



**THE CORPORATION OF THE  
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL  
REPORT 2018-1**

**Report of the Planning and Development Committee of Council Meeting held  
Wednesday, January 10, 2018 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  
Deputy Mayor M. Ross  
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, Executive Assistant

**Regrets:** Councillor C. Oschefski

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

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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 Councillor Deputy Mayor Ross 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 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 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-11-17  
Oz Investments Inc. – 1000 Wye Valley Road**

**Present: Rod Young, Architect - Agent**

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, December 8, 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, December 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. The Director confirmed that the Notice requirements of the *Planning Act* had been satisfied.

The County of Simcoe provided correspondence dated January 8, 2018 and a copy of this correspondence was provided on-desk to Committee. There have been no other comments received with respect to this Application, except as noted in the Staff Report.

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. Rod Young, Agent, addressed Committee and provided the reasons and rationale for the Zoning By-law Amendment.

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

- a) Ms. Lois Lipton, Fuller Avenue

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 Mayor McKay and Seconded by Deputy Mayor Ross 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-11-17  
Oz Investments Inc. – 1000 Wye Valley Road**

**Present: Rod Young, Architect - Agent**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2017-94 dated December 11, 2017 with respect to a Zoning By-law Amendment application for the property at 1000 Wye Valley Road.

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-11-17 respecting 1000 Wye Valley Road be approved and the implementing Zoning By-law be passed to rezone 1000 Wye Valley Road to an Industrial Exception Zone – M2-5 in accordance with Staff Report PL-2017-94 dated December 11, 2017.**

**CARRIED.**

**B) Kaitlin-Bayport Revised Concept Plans**

**Present: Jamie Robinson, MHBC  
Enzo Bertucci, Development Manager – Kaitlin Group**

Jamie Robinson of MHBC provided a power point presentation of the status and revised designs of the Bayport Development. Committee was also provided with a hard copy of the power presentation.

Committee had discussion regarding the proposed Concept Plan and their questions were answered by Mr. Robinson and Staff.

The Chair thanked Mr. Robinson for his presentation.

**Moved by: Councillor Strathearn  
Seconded by: Councillor Main**

That the Power Point presentation prepared by MHBC on behalf of the Kaitlin Group be received for information.

**CARRIED**

**C) Zoning By-law Amendment Application ZBA-07-17  
Request for Redline Revisions to Draft Plan of Subdivision 43T-95021  
Somerset Gables Inc. (c/o Hanson Development Group)  
16821 Highway 12**

The Committee had before it for consideration Staff Report PL-2018-2 dated January 5, 2018 with respect to a Zoning By-law Amendment application and Request for Redline Revisions to Draft Plan of Subdivision 43T-95021 for the property at 16821 Highway 12.

Correspondence dated January 9, 2018 from WSP enclosing a Draft By-law, was provided on-desk to Committee.

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

**Moved by: Councillor Strathearn  
Seconded by: Councillor MacDonald**

- 1. That Zoning By-law Amendment Application ZBA-07-17 respecting the lands within Draft Plan of Subdivision 43T-95021 (Applicant - Hanson Development 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.**
- 2. That the requested Redline Revisions to Draft Plan of Subdivision 43T-95021 (Applicant - Hanson Development Group) be hereby approved as set out in Staff Report PL-2018-2 and dated January 5, 2018. Pursuant to Section 51(47) of the *Planning Act*, Council determines that the redline changes and the changes to conditions are minor and therefore no notice is required pursuant to Section 51 (45) of the *Act*.**
- 3. That Council hereby approves of the extension of the Draft Plan of Subdivision 43T-95021 (Applicant - Hanson Development Group) development for an additional period of five (5) years as requested. The extended lapsing date will therefore be October 20, 2023.**
- 4. That Staff be directed to update the Conditions of Draft approval for Draft Plan of Subdivision 43T-95021 (Applicant - Hanson Development Group) in accordance with Council decisions on the approved Redline Revisions and Conditions.**
- 5. That the request for a Resolution under Section 34(10.0.0.1) of the *Planning Act* is premature and inappropriate at this time.**
- 6. That the request for a Resolution under Section 45(1.4) of the *Planning Act* is reasonable and appropriate for the Seasons (Hanson) Development and that the Resolution be passed on a site specific basis for the Seasons (Hanson) Development. Staff is hereby directed to prepare an appropriate Resolution for Council consideration and adoption.**

7. That Administration be directed to prepare a report addressing the requirements of Section 45(1.3) of the *Planning Act* as it applies to the Town of Midland.
8. That the request for the delegation of Site Plan Approval to Staff for the Seasons (Hanson) Development is premature at this time.

**CARRIED.**

**D) Zoning By-law Amendment Application ZBA-09-17  
Campbell – 344 Fuller Avenue**

The Committee had before it for consideration Staff Report PL-2017-95 dated December 15, 2017 with respect to a Zoning By-law Amendment application for the property at 344 Fuller Avenue.

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

**Moved by: Mayor McKay  
Seconded by: Deputy Mayor Ross**

**That Zoning By-law Amendment Application ZBA-09-17 respecting 344 Fuller Avenue (D. Campbell) be approved and the implementing Zoning By-law be passed to rezone 344 Fuller Avenue from the Rural Zone – RU to Residential Zone – R5 in accordance with Staff Report PL-2017-95 dated December 15, 2017.**

**CARRIED.**

**E) Zoning By-law Amendment ZBA-10-17  
DeSantis – 281 Midland Avenue**

The Committee had before it for consideration Staff Report PL-2017-96 dated December 12, 2017 with respect to a Zoning By-law Amendment for the property at 281 Midland Avenue.

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

**Moved by: Councillor Strathearn  
Seconded by: Deputy Mayor Ross**

**That Zoning By-law Amendment Application ZBA-05-17 respecting the lands at 281 Midland 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.**

**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.**

**CARRIED.**

**F) Site Plan Application SPA-08-17**  
**Bourgeois Leasing Ltd. – 290 Cranston Crescent**

The Committee had before it for consideration Staff Report PL-2017-79 dated November 22, 2017 with respect to a Site Plan Application for the property at 290 Cranston Crescent.

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

**Moved by: Councillor MacDonald**  
**Seconded by: Mayor McKay**

**That Site Plan Application SPA-08-17 be hereby approved as set out in Staff Report PI-2017-79 dated November 22, 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-08-17 and in accordance with the revisions requested by Staff as set out in Staff Report PL-2017-79 dated November 22, 2017.**

**That Site Plan Agreement for Site Plan Application SPA-08-17, 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.**

**5. OTHER BUSINESS**

- i) Committee had general discussion about walkability in Midland and active transportation.

**6. ADJOURNMENT**

On a Motion by Deputy Mayor the meeting was adjourned at 9:40 p.m.



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