

**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT NO. 2014-2**

**Report of the Planning and Development Committee meeting held at 7:00 p.m. on
Wednesday, February 5, 2014 in the Council Chambers of the Municipal Office.**

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

Also Present: Director of Planning and Building Services, W. Crown
Planner, J. Krushnisky
Executive Assistant, S. Edgar

Regrets: Councillor M. Ross

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) DEPUTATION – Live Work Learn Plan

Hanson Development – Highway 12

Consultants for Hanson Development Group:

Rob Spanier, LWLP

Andrew McNeill, LWLP

Chad John-Baptiste, MMM Group

The Director of Planning and Building Services provided an overview of the development including background information regarding Draft Plan approval which was granted in November of 2012. The consultants will be providing a status report to Committee.

Rob Spanier, Live Work Learn Play, provided a power point presentation to Committee outlining the status of the Hanson Development with the proposed new vision for the site. The site will be developed in Phases and a proposed development concept was provided. Hanson, through its consultants MMM Group, will be requesting a revision to the Draft Plan of Subdivision in the first quarter of 2014. There will be working sessions with Town staff and anticipated approvals in the third quarter of 2014 at which time Marketing and Sales will also commence. They anticipate construction to start in the third quarter of 2015.

Mr. Spanier noted that the Hanson development concept leverages the inherent advantages of living in Midland such as connections to nature, community and an active lifestyle. The development concept proposed very efficiently designed and affordable homes for the target market. In his opinion, the proposed development concept will complement – not compete with the Town's waterfront Vision

Committee had discussions on the following matters:

- Background of research information and insight study referred to.
- Whether affordable Seniors Housing has been considered in the concept. The development will not be age-restrictive however, most housing units will be one level bungalow which would appeal to seniors, however the development will not be targeted to seniors.
- Clarification regarding parking and street configuration including location of garages. It is anticipated that there will be on street parking within the development which will also act as traffic calming features.
- Relation of this proposal to the County of Simcoe Official Plan appeal that the Hanson Group is currently involved in.

The Chair thanked Mr. Spanier for his presentation and encouraged him and his consultant team to continue working with staff to bring the application forward.

B) Economic Development

The Committee had before it for consideration Staff Report PL-2014-7 with respect the Huronia Economic Alliance and its Economic Development Strategic Action Plan. Committee also had before it an email from the County of Simcoe confirming the funding approval for the joint application submitted on behalf of the four Municipalities with respect to Economic Development. The Director provided an overview of the HEA and its work regarding the Economic Development Strategic Action Plan.

Committee had considerable discussion on the following matters:

- Role of Economic Development Officer serving the interest of all four municipalities. It is anticipated that the municipalities will be looked at as a Region and not separate municipalities.
- Clarification regarding the news that the Town of Penetanguishene was submitting a funding application for a Development Manager and how this will impact the EDO. Each Municipality may undertake to hire their own representative who will serve solely that particular Town. Each municipality will still be responsible for their own economic development as well.
- Query regarding what will happen when the County ends its funding. It was noted that the funds can be used well into 2015. This will give municipalities time to consider long term sustainability and funding of this position for the long term. The Town currently budgets \$50,000 for Economic Development.
- Municipalities will be provided with regular reports on the status of HEDC.

Recommendation

The Committee recommends the following:

