140 Implementation – Second Units
Work Plan and Consultation Plan**

Committee had before it for consideration Staff Report PL-2015-42 dated August 10, 2015 with respect to Bill 140 Implementation – Second Units, Work Plan and Consultation Plan.

Committee had considerable discussion regarding the need for a legal opinion and the associated costs.

Recommendation

Committee recommends as follows:

1. **That the Planning and Building Services Department undertake a Second Units Implementation Study and required Amendment to the Town's Official Plan and Zoning By-law in accordance with the Work Plan and Consultation Plan specified in Report No. PL-2015-42 dated August 10, 2015.**

**E) Sign By-law Amendment C.6/2015
Fuel Bar Canopy Signage
Sarjeant Company LTD., 8933 County Road 93**

Committee had before it for consideration Staff Report PL-2015-57 dated August 14, 2015 with respect to Sign By-law Amendment Application C.6/2015 to permit Fuel Bar Canopy signage for the Sarjeant Company LTD. property at 8933 County Road 93.

Committee expressed no comments or concerns.

Recommendation

Committee recommends as follows:

1. That the Planning and Development Committee of Council support, for the purpose of scheduling the Public Meeting, Sign By-law Amendment Application C.6/2015 submitted by Sarjeant Company LTD. respecting 8933 County Road 93 and that Notice of the proposed amendment to Sign By-law 2011-79 be given in accordance with Town Notice By-law 2009-20.

F) County Affordable Housing and Homelessness Strategy Input

Committee had before it for consideration Staff Report PL-2015-55 dated August 10, 2015 with respect to the County Affordable Housing and Homelessness Strategy Input.

Committee had considerable discussion regarding the County of Simcoe's Strategy and noted that the input and results arising from the Seniors Council also be included in the endorsement.

Recommendation

Committee recommends as follows:

1. **That Council endorses the letter dated August 7, 2015 to the County of Simcoe regarding the County of Simcoe Affordable Housing and Homelessness Prevention Strategy and Staff are requested to also provide the results from the Seniors Council Consultation Report.**

5. FOR INFORMATION

- A) Building Report – June and July 2015 – **Noted and Filed.**

6. OTHER BUSINESS

- A) The Director of Planning and Building Services, advised that students at the University of Waterloo will be undertaking a research project, guided by the Town's Downtown Master Plan, with respect to infill uses for the Town's parking lots.
- B) Director of Planning and Building Services reminded Committee that the October PDCC meeting will be held on Wednesday, October 14, 2015.

7. ADJOURNMENT

On a Motion by Deputy Mayor Ross the meeting was adjourned at 10:15 p.m.

