

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL  
REPORT NO. 2013-7**

**Report of the Planning and Development Committee meeting held at 7:00 p.m. on  
Wednesday, July 3, 2013 in the Council Chambers of the Municipal Office.**

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**Present:** Chair, Councillor J. Attwood  
Vice Chair J. Charlebois  
Councillor B. Jeffery  
Mayor G. McKay  
Deputy Mayor S. Kramp  
Councillor Z. Pendlebury  
Councillor G. Canning  
Councillor P. File

**Also Present:** Director of Planning and Development, W. Crown  
Chief Administrative Officer, C. Tripp  
Planner, J. Krushnisky  
Executive Assistant, S. Edgar

**Regrets:** Councillor M. Ross

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The Chair read the introductory remarks respecting safety matters and respectful communication policies.

**1. DECLARATIONS OF PECUNIARY INTEREST**

There were none declared.

**2. PUBLIC MEETING**

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 a Town initiated Amendment to the Official Plan.

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 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 – ZBA-02-13  
Bourgeois Motors Ltd. – 263 Midland Avenue**

Present: Bob Campbell, Agent  
Adam Bourgeois, Owner

Erin and Mike Fairbanks, Applicant

The Chair requested confirmation of notification of the meeting including any correspondence received to which the Director of Planning and Development confirmed that the Notice of Complete Application and Notice of Public Meeting for the Zoning By-law Amendment was mailed out on Wednesday, June 12, 2013 to ratepayers within a 120 metre radius of the property as well as to the required agencies. The Notice was posted on the subject property, the Town's website and on the Town's Notice Monitor at the Municipal Office.

There has been no correspondence received to-date.

The Chair then asked for a brief overview of the Zoning By-law Amendment. The Director of Planning and Building Services reviewed the background, policies and regulations impacting the Amendment. A power point presentation was provided.

The Chair then asked the Applicant/Agent if they wished to make a presentation or provide additional information.

Bob Campbell, Agent for Applicant, noted that the rezoning request is a technical issue that would result in one zoning for the entire property.

The Chair then asked for comments from the Public in opposition to the Amendment to which there was none.

The Chair then asked for comments from the Public in support of the Amendment to which there was none.

The Chair then asked for Questions from Committee.

Committee questioned if it would be a possibility to retain the R2 Zone while allowing the proposed use for the DC-F2 Zone. The Director noted that once the property is rezoned to DC-F2, there will be provision for Residential use on the second floor.

Committee questioned if any landscaping was planned on site. The Director noted that features such as landscaping will be addressed at the time of Site Plan Application submission.

There were no other comments or concerns.

The Chair thanked everyone for their attendance and participation and advised that the Committee will consider the Amendment and the results of the public consultation later tonight in the Regular Meeting.

Being that there were no more questions, on a Motion by Councillor Jeffery and Seconded by Councillor File the Chair declared the Public Meeting portion of the meeting closed and that the Amendment and results of the Public Meeting be directed to the regular Planning and Development Committee of Council for consideration and recommendation to Council.

**3. DEVELOPMENT REVIEW/APPLICATIONS**

**A) Zoning By-law Amendment – ZBA-02-13  
Bourgeois Motors Ltd. – 263 Midland Avenue**

The Committee had before it for consideration the results of the Public Meeting and Staff Report PL-2013-34 dated June 27, 2013 with respect to Zoning By-law Amendment Application ZBA-02-13 for the property at 263 Midland Avenue.

The Committee had no further comments or discussions on the matter.

**Recommendation**

The Committee recommends the following:

- 1. THAT ZONING BY-LAW AMENDMENT FILE NO. ZBA-02-13 RESPECTING LANDS AT 263 MIDLAND AVENUE BE APPROVED AND THE IMPLEMENTING ZONING BY-LAW BE PASSED TO REZONE THE EASTERN PORTION OF THE SUBJECT PROPERTY FROM THE RESIDENTIAL ZONE – R2 TO THE DOWNTOWN CORE COMMERCIAL ZONE – DC-F2.**

**B) Notice of Growth Plan Amendment No. 2**

The Committee had before it for consideration an email dated June 14, 2013 from MOI regarding the release of Amendment 2 to the Growth Plan for the Greater Golden Horseshoe, 2006. The complete Amendment was attached for Committee's review. The Director provided an overview of the population forecasts for the next 28 years to 2041 for the Town of Midland and surrounding municipalities.

The Committee had discussion on the following matters:

- The number of approved draft plan units for the Town.
- Clarification regarding Settlement Area and Strategic Employment Area.

The item was provided for information.

**C) Simcoe County Official Plan – OMB Appeal**

The Director of Planning and Building Services provided a verbal update with respect to the Status of the Simcoe County Official Plan – OMB Appeal. Committee was also provided with a copy of the OMB Memorandum of Oral Decision dated April 19, 2013 with respect to the

second Pre-hearing Conference related to the Simcoe County OP – OMB Appeal. The third pre-hearing was held on June 20, 2013 and there will be a fourth in August.

The Hanson Group have been added as a new Appellant to the SCOP- OMB process.

The Director noted that any settlement will be brought to Committee for review. As issues are settled, they will be brought forward when hearing process permits.

The matter was received for information.

**D) Economic Development – Verbal Updates**

The Committee had before for it for information, a copy of the HEA Record of Meeting dated May 30, 2013.

The Mayor and Director of Planning and Building Services provided updates on various Economic Development items and developments such as:

- HEA is actively engaged in accessing the monies available from the County of Simcoe with respect to Economic Development.
- Area Economic Development Strategic Action Plan has commenced. L. Millier will be meeting with representatives from each of the four municipalities on July 11, 2013.
- Action Plan on Health Care has been prepared and the Steering Committee will be established.
- Next steps regarding the Unimin Lands.

**4. FOR INFORMATION**

A) Sustainability Plan Steering Committee

Meeting Minutes #36 – June 6, 2013 - **Noted and Filed.**

B) Building Report June 2013

The Director of Planning and Building Services advised that the monthly Building Activity reports from the Building Department will now be provided to PDCC. It was also noted that the reports may be one month behind depending on the date of the last day of the month and the date of the PDCC meeting.

C) Technical Review Committee Report 2013-6 – **Noted and Filed.**

**5. OTHER BUSINESS**

A) Important Dates – EDC 2013

The Committee was provided with a document outlining the Important Dates for the EDC update in 2013.

6. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

A handwritten signature in black ink, consisting of a stylized 'W' followed by a long horizontal flourish.

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Wesley R. Crown, BES, MCIP, RPP  
Director of Planning and Development  
A/Clerk