



**JONES**  
 CONSULTING GROUP LTD.  
 PLANNERS & ENGINEERS



Excellence   Reliance   Innovation

# Planning Justification Report

1017 & 1029 Brebeuf Road, Town of Midland

Brand X Materials & Supply Inc.  
 & 2832623 Ontario Ltd.

**Applications for Official Plan Amendment,  
 Zoning By-law Amendment & Site Plan Control**

November 2024

The Jones Consulting Group Ltd.

# Table of Contents

<b>1.0</b>	<b>INTRODUCTION</b> .....	<b>4</b>
<b>2.0</b>	<b>PROPERTY LOCATION AND SITE DESCRIPTION</b> .....	<b>6</b>
<b>3.0</b>	<b>PROPOSED DEVELOPMENT</b> .....	<b>10</b>
3.1	PROPOSED PLANNING ACT APPLICATIONS.....	12
3.2	PRE-CONSULTATION.....	12
3.3	SUPPORTING TECHNICAL REPORTS AND PLANS .....	12
3.4	PROVINCIAL REQUIREMENTS FOR INDUSTRIAL USES (PROCEDURE D-6 COMPATIBILITY) .....	14
3.5	PUBLIC CONSULTATION STRATEGY .....	15
3.5.1	<i>Additional Neighbourhood Consultation</i> .....	15
3.5.2	<i>Formal Application Consultation</i> .....	15
<b>4.0</b>	<b>PLANNING ACT AND POLICY ANALYSIS</b> .....	<b>18</b>
4.1	PLANNING ACT (R.S.O. 1990, c. P.13) .....	18
4.1.1	<i>Matters of Provincial Interest (Section 2)</i> .....	18
4.2	PROVINCIAL PLANNING STATEMENT (PPS), 2024.....	21
4.2.1	<i>Building Homes, Sustaining Strong and Competitive Communities</i> .....	21
4.2.2	<i>Infrastructure and Facilities</i> .....	23
4.2.3	<i>Wise Use and Management of Resources</i> .....	25
4.2.4	<i>Protecting Public Health and Safety</i> .....	26
4.3	COUNTY OF SIMCOE OFFICIAL PLAN .....	28
4.3.1	<i>Growth Management Strategy (Section 3)</i> .....	28
4.3.2	<i>Policy Statements (Section 4)</i> .....	31
4.4	TOWN OF MIDLAND OUR PLACE OFFICIAL PLAN .....	34
4.4.1	<i>Official Plan Policy Analysis</i> .....	39
4.5	TOWN OF MIDLAND ZONING BY-LAW 2004-90 .....	44
<b>5.0</b>	<b>CONCLUSION</b> .....	<b>46</b>

## List of Figures

Figure 1. Location Plan.....	4
Figure 2. Surrounding Land Uses .....	6
Figure 3. Subject Lands (1017 Brebeuf Road).....	7
Figure 4. Subject Lands (1029 Brebeuf Road).....	7
Figure 5. Vacant Lands to the North .....	8
Figure 6. Single Detached Dwelling and Warehouse to the South .....	8
Figure 7. Aggregate Extraction Pit to the East (lands in same ownership) .....	9
Figure 8. Single Detached Dwelling to the West .....	9
Figure 9. Proposed Site Plan .....	11
Figure 10. Public Information Letter for Neighbourhood Consultation.....	16
Figure 11. East-West Cross Section for Neighbourhood Consultation.....	17
Figure 12. County of Simcoe Official Plan Land Use Designation .....	28
Figure 13. Town of Midland Official Plan Schedule A Growth Areas .....	34
Figure 14. Town of Midland Official Plan Schedule B Urban Structure .....	35
Figure 15. Town of Midland Official Plan Schedule C Land Use .....	35
Figure 16. Draft Official Plan Amendment Schedule A.....	36
Figure 17. Draft Official Plan Amendment Schedule B .....	37
Figure 18. Draft Official Plan Amendment Schedule C .....	38
Figure 19. Town of Midland Zoning By-law 2004-90.....	44
Figure 20. Proposed Zoning By-law Amendment.....	45

## 1.0 INTRODUCTION

On behalf of our clients, Brand X Materials & Supply Inc. & 2832623 Ontario Ltd., we are pleased to provide this Planning Justification Report to examine the planning merits of applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Control for lands located at 1017 & 1029 Brebeuf Road in the Town of Midland, County of Simcoe (**Figure 1**).

**Figure 1. Location Plan**



The purpose of each application is detailed as follows:

### 1. Official Plan Amendment:

- a. To amend Schedule 'A' Growth Areas, by removing the lands subject to the Amendment from this schedule; thereby, removing them from the "Greenlands" classification and "Town Strategic Area I" classification.
- b. To amend Schedule 'B' Urban Structure, by changing the urban structure classification on the lands subject to the Amendment from "Mixed Use Districts" and "Greenlands" to "Rural Area".
- c. To amend Schedule 'C' Land use, by redesignating the lands subject to the Amendment from the "Commercial Corridor" and "Natural Heritage" designations to the "Aggregate Extraction Area" designation.

### 2. Zoning By-law Amendment:

- a. To lift the existing holding provision from the lands.

- b. To rezone the lands from the Industrial One with a Holding Provision (M1-H) zone to the Industrial Two Exception zone (M2-XX).

**3. Site Plan Control:** This application will permit the development of a concrete ready-mix plant.

This Planning Report examines the subject lands, site context, land use policies, and the form and design of development that is proposed. This Report concludes that the applications represent orderly and proper land use planning that is consistent with the Provincial Planning Statement, and conforms to the County of Simcoe Official Plan, and the Town of Midland Official Plan.



## 2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The lands are legally described as Part of Lot 100, Concession 1 East of Penetanguishene Road, Town of Midland. The lands subject to the applications are known municipally as 1017 & 1029 Brebeuf Road in the Town of Midland (**Figure 1**). The lands directly east of the subject lands, municipally known as 169892 Highway 12, are in the same ownership. Although these three (3) properties have different PIN's, the lands have been merged by law.

The subject lands, municipally known as 1017 & 1029 Brebeuf Road, are rectangular in shape with a total area of 5.7 hectares (14.2 acres) with approximately 207 metres of frontage along Brebeuf Road. The lands on 1017 Brebeuf Road currently contain a single detached dwelling and detached accessory building, which are proposed to remain until the current residents leave the property (**Figure 3**). The lands on 1029 Brebeuf Road currently contain a single detached dwelling and detached accessory building, which are proposed to be demolished (**Figure 4**).

The subject lands are surrounded by residential, recreational, and industrial land uses (**Figure 2**). The immediate surrounding land uses are as follows:

- **North:** Vacant lands (**Figure 5**).
- **South:** Single Detached Dwellings, Outdoor Storage, a Golf Course and Agricultural Uses (**Figure 6**).
- **East:** Aggregate Extraction Pit, which are lands in the same ownership and merged by law with the subject lands (**Figure 7**). A range of industrial land uses are located further east.
- **West:** Single Detached Dwellings, Vacant Lands and Agricultural Uses (**Figure 8**).

