



**THE CORPORATION OF THE
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT 2018-5**

**Report of the Planning and Development Committee of Council Meeting held
Wednesday, May 2, 2018 at 7:00 p.m. in the Municipal Office Council Chambers.**

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

Also Present: W. Crown, Director of Planning and Building Services
A. Zhao, Planner
S. Edgar, Deputy Clerk/Committee Coordinator

Regrets: Deputy Mayor M. Ross
Councillor C. Oschefski

***arrived at 7:05 p.m.**

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 MacDonald and Seconded by Mayor McKay, 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 an Application to amend 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 Tribunal, and they may not be added as a party to a hearing on an appeal to the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

A) Zoning By-law Amendment Application ZBA-02-18
786 William Street Inc. – 786 William Street

Present: Josh Morgan, Planner – Morgan Planning and Development
Eric Gonneau, Applicant/Owner/Engineer

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 Friday, April 6, 2018 to ratepayers whose properties would be affected by the 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, April 12, 2018. A Notice Sign was posted on the subject property. The Notice was also posted on the Town's Facebook page and Twitter accounts. The Director confirmed that the Notice requirements of the *Planning Act* had been satisfied.

Correspondence dated May 1, 2018 was received from the Simcoe County District School Board confirming that they had no objections to the Application.

Committee was provided with on-desk with copies of the Site Plans for the proposed development.

At the request of the Chair, the Director of Planning and Building Services provided a description of the Application together with a PowerPoint presentation.

Mr. Josh Morgan, Land Use Planning Consultant, addressed Committee and provided a PowerPoint presentation along with reasons and rationale for the Zoning By-law Amendment.

Committee had several questions for the Agent and Applicant.

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

1. Brenda Turner, 232 Ruby Street questioned the number of one or two bedroom units and inquired if the building would be smoke-free and if there would be affordable housing units.
2. Anne Poulin, 778 William Street, Unit 91 expressed concern regarding the height of the proposed buildings, location and potential for parking conflicts.

The Chair then asked Committee if they required clarification on the comments received to which they did not.

The Chair thanked everyone for their attendance and participation and advised that the Committee will consider the Zoning By-law Amendment Application 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 Canning and Seconded by Councillor Strathearn the Chair declared the Public Meeting portion of the meeting closed and that the Zoning By-law Amendment Application 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 Application ZBA-02-18 786 William Street Inc. – 786 William Street

Present: Josh Morgan, Planner – Morgan Planning and Development
Eric Gonneau, Applicant/Owner/Engineer

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2018-37 dated April 16, 2018 with respect to a Zoning By-law Amendment application for the property at 786 William Street.

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

Moved by: Councillor MacDonald
Seconded by: Mayor McKay

That the Planning and Development Committee of Council refer the results of the Statutory Public Meeting with respect to Application No. ZBA-02-18 (786 William Street) to Staff for further report on the Application, the results of the Public Meeting, and a planning opinion and recommendation including but not limited to the application's consistency with the Provincial Policy Statement, conformity to Provincial and County Plans, and conformity with the Town of Midland Official Plan.

CARRIED.

B) Site Plan Control Application No. SPA-10-17 Jarlette Health Services – 658 King Street

The Committee had before it for consideration Staff Report PL-2018-30 dated April 10, 2018 with respect to a Site Plan Control Application for the property at 658 King Street.

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

Moved by: Councillor Canning
Seconded by: Councillor Strathearn

That Site Plan Application SPA-10-17 in respect of Phase 1 of the Jarlette Health Services Seniors Campus be hereby approved as set out in Staff Report PL-2018-30 dated April 10, 2018.

That all required drawings and/or reports shall be submitted and approved by the appropriate Staff in accordance with approved Site Plan Application SPA-10-17 for Phase 1 and in accordance with the revisions requested by Staff and Source Protection RMO as set out in Staff Report PL-2018-30 dated April 10, 2018.

That the Site Plan Agreement for Phase 1 of Site Plan Application SPA-10-17, 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.

**C) Zoning By-law Amendment Application No. ZBA-01-18
2428568 Ontario Ltd. (Kaitlin Group) – Bayport Village Subdivision**

The Committee had before it for consideration Staff Report PL-2018-36 dated April 9, 2018 with respect to a Zoning By-law Amendment application for the Bayport Village Subdivision.

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

Moved by: Councillor Strathearn
Seconded by: Councillor Canning

That Zoning By-law Amendment Application ZBA-01-18 respecting the lands within Registered Plan of Subdivision 51M-953 (Applicant - 2428568 Ontario Ltd (Kaitlin Group)) be approved and the implementing Zoning By-law be passed.

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.

**D) Minor Variance Application A.11/2017
Acknowledgement Agreement
Stepien – 297 Penetanguishene Road**

The Committee had before it for consideration Staff Report PL-2018-38 dated April 19, 2018 with respect to an Acknowledgement Agreement for the property at 297 Penetanguishene Road.

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

Moved by: Councillor Canning
Seconded by: Councillor Strathearn

That, as recommended in Staff Report PL-2018-38 dated April 19, 2018, be received for information.

That the Mayor and Clerk be authorized to enter into an Acknowledgement Agreement with Jozef and Teresa Stepien on behalf of the Corporation of the Town of Midland.

That the applicable Execution By-law be presented to Council at the next available meeting.

5. OTHER BUSINESS

i) Development Charges Rebate Program

The Committee was provided with on-desk copy of correspondence dated April 27, 2018 from the Assistant Deputy Minister of the Ministry of Housing advising that the Town of Midland's submission was not approved for funding.

This correspondence was provided for Committee's information.

ii) Committee had general discussion regarding Building Permits, ongoing and future development within the Town.

6. ADJOURNMENT

On a Motion by Councillor MacDonald the meeting was adjourned at 9:20 p.m.



Sherri Edgar, Deputy Clerk/Committee Coordinator