



**THE CORPORATION OF THE  
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL  
REPORT 2017-8**

**Report of the Planning and Development Committee of Council Meeting held  
Wednesday, October 4, 2017 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 G. Canning  
Councillor P. File

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

**Regrets:** Deputy Mayor M. Ross  
Councillor C. Oschefski  
Councillor S. Strathearn

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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 Mayor McKay and Seconded by Councillor MacDonald, 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 Amendment to the Town's Official Plan and two proposed Amendments 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) Zoning By-law Amendment Application ZBA-05-17**  
**Latour – 536 Dominion Avenue**

**Present: Jason and Gina Latour**

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, September 14, 2017 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, September 14, 2017. 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. There have been no comments received with respect to this Application.

At the request of the Chair, the Director of Planning and Building Services provided a description of the proposed Zoning By-law Amendment Application together with a PowerPoint presentation.

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

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 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.

**B) Official Plan Amendment OPA-02-17**  
**Zoning By-law Amendment ZBA-06-17**  
**Jarlette Ltd. – 658 King Street**

**Present: Al McNair, McNair Consulting - Agent**  
**Jill Wismer, Administrator at Villa Care Centre**  
**Gord Nielsen, Michalski Nielsen Associates Limited**  
**Ted Handy, Ted Handy & Associates Inc.**  
**Edwin Brunink, Jarlette Ltd.**

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, September 14, 2017 to ratepayers whose

properties would be affected by the Official Plan Amendment 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, September 14, 2017. 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. There have been no comments received with respect to this Application.

At the request of the Chair, the Director of Planning and Building Services provided a description of the proposed Official Plan Amendment and Zoning By-law Amendment Applications together with a PowerPoint presentation.

Jill Wismer, Administrator at the Villa, addressed Committee and provided a background of the Villa Care Centre and the services it offers and summary of the proposed development.

Gord Nielsen, Biologist spoke to Committee and provided a background of the Natural Environment features of the site. Team met with SSEA and Mr. Nielsen will be addressing their comments and concerns in a further Report which will be provided to the Town.

Ted Handy, Architect provided a description of the Phases of the site and the Architectural features of the proposed development.

Al McNair, McNair Consulting, provided an overview of the Applications and summary of the Planning Justification Report.

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

1. Patricia Creary - 676 King Street, Midland

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

Being that there were no more questions, on a Motion Moved by Councillor Canning and Seconded by Councillor File the Chair declared the Public Meeting portion of the meeting closed and that the Zoning By-law Amendment Applications 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-05-17 Latour – 536 Dominion Avenue**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2017-56 dated September 14, 2017 with respect to a Zoning By-law Amendment application for the property at 536 Dominion Avenue.

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

**Moved by: Councillor Canning**  
**Seconded by: Councillor MacDonald**

**That Zoning By-law Amendment Application ZBA-05-17 respecting the lands at 536 Dominion Avenue be approved and the implementing Zoning By-law be passed to rezone the property from Downtown Core Commercial – DC-F2 to Downtown Core Commercial Exception – DC-F2-5.**

**CARRIED.**

**B) Official Plan Amendment OPA-02-17  
Zoning By-law Amendment ZBA-06-17  
Jarlette Ltd. – 658 King Street**

**Present: Al McNair, McNair Consulting - Agent  
Jill Wismer, Administrator at Villa  
Gord Nielsen, Michalski Nielsen Associates Limited  
Ted Handy, Ted Handy & Associates Inc.  
Edwin Brunink, Jarlette Ltd.**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2017-57 dated September 18, 2017 with respect to an Official Plan Amendment and Zoning By-law Amendment Applications for the property at 658 King Street.

Ted Handy provided clarification regarding the proposed height of the buildings and Accessibility standards.

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

**Moved by: Councillor File**  
**Seconded by: Councillor MacDonald**

That the Planning and Development Committee of Council refer the results of the Statutory Public Meeting with respect to Applications OPA-02-17 and ZBA-06-17 regarding 658 King Street to Staff for a further Report on the Applications, the results of the Public Meeting and request a planning opinion and recommendations from Staff.

**CARRIED.**

**C) Site Plan Application SPA-05-17  
Waypoint Chigamik Community Health Hub  
287 Bayshore Drive**

**Present: Bob Savage – Project Manager - Waypoint Centre for Mental Health**

The Committee had before it for consideration Staff Report PL-2017-58 dated September 12, 2017 with respect to a Site Plan Application for the development of a Community Health Hub at 287 Bayshore Drive.

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

Moved by: Councillor Canning  
Seconded by: Councillor MacDonald

That Site Plan Application SPA-05-17 be hereby approved as set out in Staff Report PL-2017-58 dated September 12, 2017.

That all required drawings and/or reports shall be submitted and approved by the appropriate Staff in accordance with approved Site Plan Application SPA-05-17 and in accordance with the revisions requested by Staff and Source Protection RMO.

That the Site Plan Agreement for Site Plan Application SPA-05-17, 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.**

D) **Zoning By-law Amendment ZBA-07-17**  
**Request for Redline Revisions to Draft Plan (43T-95021)**  
**Double H Development (Hanson) – 16821 Highway 12**

The Committee had before it for consideration Staff Report PL-2017-59 dated September 12, 2017 with respect to a Zoning By-law Amendment and Request for Redline Revisions to Draft Plan 43T-95021 for the property at 16821 Highway 12.

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

Moved by: Councillor Canning  
Seconded by: Mayor McKay

That the Planning and Development Committee support, for the purpose of scheduling the Public Meeting, Application ZBA-07-17 for an amendment to Zoning By-law 2004-90 and that the Application be deemed Complete.

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.**

5. **OTHER BUSINESS**

i) Councillor File discussed the Official Plan and Natural Heritage System.

6. **ADJOURNMENT**

On a Motion by Councillor Canning the meeting was adjourned at 9:40 p.m.



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