Figure 2. Surrounding Land Uses





**Figure 3. Subject Lands (1017 Brebeuf Road)**



**Figure 4. Subject Lands (1029 Brebeuf Road)**





**Figure 5. Vacant Lands to the North**



**Figure 6. Single Detached Dwelling and Warehouse to the South**





**Figure 7. Aggregate Extraction Pit to the East (lands in same ownership)**



**Figure 8. Single Detached Dwelling to the West**



### 3.0 PROPOSED DEVELOPMENT

The owners are proposing a concrete ready mix plant on the lands located at 1029 Brebeuf Road. The existing buildings on 1029 Brebeuf Road are proposed to be demolished and the existing access onto Brebeuf Road will be removed. The owners have also purchased 1017 Brebeuf Road, which will be incorporated into the overall site once the current residents decide to leave the property. Once this occurs, the existing access onto Brebeuf Road will also be removed and all buildings will be demolished.

The site will only be accessed by the aggregate extraction pit to the east, which is accessed by Beamish Road. These lands are municipally known as 16892 Highway 12 and are merged by law with the subject lands.

The site will be graded to be consistent with the extraction pit, and as such, will be approximately 20 metres lower in grade than Brebeuf Road. The site will be accessed by a ramp/drive aisle and will contain the concrete ready mix plant building, which will also contain an office space with washrooms. The site will also contain aggregate storage bins, a conveyor belt system, and a silo tower. The site will be serviced by a septic system located to the south of the building, and a private drilled well will be located inside the building. A parking area with 12 parking spaces, including a barrier free parking space, will be located along the northern boundary of the grading of the site (**Figure 9**).

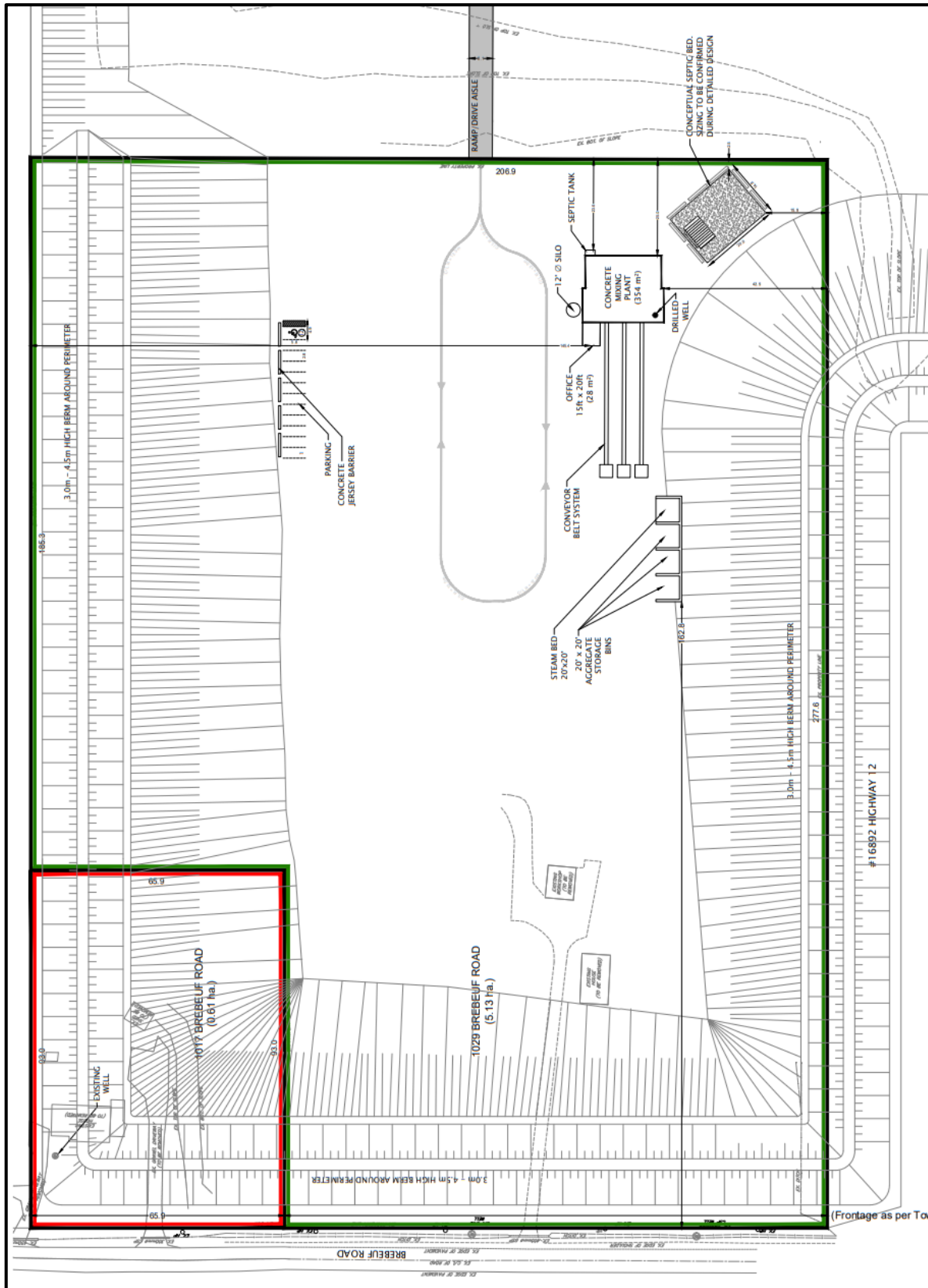
The subject lands have the following applicable designations and classifications:

- The lands are identified to be within the Built Boundary and designated Greenlands and Strategic Growth Area I on Schedule A: Growth Areas.
- The lands are designated Greenlands and Mixed Use District on Schedule B: Urban Structure.
- The lands are designated Commercial Corridor and Natural Heritage on Schedule C: Land Use.

The lands are zoned Industrial One with a Holding Provision (M1-H) in the Town Zoning By-law 2004-90. An Official Plan Amendment and Zoning By-law Amendment are required to permit the proposed concrete ready mix plant. This is discussed in detail in Sections 4.6 and 4.7 of this Report.

The following subsections detail the proposed applications, pre-consultation process, the technical plans and reports prepared in support of the development, provincial requirements for industrial uses, and public consultation.

Figure 9. Proposed Site Plan





### 3.1 Proposed Planning Act Applications

The purpose of each of the proposed Planning Act applications are summarized below:

**1. Official Plan Amendment:**

- a. To amend Schedule 'A' Growth Areas, by removing the lands subject to the Amendment from this schedule; thereby, removing them from the "Greenlands" classification and "Town Strategic Area I" classification.
- b. To amend Schedule 'B' Urban Structure, by changing the urban structure classification on the lands subject to the Amendment from "Mixed Use Districts" and "Greenlands" to "Rural Area".
- c. To amend Schedule 'C' Land use, by redesignating the lands subject to the Amendment from the "Commercial Corridor" and "Natural Heritage" designations to the "Aggregate Extraction Area" designation.