1. THAT THE COUNCIL OF THE TOWN OF MIDLAND SUPPORTS, IN PRINCIPLE, THE HURONIA ECONOMIC ALLIANCE- ECONOMIC DEVELOPMENT STRATEGIC ACTION PLAN (HEA-EDSAP) DATED JANUARY 2014 (ATTACHED TO STAFF REPORT PL-2014-7).
2. AND FURTHER THAT THE HURONIA ECONOMIC DEVELOPMENT CORPORATION (HEDC) – TERMS OF REFERENCE (ATTACHED TO STAFF REPORT PL-2014-7) BE APPROVED.
3. AND FURTHER THAT THE HEA BE DELEGATED THE RESPONSIBILITY TO CONDUCT ALL LEGAL AND ADMINISTRATIVE WORK REQUIRED TO ESTABLISH THE HURONIA ECONOMIC DEVELOPMENT CORPORATION.
4. AND FURTHER, AS PER HEA REPORT DATED AUGUST 23, 2013 (ATTACHED TO STAFF REPORT PL-2014-7), THAT ALL FUNDING PROVIDED BY THE COUNTY OF SIMCOE FOR THE PURPOSES OF ECONOMIC DEVELOPMENT BE TRANSFERRED TO THE NORTH SIMCOE COMMUNITY FUTURES DEVELOPMENT CORPORATION (NSCFDC) TO BE HELD IN TRUST FOR THE USE BY THE HURONIA ECONOMIC DEVELOPMENT CORPORATION.

C) Social Media and Planning Matters

The Committee had before it for consideration Staff Report PL-2014-8 dated January 27, 2014 with respect to Social Media and Planning Matters.

Committee had discussion on the following matters:

- Whether there is a standard approach to Twitter within the Corporation. There are some Departments who currently use Social Media. There is no formal corporate policy in place as of today; however, there has been some discussion that a policy will be written in the future.

Recommendation

The Committee recommends the following:

1. THAT STAFF BE AUTHORIZED TO UTILIZE THE TWITTER ACCOUNT “MIDLAND PLANNING@PLANMIDLAND” TO PROVIDE PUBLIC INFORMATION ABOUT TOWN PLANNING COMMITTEE MEETINGS AND AGENDAS (PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL, COMMITTEE OF ADJUSTMENT/SIGN VARIANCE COMMITTEE, HERITAGE COMMITTEE) AND NOTICES OF PUBLIC MEETINGS/HEARINGS IN RESPECT OF PLANNING APPLICATIONS IN ACCORDANCE WITH STAFF REPORT PL-2014-8.

**D) Waterfront Master Plan Implementation
Official Plan Amendment Application – File OPA-03-13
Draft Planning Justification Report and Municipal Comprehensive Review**

The Committee had before it for consideration Staff Report PL-2014-9 dated January 27, 2014 with respect to the Waterfront Master Plan Implementation and Official Plan Amendment Application OPA-03-13.

Committee had discussion on the following matters:

- If flexibility will be provided within the OPA document.
- Interest of private sector partners regarding the site.

Recommendation

The Committee recommends the following:

1. That the Planning and Development Committee endorses the revised Work Plan and Schedule for the Unimin Draft Planning Justification Report/Municipal Comprehensive Review and Draft OPA as set out in Staff Report PL-2014-9 dated January 27, 2014 and endorses the draft Planning Justification Report/Municipal Comprehensive Review (PJR/MCR) and Official Plan Amendment (OPA) to implement the Unimin Waterfront Master Plan for the purposes of the public consultation proves.

E) Source Protection Plan Implementation Study - RFP

The Committee had before it for consideration Staff Report PL-2014-10 dated January 29, 2014 with respect to an RFP for the Source Protection Plan Implementation.

There was no discussion on the matter.

Recommendation

The Committee recommends the following:

1. **COUNCIL HEREBY APPROVES THE REQUEST FOR PROPOSAL FOR THE SOURCE PROTECTION PLAN IMPLEMENTATION STUDY IN ACCORDANCE WITH REPORT PL-2014-10 FOR POSTING, DISTRIBUTION AND SUBMISSIONS.**

F) Mandatory Septic Re-Inspection Program

The Committee had before it for consideration Staff Report BD-2014-1 dated January 15, 2014 with respect to the Mandatory Septic Re-Inspection Program as per a recent Amendment to the Ontario Building Code (OBC).

