

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL  
REPORT NO. 2014-7**

**Report of the Planning and Development Committee meeting held at 7:00 p.m. on  
Wednesday, July 2, 2014 in the Council Chambers of the Municipal Office.**

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

**Also Present:** Director of Planning and Building Services, W. Crown  
Planner, Andrea Betty  
Planner, Jessica Krushnisky

**Regrets:** Councillor J. Charlebois - Vice Chair  
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. DEVELOPMENT REVIEW/APPLICATIONS**

**A) Source Protection Plan Implementation Study – Background Report**

The Committee had before it for consideration Staff Report PL-2014-46 dated June 27, 2014 with respect to the Source Protection Plan Implementation Study which includes the Draft Background Report prepared by MHBC Planning. Planner Andrea Betty spoke briefly to the report, indicating it was the first report prepared in accordance with the Source Protection Plan Implementation Study and that the purpose was to provide Committee with a summary of the technical data assembled by the Source Protection Committee, key points included in the Draft Source Protection Plan and a review of best practices from across the Province.

Jamie Robinson of MHBC Planning presented the report and detailed some of the policies of the Draft Source Protection and how the Town may wish to implement the policies. The Committee had considerable discussion respecting implementation approaches, time frame, technical data, status of private wells, septic systems and threats, public consultation requirements and process, and snow storage issues

**Recommendation**

The Committee recommends the following:

1. **That the Draft Background Report dated June 27, 2014 by MHBC Planning be approved, subject to refinement during the public consultation process, for the purpose of preparing the draft Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA).**

**B) Waterfront Master Plan Implementation Study – MCR/OPA Consultation**

The Committee had before it for consideration Staff Report PL-2014-48 dated June 25, 2014 with respect to Waterfront Master Plan Implementation Study – Municipal Comprehensive Review and the Official Plan Amendment consultation. Further, the Committee was circulated a letter dated July 2, 2014 from Robert Cash on behalf of ADM.

The Director of Planning and Building Services summarized the staff report and recent discussions with ADM. A revised recommendation has been prepared and delivered on desk to Committee. Staff are supportive of ADM preparing the Acoustical/Noise Study and the Town would retain a consultant to peer review the Terms of Reference, scope of work, and Noise Study including the provision of comments and recommendations to the Town in respect of the ADM operations and the proposed amendments to the Town's Official Plan in support of the redevelopment of the Unimin lands. Mr. Robert Cash was in attendance on behalf of ADM and provided further comments on the Study.

- The Committee discussed the impacts on the OPA, impacts on ADM, reasons for the study, RFP process and Procurement By-law

**Recommendation**

The Committee recommends the following:

**That the Town delay the finalization of the Waterfront Master Plan Implementation Official Plan Amendment in order to address the outstanding land use compatibility concerns of ADM Milling Co. as follows:**

1. **That ADM and the Town agree on a Terms of Reference, scope of work and schedule for the work to be completed by ADM's Consultant.**
2. **That ADM will be responsible for the full costs of the study.**
3. **That the selection of a Peer Review Acoustical/Noise Consultant, to assist the Town in the review of the Terms of Reference, scope of work, and Noise Study including the provision of comments and recommendations to the Town in respect of the ADM operations and the proposed amendments to the Town's Official Plan in support of the redevelopment of the Unimin lands, be subject to an RFP process.**

4. That the costs of the Peer Review Consultant be assigned to the Waterfront Project (Midland Bay Landing) account.

C) **Site Plan Application**  
**SPA-02-14 -1081 MacDonald Road**  
**Recycling Specialties Inc.**

The Committee had before it for consideration Staff Report PL-2014-44 dated June 23, 2014 with respect to Site Plan Application SPA-02-14 for the property at 1081 MacDonald Road. Planner Jessica Krushnisky provided an overview of the Application.

Committee had discussion on a number of matters including conformity with the OMB decision, stormwater pond and relationship to the WHPA, processing areas and use of adjacent lands.

**Recommendation**

The Committee recommends the following:

1. That revised Site Plan Application No. SPA-02-14 (Recycling Specialties Inc.) be hereby approved.
2. That all required drawings and/or reports shall be submitted and approved by the appropriate staff in accordance with the approved Site Plan Application and the changes identified in Staff Report PL-2014-44.
3. That Planning and Building Services Staff be directed to prepare the required Site Plan Agreement for execution by the Owner and that the Site Plan Agreement 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 the next available meeting.

D) **Official Plan Review and Update Project Options**

The Committee had before it for consideration Staff Report PL-2014-45 dated June 23, 2014 with respect to the Official Plan Review and Update Project Options.

The Committee also had a copy of a letter from Dr. Charles Gardner, Medical Officer of Health of the Simcoe Muskoka District Health Unit regarding policies for Healthy Communities for information.

Committee had considerable discussion respecting requirements of the OPRUP, impact of on-going planning work on project budget, budget process, status of reserves, consultant selection process, and healthy community design initiatives from the SCDHU. :

**Recommendation**

The Committee recommends the following:

1. That Staff be directed to include Option 1 for the Official Plan Review and Update Project (OPRUP) as identified in Staff Report PL-2014-45 dated June 23, 2014 for consideration as part of the 2015 budget process.

**E) Economic Development**

The Director of Planning and Building Services provided updates on the following:

- Noted that the Record of Meeting for May had been provided.
- Noted that the Committee was close to the creation of the Economic Development Corporation of North Simcoe (EDCNS)

Mayor provided updates on the following:

- Informed the Committee that a short list for the Economic Development Officer had been made and that interviews could occur as soon as the end of the month.
- Spoke to the Health Care Innovators and the Seniors Health Team.

**4. FOR INFORMATION**

A) Building Reports – May 2014 – **Noted and Filed.**

B) Technical Review Committee Report 2014-5 – **Noted and Filed.**

- Discussion on the consultation process for the Red Line Revisions to the Draft Plan for the Hanson subdivision was held.

C) Notice of Decision – OPA-04-13 RE: 1081 MacDonald Road (RSI) – **Noted and Filed.**

**5. OTHER BUSINESS**

There was no other business.

**6. ADJOURNMENT**

The meeting was adjourned at 9:40 p.m.



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