**2. Zoning By-law Amendment:**

- a. To lift the existing holding provision from the lands.
- b. To rezone the lands from the Industrial One with a Holding Provision (M1-H) zone to the Industrial Two Exception zone (M2-XX) to permit the concrete ready mix plant use and a site-specific development standard.

**3. Site Plan Control:** This application will permit the development of a concrete ready-mix plant.

### 3.2 Pre-Consultation

A Pre-Consultation meeting was held with the Town on February 7, 2024, to discuss the conceptual site plan of the proposed concrete ready mix plant. The meeting included a discussion on the proposal, submission requirements, and implementing application requirements. The technical materials required in support of the proposed development are detailed in detail in Section 3.3 below.

### 3.3 Supporting Technical Reports and Plans

The following technical reports and plan have been prepared in support of the proposed applications.

**1. Planning Justification Report**

This Planning Justification Report examines the subject lands, site context, land use policies, and the form of development. The Report concludes that the proposed applications represent orderly and proper land use planning that will positively contribute to the future growth and quality of life in the Town of Innisfil.

**2. Transportation Impact Study**

A Transportation Impact Study was prepared by Tatham Engineering in July 2024 to address the requirements of the Ministry of Transportation of Ontario (MTO) and the Town with respect to the potential transportation impacts of the development on the area road network. The Study concludes the relocation of the plant will allow for internal deliveries of raw aggregate materials from the aggregate extraction pit, reducing the number of external trips generated by the plant by up to 2,600 trips per year, 80 trips per day and 14 trips per peak hour. Further, under total conditions, all study area intersections are expected to provide improved operations through the 2036 horizon when compared to the background operations. The Study concludes the proposed development results in a net benefit to the adjacent road network.

### **3. Slope Stability Assessment**

A Slope Stability Assessment was prepared by Soil Engineers Ltd. in August 2024 to verify the feasibility and the long-term stability of the excavated slopes under a proposed condition. The Assessment states six (6) boreholes to various depths ranging from 6.4 to 20.0 metres was performed between April 11 and 16, 2023. Upon the completion of borehole drilling and soil sampling, monitoring wells were installed within or adjacent to all boreholes to facilitate groundwater monitoring for the slope analysis. The Assessment concludes the proposed conditions will meet the MNR guideline requirements for active land use, and is considered stable for the intended use.

### **4. Hydrogeological Assessment**

A Hydrogeological Assessment was prepared by Harden Environmental Services Limited in October 2024 to characterize the existing groundwater conditions on the Site, identify potential impacts to the local groundwater regime and provide recommendations related to groundwater control/management. The Assessment concludes there will be no impact to downstream environmental features. Please refer to the Assessment for more information.

### **5. Functional Servicing and Stormwater Management Report**

A Functional Servicing and Stormwater Management Report was prepared by The Jones Consulting Group Ltd. in August 2024 to examine the proposed servicing infrastructure and demonstrates how the site can be serviced appropriately while not adversely impacting the downstream environment. The Report recommends the development can be adequately serviced based on stormwater being directed eastwards to the existing quarry and southwards to the existing Brebeuf Road ditch, installation of an on-site private septic system and leaching bed, an existing aquifer has the capability to provide the necessary potable water demands, the development will be serviced by a new privately owned drilled well, and utility services will be extended from the overhead power lines in Brebeuf Road by overhead and underground services.

### **6. Environmental Impact Study**

An Environmental Impact Study (EIS) was prepared by Birks Natural Heritage Consultants Inc. in November 2024. A preliminary EIS was prepared for the properties in December 2023 and the final EIS used updated field data collected during the 2024 field season in support of the applications. The Study identified natural heritage features on the lands, which includes an ephemeral wetland feature, locally significant woodland, potential candidate wildlife habitat and a drainage feature. The Report concludes that provided the mitigation measures recommended are followed, the proposed development is not expected to impact any identified features negatively. Please refer to the Study for more information.

### **7. Stage 1-2 Archaeological Assessment**

A Stage 1-2 Archaeological Assessment was prepared by AMICK Consultants Ltd. in October 2024. The Assessment notes the entirety of the study area was subject to property inspection and photographic documentation concurrently with the Stage 2 Property Assessment which consisted of high intensity test pit methodology at a five-metre interval between individual test pits and test pit survey at a ten-metre interval to confirm disturbance. As a result of the property Assessment of the study area, one scatter of historic artifacts was identified. The Assessment notes a Stage 3 site-specific Assessment is required to gather further data to determine if a Stage 4 Mitigation of Development Impacts will be required.

### **8. Stage 3 Archaeological Assessment**

A Stage 3 Archaeological Assessment was prepared by AMICK Consultants Ltd. in November 2024. The Assessment notes the historic Euro-Canadian archaeological site was excavated and all artifacts were retained and recorded. The Assessment resulted in the recovery of 2378 artifacts, however, no cultural features were encountered. The Report states that due to high levels of disturbance, a lack of cultural features, a low frequency of diagnostic artifacts predating the last quarter of the 19th century and a high level of very recent 20th century and 21st century artifacts,

the Site contains no further Cultural Heritage Value or Interest. The Report concludes the site has addressed any provincial interest in archaeological resources and is cleared of archaeological concern.

### **3.4 Provincial Requirements for Industrial Uses (Procedure D-6 Compatibility)**

The Province prepared a series of guidelines to guide land use planning authorities on how to decide whether new development or land uses are appropriate to protect people and the environment. The specific application of guidelines for industrial facilities is provided in Procedure D-6 Compatibility between Industrial Facilities, which are only applicable to uses that could meet the definition of an industrial facility.

An industry, industrial land use or industrial facility is defined as: *a facility or activity relating to the assemblage and storage of substances/goods/raw materials; their processing and manufacturing; and/or the packaging and shipping of finished products.*

In our opinion, the proposed concrete ready-mix plant meets the intent of these provincial guidelines because of the following:

#### **1. Merged with Existing Aggregate Pit**

The D-6 guidelines are only applicable when a new industrial facility is proposed where an existing sensitive land use would be within the facility's influence area or potential influence area. The guidelines do not apply to pits and quarries.

In our opinion, a concrete ready-mix plant could be defined as an industrial facility, however, the subject lands have been merged with the existing aggregate pit located to the east.

#### **2. Surrounding Sensitive Land Uses**

Sensitive land uses are defined as a building, 'amenity area' or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more 'adverse effect(s)' from contaminant discharges generated by a nearby 'facility'. A residence or facility where people use does meet the definition of a sensitive land use.

The subject lands currently contains two single detached dwellings. The dwelling located on the lands municipally known as 1029 Brebeuf Road is proposed to be demolished. The dwelling located on lands municipally known as 1017 Brebeuf Road is proposed to be demolished once the current residents vacate the property. It is our understanding that the current residents are aware of the proposed concrete ready-mix plant and have no objections.

The lands directly south also contain a single detached dwelling; however, these lands are zoned for industrial land uses and currently contain outdoor storage and a warehouse.