Committee had considerable discussion on the following matters:

- Possibility of the need for additional staff to be hired in order to conduct the inspections. The Director noted that the inspections will be undertaken with the current staff resources. It was noted that it will be a multi-year program

- A yearly report will be provided to Council.
- There are large areas in Midland that are on septic. To date there is no plan to extend services to the Sunnyside area. The intent of the program is to meet the mandate under the OBC and not to decide if sewers will be constructed; that issue is both a Planning and Engineering financial issue regarding services.
- Sumac Lane could be another area where environmental concerns could arise. The Director advised that there have been several new septic system permits that have been issued for that area recently therefore it is unlikely that there will be issues.
- Important that communication is provided assuring residents that this program is coming from the Province.

Recommendation

The Committee recommends the following:

1. **THAT STAFF REPORT BD-2014-01 DATED JANUARY 15, 2014 BE RECEIVED.**
2. **THAT STAFF BE DIRECTED TO ESTABLISH AND UNDERTAKE THE WORK NECESSARY TO SUPPORT THE ESTABLISHMENT OF A TOWN MANDATORY SEPTIC RE-INSPECTION PROGRAM COMMENCING IN 2014.**
3. **THAT STAFF BE DIRECTED TO PREPARE THE REQUIRED AMENDMENT TO BUILDING BY-LAW 2005-51 TO ESTABLISH A RE-INSPECTION OF SEPTIC SYSTEMS AS A MANDATORY INSPECTION.**
4. **THAT STAFF BE DIRECTED TO PREPARE AN AMENDMENT TO BUILDING BY-LAW 2005-51 TO ESTABLISH A RE-INSPECTION FEE OF \$100.00 PLUS H.S.T. AND A FEE OF \$350.00 IN RESPECT OF ANY ORDERS ISSUED REGARDING THE SEPTIC RE-INSPECTION.**
5. **THAT THE TOWN OF MIDLAND, PURSUANT TO ARTICLE 1.10.1.3. OF THE ONTARIO BUILDING CODE (OBC), SHALL ACCEPT A CERTIFICATE IN LIEU OF A RE-INSPECTION, SUBJECT TO THE CERTIFICATE BEING PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OBC.**

G) Affordable Housing for Seniors

Committee had before it for consideration a document prepared by the Seniors Council entitled *A Place to Call Home* and an email dated November 28, 2013 from CMHC regarding feedback on the Affordable Housing for Seniors Forum. The report was referred by Council to this Committee for discussion.

Committee had considerable discussion on the following matters:

- Importance of housing options for Seniors.
- Solterra Housing group and the benefits of this type of housing. It was suggested that the Town could assist by amending its Zoning By-law so that this type of housing would be permitted. The Director advised that an update to Council can be provided regarding the Status of Secondary Suites within the Town.

- The *Housing Act* defined roles for upper tier governments and municipalities with respect to Affordable Housing. Issue around housing affordability will be addressed when the Official Plan review is due to be amended in 2015. Affordable Housing for Seniors will be highlighted.
- Importance of differentiating between Affordable Housing and Affordable Seniors Housing.
- Need for Council to address this issue and it was suggested that a symposium be held. Perhaps a Town Council meeting without staff. The Director advised that in order to conduct a productive public meeting, it would be necessary to gather background information and prepare a report regarding this issue. Currently the Planning and Building Services Department does not have the staff resources to do this, however, Council may direct that a consultant be sought to prepare same. Council did not support hiring a consultant.
- Committee was advised that the County of Simcoe has recently drafted its 10 year plan to address affordable housing to which the Town responded that a North Simcoe area be recognized and that a representative be chosen to represent the area. It is likely that Mayor McKay will be the representative. If this is the case, Mayor McKay confirmed that he would bring the issue of Affordable Housing for Seniors at their first meeting. He will provide an update to Council.

This item was presented for information.

4. FOR INFORMATION

A) Technical Review Committee Report 2014-2 – Noted and Filed.

5. OTHER BUSINESS

There was no other business.

6. ADJOURNMENT

The meeting was adjourned at 9:55 p.m.



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