The lands to the west contain single detached dwellings, however, these buildings are approximately 300 metres from the concrete ready-mix plant, which coincides with the maximum recommended minimum separation distance for industrial facilities (Guideline D-6-3 Separation Distances).

#### **3. Adverse Effects**

The purpose of identifying sensitive land uses is to ensure adverse effects (noise, dust, odour, vibration, etc.) are minimized.

The proposed concrete ready-mix plant will require the completion of an Environmental Compliance Approval (ECA) related to air and noise in accordance with the Environmental Protection Act. An Environmental Compliance Approval (ECA) is a permission that allows businesses to operate their facility or site with environmental controls that protect human health and the natural environment.



#### **4. Distance from Brebeuf Road**

The concrete ready-mix plant is located in the southeast corner of the lands to be the farthest possible distance from Brebeuf Road. In addition, no access is proposed along Brebeuf Road.

#### **5. Proposed Buffers**

The existing entrances from Brebeuf Road are proposed to be removed, and the lot lines will include landscaped berms to provide additional separation to the roadway and surrounding properties.

In our opinion, the proposed concrete ready-mix plant will meet the intent of provincial guidelines as any potential impacts will be minimized through the completion of an Environmental Compliance Approval (ECA), as well as other design implementation such as the landscaped berm and location of the plant.

### **3.5 Public Consultation Strategy**

The following sections provide an overview of the public consultation that has occurred to date, as well as the strategy for the proposed applications

#### **3.5.1 Additional Neighbourhood Consultation**

Prior to the well survey required for the formal submission, additional neighbourhood consultation was undertaken by the owner to immediate surrounding properties that were able to be notified. A letter and cross section drawing was provided to provide preliminary information on the proposed development (**Figure 10 and 11**).

#### **3.5.2 Formal Application Consultation**

The applications are proposed to follow a 'typical' public consultation process. This would include notices of complete application sent out by the Town, as well as the notice of public meeting in local media, the Town website, and notices sent out to all landowners within 120 metres of the subject lands. Further, on a date deemed appropriate by the Town, a Statutory Public Meeting will be held with Town Council where anyone interested can participate and provide comments on the applications. At the Public Meeting, a presentation will be made by the Owner's representative to the public and Council, and the consulting team and client will be available to answer any questions that may arise during this time.

Figure 10. Public Information Letter for Neighbourhood Consultation



Dear Neighbour,

My name is Mike MacMillan and I am writing on behalf of TEAM Aggregates, the owner of 1029 Brebeuf Road. We will be applying to the Town of Midland for approvals to build a concrete plant adjacent to our aggregate pit. The concrete plant would be operated by the Sarjeant Company (who is a co-owner of TEAM Aggregates.) We will be holding a public meeting about our proposal soon and you will be invited to attend, but we thought we'd circulate some preliminary information to our neighbours early, along with our request for a well survey.

As with any development, we are required to monitor local wells for potential impacts. We don't expect any impact on local wells, but our hydrogeologists Harden Environmental Services were retained to measure your existing well conditions and monitor any potential impacts going forward. We encourage you to participate.

The proposed concrete plant would be at the far rear of 1029 Brebeuf Road, but down at the elevation of the aggregate pit. There is no entrance or traffic of any kind proposed onto Brebeuf Road. Mature trees, a 3m berm, and a 13m (43ft) hill down to the proposed site will shield our operation from the community on Brebeuf Road, similar to how the existing aggregate operation is shielded from Brebeuf Road today. I have attached a cross section of our proposal that I hope will allay any concerns that our proposal will adversely impact life on Brebeuf Road.

I'd be happy to answer any of your questions about our development. You can call me any time at or we can discuss further at the upcoming public meeting.

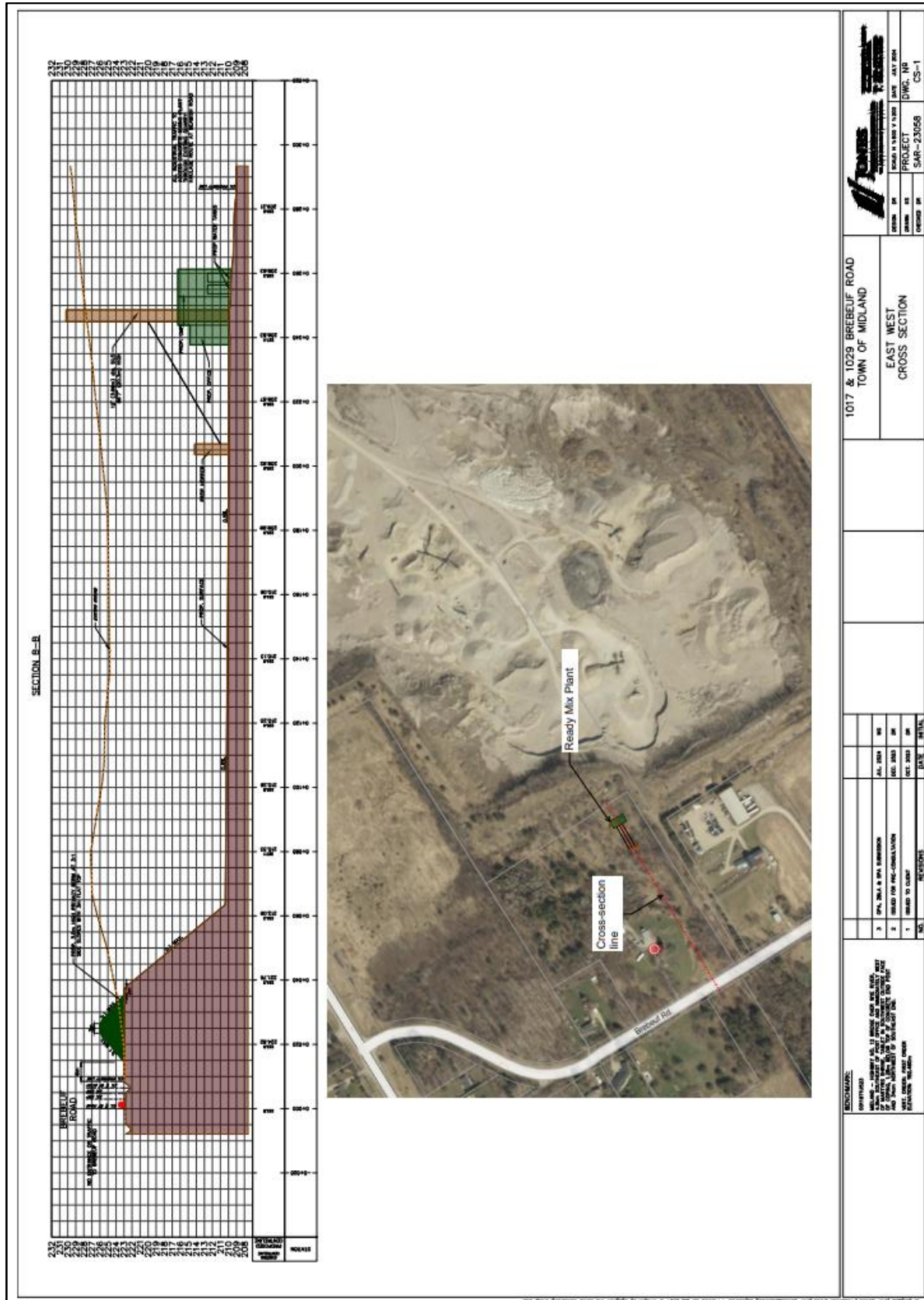
Sincerely,

Mike MacMillan

(705)791-2122

[mmacmillan@sarjeants.com](mailto:mmacmillan@sarjeants.com)

Figure 11. East-West Cross Section for Neighbourhood Consultation





## 4.0 PLANNING ACT AND POLICY ANALYSIS

The following subsections provide a summary assessment of how the proposed applications have regard to the Planning Act, are consistent with the Provincial Planning Statement, and conform to the County of Simcoe Official Plan, Town of Midland Official Plan and the Town of Midland Zoning By-law.

### 4.1 Planning Act (R.S.O. 1990, c. P.13)

The following subsections assess how the applications have regard to matters of provincial interest.

#### 4.1.1 Matters of Provincial Interest (Section 2)

Section 2 of the Planning Act contains the following matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act. The matters of provincial interest have been listed below, along with an explanation of how the proposed applications have regard to those matters.

a) *the protection of ecological systems, including natural areas, features and functions;*

The Environmental Impact Study (EIS) prepared in support of the applications concludes the proposed development is not expected to impact any identified features negatively, provided the mitigation measures recommended are followed.

b) *the protection of the agricultural resources of the Province;*

The subject lands do not contain any agricultural resources.

c) *the conservation and management of natural resources and the mineral resource base;*

The subject lands are legally merged with the aggregate extraction pit located to the east, however, the site will not be utilized for aggregate uses. The concrete ready-mix plant will be separated from the aggregate pit and will not hinder the operation of the pit. Any impacts to natural heritage resources will be mitigated as outlined in point a) above.

d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

A Stage 1-2 Archaeological Assessment was prepared for the subject lands which concludes a site of historic artifacts was identified. A Stage 3 Archaeological Assessment was also prepared which concluded the site has been cleared of archaeological concern.

e) *the supply, efficient use and conservation of energy and water;*

The subject lands will utilize individual water and wastewater services as municipal servicing is not available, as described in the Functional Servicing and Stormwater Management Report.

f) *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

The proposal will remove the current access from Brebeuf Road, as the site is only to be accessed through the aggregate extraction pit. The Transportation Impact Study notes the proposal will allow for internal deliveries of raw aggregate materials from the aggregate extraction pit, which will reduce the number of external trips generated by the plant. The lands will also utilize individual water and wastewater services.

g) *the minimization of waste;*

The subject lands will comply with the waste management program in place with the County.

h) the orderly development of safe and healthy communities;

The subject lands are located in an industrial and rural area within the settlement of Midland, and will be developed with a concrete ready mix plant located over 200 metres from Brebeuf Road. Further, the site is proposed to have a landscaped berm around the perimeter to provide an additional buffer to the existing residential uses along Brebeuf Road.

h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Implementing specific requirements in accordance with the Ontario Provincial Standards (OPSD) occurs at the detailed design stage prior to construction. The accessibility conditions of the proposed development will be assessed by Town of Midland staff.

i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

The subject lands will not contain any facilities as the site is intended to be developed with industrial uses.

j) the adequate provision of a full range of housing, including affordable housing;

No housing is proposed.

k) the adequate provision of employment opportunities;

The subject lands are proposed to contain a concrete ready mix plant, which will contribute to the employment opportunities within the Town.

l) the protection of the financial and economic well-being of the Province and its municipalities;

The Town's financial and economic well-being will not be negatively impacted by the proposed development.

m) the co-ordination of planning activities of public bodies;

Circulation of the proposed applications will occur to all appropriate agencies and public bodies identified in the Planning Act. Upon circulation, they will have the opportunity to review and provide comments.

n) the resolution of planning conflicts involving public and private interests;

The applications will be considered at a statutory Public Meeting, which will provide the public the opportunity to comment on the proposed development. The comments provided will be reviewed by the applicant and Town staff to identify if the applications are acceptable, and if any revisions are required, or if any conditions of approval are requested. During circulation of the applications by the Town, various agencies and departments are also provided the opportunity to comment on the proposed development.

o) the protection of public health and safety;

The site has been designed in consideration of principles that promote public health and safety, which include directing all traffic through the existing aggregate extraction pit and implementing concrete jersey barriers. In addition, the Town Building department and emergency services (Fire and Police) will receive a copy of the proposed applications for review and comment.

p) the appropriate location of growth and development;

The applications propose an industrial use on lands that have legally merged with the aggregate extraction pit to the east. This allows the site to be more efficient by directing all traffic through the aggregate extraction pit, which removes traffic from Brebeuf Road and the County Road. A Transportation Impact Study was prepared for the submission which concludes the proposed development results in a net benefit to the adjacent road network. Further, the lands are surrounded by industrial uses to the east and south, as well as single detached dwellings along Brebeuf Road to the west. The proposed concrete ready mix plant will not negatively impact these residential uses as

it will be located over 200 metres from the roadway, and will require the preparation of an Environmental Compliance Approval (ECA) in accordance with the Ministry of Environment, Conservation and Parks (MECP).

- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The subject lands will not provide access to Brebeuf Road as it will only be accessed by the aggregate extraction pit, which are the lands municipally known as 16892 Highway 12. to ensure no negative impacts to the road network.

- r) the promotion of built form that,
  - (i) is well-designed,
  - (ii) encourages a sense of place, and
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The applications will permit the development of a concrete ready mix plant within an industrial area and will be located over 200 metres from Brebeuf Road to ensure sufficient separation from rural residential uses. The proposed plant will be one-storey and comprise less than 1% of the lot area.

In our professional planning opinion, the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications have regard to the Matters of Provincial Interest identified in the Planning Act.

## 4.2 Provincial Planning Statement (PPS), 2024

The new Provincial Planning Statement (PPS) came into effect on October 20, 2024. Planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with the PPS.

The Provincial Planning Statement (PPS) is a policy framework based on the Vision for Ontario's Land Use Planning System. Chapter 1 of the PPS states the Vision is to increase the supply and mix of housing options, address the full range of housing affordable needs, and support a strong and competitive economy. The PPS seeks to protect our cultural and natural heritage resources, direct growth to settlement areas, and to ensure that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services facilities.

The four (4) principal parts of the PPS include (i) Chapter 2: Building Homes, Sustaining Strong and Competitive Communities, (ii) Chapter 3: Infrastructure and Facilities, (iii) Chapter 4: Wise Use and Management of Resources, and (iv) Chapter 5: Protecting Public Health and Safety. The following sub-sections assess the application's consistency with the PPS.

### 4.2.1 Building Homes, Sustaining Strong and Competitive Communities

Chapter 2 of the PPS contains policies for building homes and sustaining strong and competitive communities. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

#### 1) Settlement Areas

Policy 2.3 contains policies for settlement areas, which are included below:

- a) *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*

The lands proposed for development are within the Midland Settlement Area.

- b) *Land use patterns within settlement areas should be based on densities and a mix of land uses which:
  - i) *efficiently use land and resources;*
  - ii) *optimize existing and planned infrastructure and public service facilities;*
  - iii) *support active transportation;*
  - iv) *are transit-supportive, as appropriate; and*
  - v) *are freight-supportive;**

The proposed development efficiently uses land within the Midland settlement area boundary that are adjacent to existing industrial uses. The lands will adequately utilize individual water and wastewater services as noted in the Functional Servicing and Stormwater Management Report. Further, the concrete ready mix plant requires compliance with specific provincial requirements related to air and noise, which needs to be completed in accordance with Ministry (MECP) regulations.

- c) *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

No housing is proposed on the subject lands. The lands located at 1017 Brebeuf Road will contain the existing single detached dwelling until the current residents decide to vacate the property.



- d) *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*

The proposed development is appropriate as it will integrate an industrial site with an existing aggregate extraction pit. Further, the development is subject to Ministry (MECP) Regulations and requires Ministry (MECP) approval.

- e) *Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*

The subject lands are located within the built-up area of the settlement of Midland. The applications will efficiently utilize lands that are legally merged with an existing aggregate extraction pit and adjacent to other industrial land uses to east.

- f) *Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

The lands represent orderly development of lands within a settlement area.

## **2) Strategic Growth Areas**

Section 2.4.1 contains general policies for strategic growth areas.

1. *Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.*

The subject lands are currently identified to be within a Strategic Growth Area on Schedule 'A' Growth Areas of the Town of Midland Official Plan. The proposed Official Plan Amendment will remove the lands from the Strategic Growth Area. In our opinion, this is appropriate as the lands are proposed to contain an industrial land use that will be accessed by an existing adjacent aggregate extraction pit.

## **3) Employment**

Section 2.8.1. contains general policies on supporting a modern economy.

1. *Planning authorities shall promote economic development and competitiveness by:*
- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
  - b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
  - c) *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
  - d) *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
  - e) *addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

The proposed concrete ready mix plant is an industrial land use. The subject lands are appropriate for the proposed use as the lands are directly connected to an existing aggregate extraction pit. The proposed concrete ready-mix plant will require the completion of an Environmental Compliance Approval (ECA) which reviews potential adverse effects such as air quality and noise pollution in accordance with Ministry (MECP) requirements.

#### 4) Energy Conservation, Air Quality and Climate Change

Policy 2.9.1 states planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- a) *support the achievement of compact, transit-supportive, and complete communities;*

The subject lands will be developed with a concrete ready mix plant, which will be located in the southeast portion of the property.

- b) *Incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*

A Functional Servicing and Stormwater Management Report was prepared for the proposal. No Low Impact Developments (LIDs) have been proposed onsite as stormwater runoff will be infiltrated into the ground in the neighboring quarry.

- c) *support energy conservation and efficiency;*

The development of the subject lands will conform to the energy efficiency requirements of the Ontario Building Code.

- d) *promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*

No Low Impact Developments (LIDs) have been proposed onsite as stormwater runoff will be infiltrated into the ground in the neighboring quarry. An Environmental Impact Study was prepared for the proposal which concludes the proposed development is not expected to impact any identified features negatively, provided the mitigation measures recommended are followed. No active transportation opportunities are proposed as the lands are proposed to contain industrial uses and only accessed by the adjacent aggregate extraction pit.

- e) *take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

Additional approaches may be further considered through detailed design.

#### 4.2.2 Infrastructure and Facilities

Chapter 3 of the PPS contains policies for infrastructure and public service facilities. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

##### 1) General Policies for Infrastructure and Public Service Facilities

Section 3.1 contains general policies, which are provided below:

1. *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:*
  - a) *are financially viable over their life cycle, which may be demonstrated through asset management planning;*
  - b) *leverage the capacity of development proponents, where appropriate; and*
  - c) *are available to meet current and projected needs.*

The proposed development adequately uses individual water and wastewaters services as concluded in the Functional Servicing and Stormwater Management Report, and because it represents infill within a settlement area.

##### 2) Transportation Systems

Policy 3.2 contains policies on transportation systems, which are reviewed below.

1. *Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.*
2. *Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*
3. *As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.*

A Transportation Impact Study was prepared in support of the proposed applications which concludes the proposed development results in a net benefit to the adjacent road network.

### **3) Land Use Compatibility**

Section 3.5 contains policies on land use compatibility which are reviewed below.

1. *Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*

The PPS defines major facilities as facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. The proposed concrete ready-mix plant will require the completion of an Environmental Compliance Approval (ECA) which reviews potential adverse effects such as air quality and noise pollution in accordance with Ministry (MECP) requirements. Further, in our opinion, the proposal minimizes risk to public health and safety by removing any access to Brebeuf Road and directing all traffic through the aggregate extraction pit. The Transportation Impact Study prepared in support of the application concludes the proposal will result in a net benefit to existing operations.

2. *Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.*

The concrete ready mix plant is being proposed by The Sarjeant Company Ltd., who have been operating in the industry since 1889. As such, it is our opinion that this company would be able to assess an identified need for the plant. Further, The Sarjeant Company Ltd., currently operates a concrete ready-mix plant at 8933 County Road 93, which is proposed to be moved to the subject lands. In our opinion, the subject lands are an appropriate location to move the plant as the lands are legally merged with an existing aggregate extraction pit, which is an industrial use. Further, the lands are currently zoned to permit industrial land uses. The plant will minimize any potential adverse effects or impacts by removing all truck traffic related to the plant from Brebeuf Road, not negatively impacting natural heritage features, and through the completion of an Environmental Compliance Approval (ECA) that is required to meet Ministry (MECP) requirements and regulations.

### **4) Sewage, Water and Stormwater**

Policy 3.6.4 states where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual

on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

The lands will adequately utilize individual water and wastewater services as noted in the Functional Servicing and Stormwater Management Report.

Policy 3.6.8 requires stormwater management planning to achieve the following:

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*

The Town of Midland Engineering Department will review the Functional Servicing and Stormwater Management Report and Engineering Plans to ensure their standards are being met.

- b) *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*

The proposed development will not result in any unacceptable increases to contaminant loads (e.g. phosphorus).

- c) *minimize erosion and changes in water balance including through the use of green infrastructure;*

The proposed design/construction addresses water balance and stormwater management, in addition to site specific matters as detailed in the Functional Servicing and Stormwater Management Report that accompanies the applications. The Town of Midland Engineering Department will review the design to ensure their standards are being met.

- d) *mitigate risks to human health, safety, property and the environment;*

The proposed applications will be reviewed by the Town engineering department, and an Environmental Impact Study was prepared which concludes the proposed development is not expected to impact any identified features negatively, provided the mitigation measures recommended are followed.

- e) *maximize the extent and function of vegetative and pervious surfaces; and*

A Functional Servicing and Stormwater Management Report was submitted with the applications, which provides information on the water supply and distribution, and storm water drainage and management.

- f) *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*

The proposed stormwater design is based on these objectives. The stormwater management design is contained in the Functional Servicing and Stormwater Management Report.

- g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale*

The Functional Servicing and Stormwater Management Report outlines a proposed design for the Site Plan stormwater management system to meet the post-development quantity and quality control requirements of the Town of Midland & MECP.

### **4.2.3 Wise Use and Management of Resources**

Chapter 4 of the PPS contains policies for the wise use and management of resources. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

#### **1) Natural Heritage**

Policy 4.1.1 states that natural features and areas shall be protected for the long term.



An Environmental Impact Study was prepared which states the proposed development is not expected to impact any identified features negatively provided the mitigation measures are followed.

## 2) Water

The Policies in Section 4.2 direct planning authorities to protect, improve or restore the quality and quantity of water.

A Functional Servicing and Stormwater Management Report has been prepared in support of the applications.

## 3) Mineral Aggregate Resources

Section 4.5 contains policies on the protection of mineral aggregate resources, which are reviewed below.

*Policy 4.5.2.4: Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.*

The subject lands have been merged with the existing aggregate extraction pit to the east. The proposed development will not hinder the continued use of the aggregate pit, as the plant will be separated from the aggregate operations. Further, the proposed use of the subject lands as a concrete ready mix plant will not preclude the expansion of the aggregate extraction pit as the subject lands are not identified to contain any High Potential Mineral Aggregate Resources in the County Official Plan.

*Policy 4.5.5.1: Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.*

The applications propose a permanent concrete ready mix plant on the subject lands. This policy permits a temporary concrete ready-mix plant on the subject lands if needed, which would need to meet Ministry (MECP) regulations and require Ministry (MECP) approval. An Environmental Impact Study was also prepared in the support of the applications. As such, in our opinion, the proposed applications to propose a permanent concrete ready-mix plant on the lands is appropriate as the owners could proceed with proposing a portable concrete plant in accordance with Ministry (MECP) requirements.

## 4) Cultural Heritage and Archaeology

Policy 4.6.2 requires the conservation of significant built heritage resources and significant cultural heritage landscapes.

A Stage 1-2 Archaeological Assessment was prepared for the subject lands which concludes a site of historic artifacts was identified. A Stage 3 Archaeological Assessment was also prepared which concluded the site has been cleared of archaeological concern.

### 4.2.4 Protecting Public Health and Safety

Chapter 5 of the PPS contains policies for protecting public health and safety. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

### **1) General Policies**

Policy 5.1.1 states development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Development is not proposed within any natural hazards. No human-made hazards exist on or in proximity to the site.

### **2) Natural Hazards**

Policy 5.2.2 directs development away from natural hazards such as flooding or erosion hazards.

Development is not proposed within any natural hazards.

### **3) Human-Made Hazards**

Policy 5.3.1 deals with development on, abutting or adjacent to human-made hazards.

No human-made hazards exist on or in proximity to the site.

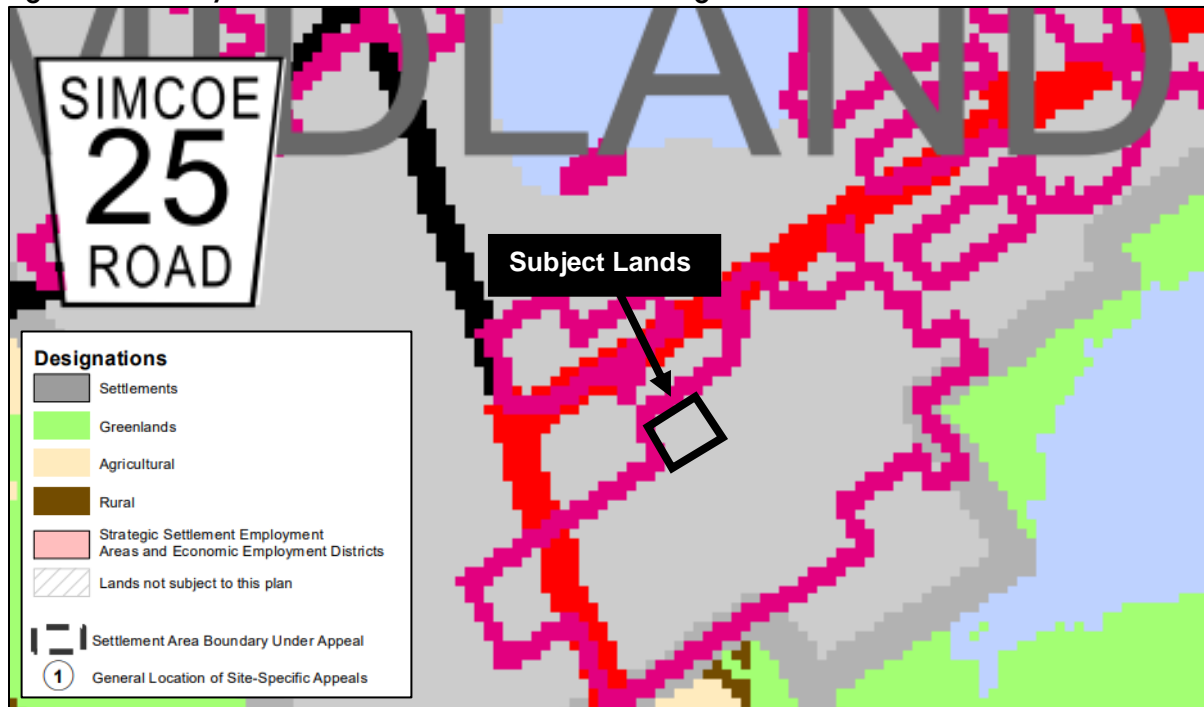
In our opinion, the proposed applications are consistent with the Provincial Planning Statement, 2024.

## 4.3 County of Simcoe Official Plan

The Town of Midland is a lower-tier municipality located within the County of Simcoe. Development in the Town is subject to the policies of the County of Simcoe Official Plan. The County's Official Plan contains overall growth policies and planning strategies to help provide guidance for growth throughout the County. The general intent of the County Official Plan is to direct urban-type growth to the settlement areas, while preserving prime agricultural land and respecting the environment.

The subject lands are designated as Settlement in the County Official Plan Schedule 5.1 (**Figure 12**).

**Figure 12. County of Simcoe Official Plan Land Use Designation**



The following sub-sections assess the applications conformity with the County of Simcoe Official Plan.

### 4.3.1 Growth Management Strategy (Section 3)

Section 3.0 contains growth management policies for all land use designations in the County. The applicable policies are assessed below:

#### 1) Policy 3.1: Strategy

3.1.1. *Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas.*

The subject lands are within the Midland Settlement Area and the development will be adequately serviced by individual water and wastewater services, as concluded in the Functional Servicing and Stormwater Management Report.

#### 2) Policy 3.2: Population and Employment Projections/Allocations

3.2.1. *A total population of 416,000 and a total employment of 132,000 by the year 2031 has been forecasted for Simcoe County. Table 1 above reflects the distribution of population and employment to the year 2031 to each local municipality based on Schedule 7 of the Growth Plan, as amended. The County will manage growth within its jurisdiction according to the following*

*policy framework and will work with the Cities of Barrie and Orillia on matters that cross municipal boundaries.*

The subject lands are within the Town of Midland Settlement Area. The proposed development will assist in the Town achieving the projected employment forecasts.

- 3.2.4. *The majority of population and employment growth will be directed to settlement areas with full municipal water services and municipal sewage services. Limited growth will be permitted in settlement areas that are serviced by other forms of water and sewage services with appropriate studies provided to support the servicing systems proposed and in accordance with Section 4.7 of this Plan.*

The subject lands do not have access to municipal services as concluded in the Functional Servicing and Stormwater Management Report. The proposed individual water and wastewater services are only proposed to provide washrooms for employees.

### **3) Policy 3.3: General Development Policies**

#### *Natural Heritage*

- 3.3.15. *Despite anything else in this Plan, except Section 4.4 as it applies to mineral aggregate operations only, development and site alteration shall not be permitted:*

- i. In significant wetlands and significant coastal wetlands.*
- ii. In the following unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions: Significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest (ANSIs), and coastal wetlands (not covered by 3.3.15 i) above).*
- iii. In the following regional and local features, where a local official plan has identified such features, unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions: wetlands 2.0 hectares or larger in area determined to be locally significant by an approved EIS, including but not limited to evaluated wetlands, and Regional areas of natural and scientific interest (ANSIs).*
- iv. In fish habitat except in accordance with provincial and federal requirements.*
- v. In habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- vi. On adjacent lands to the natural heritage features and areas listed above, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The Environmental Impact Study concludes the site contains locally significant woodlands, ephemeral wetland features, potential candidate significant wildlife habitat and a drainage feature. The Study concludes the development is not expected to impact any identified features negatively.

#### *Stormwater Management*

- 3.3.19. *Local municipalities are encouraged to establish stormwater management policies relating to development associated with new plans of subdivision and condominium and other large scale development in order to protect, improve or restore the quality and quantity of water resources and related natural heritage systems. The policies will consider the requirement for a Stormwater Management (SWM) Report to address the impacts of the development on: stormwater runoff volumes; water quality; erosion and sedimentation; and environmental features, including fish habitat.*

A Functional Servicing and Stormwater Management Report was prepared for the proposed applications which concludes the proposed stormwater management plan for the development will meet the requirements of the Town of Midland for quantity control, quality control, erosion control, water balance, and phosphorous control.



## Emissions

3.3.21. *Where a land use change is proposed that is likely to adversely affect existing uses or be adversely affected by existing uses, a feasibility study that assesses the impacts of odour, noise, vibration, particulates, or other emissions may be required in accordance with appropriate provincial government guidelines. Some uses (e.g. residential) may be sensitive to the odour, noise, vibration or other emissions, associated with facilities such as highways, arterial roads, railway corridors, various types of industries, and sewage treatment facilities. The feasibility study shall be prepared to the satisfaction of the County and/or a local municipal council and other appropriate agencies and shall include recommendations on how impacts can be mitigated. The approval of the development proposals shall be based upon the achievement of adequate separation distances between land uses where required and other mitigation recommendations. For land use changes associated with new or expanded pits and quarries, reports necessary to satisfy the Aggregate Resources Act are sufficient to satisfy the requirements of this section.*

A feasibility study was not requested by the Town as the proposed use is regulated by the Province.

3.3.22. *Major facilities, such as utility and transportation facilities and corridors, airports, sewage treatment facilities, waste disposal sites, industrial installations, and mineral aggregate operations, and sensitive land uses shall be appropriately designed, buffered, and/or separated from each other in accordance with Provincial standards and guidelines to prevent unacceptable adverse effects from odour, noise, vibration, and other contaminants.*

The subject lands will contain a concrete ready mix plant, which requires the completion of an Environmental Compliance Approval (ECA) in accordance with Ministry (MECP) regulations. The plant must meet provincial requirements which include a review of noise, odour, dust and other possible emissions to ensure adjacent land uses are not negatively impacted.

## 4) Policy 3.5: Settlements

### Objectives

3.5.1. *To focus population and employment growth and development within settlements, with particular emphasis on primary settlement areas, in accordance with the policies of this Plan.*

The proposed applications will permit an industrial use on lands designated Settlement, which permits residential, commercial, institutional, and recreational land uses.

3.5.2. *To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services.*

The proposed development includes a concrete ready mix plant, which will be located on the southeastern portion of the site adjacent to the silo tower, aggregate bins and septic system. The lands will adequately utilize individual water and wastewater services, as described in the Functional Servicing and Stormwater Management Report. The existing accesses from Brebeuf Road are proposed to be removed, as the lands will only be accessed from the aggregate extraction pit to the east.

3.5.3. *To develop mixed use settlements as strong and vibrant central places and to create healthy settlements and communities that are sustainable.*

The proposed applications will facilitate an industrial use on lands legally merged with an existing aggregate extraction pit, and adjacent to an established industrial and commercial area.

3.5.4. *To promote development forms and patterns which minimize land consumption and servicing costs.*

The development is proposed on lands intended to be developed for industrial uses, and the developable area has been reviewed through the completion of an Environmental Impact Study. The proposed applications will efficiently utilize land adjacent to existing industrial uses and will adequately utilize individual water and wastewater services.

- 3.5.5. *To promote healthy, complete, and accessible urban and rural communities that are in proximity to amenities, support services, and transit.*

The subject lands are located within the settlement of Midland which contains a range of land uses. The proposed industrial use will be appropriately separated from existing rural land uses, which include single detached dwellings and a golf course.

#### *Growth Management*

- 3.5.7. *Primary settlement areas are settlement areas and are shown on Schedule 5.1.2 of this Plan. Primary settlement areas are larger settlements suitable for high intensification targets, public transit services, and high density targets for designated Greenfield areas and have full municipal water services and municipal sewage services. Primary settlement areas will develop as complete communities. Municipalities with primary settlement areas will, in their official plans, focus and direct a significant portion of its population and employment forecasted growth to the applicable primary settlement areas while considering growth in other settlement areas through local growth management studies as per Section 3.5.9. Municipalities with primary settlement areas will, in their official plans, identify primary settlement areas, identify and plan for intensification areas within primary settlement areas and ensure the development of high quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive, inclusive and vibrant places for residents of all ages and abilities that support walking and cycling for everyday activities and are transit-supportive.*

The subject lands are located within the Town of Midland, which is a primary settlement area. The proposed applications will contribute to the Town's employment growth targets through providing an industrial land use. Further, the applications will not negatively impact the Town in becoming a complete community as sufficient buffers and mitigation measures will be implemented, such as a landscaped berm, to provide separation to other residential, commercial and recreational land uses.

### **4.3.2 Policy Statements (Section 4)**

Section 4.0 contains policy statements that deal with special topics, procedures, or land uses that affect more than one designation. The applicable policies are assessed below:

#### **1) Policy 4.5: Aggregate Developments**

- 4.4.3. *Licensed mineral aggregate operations shall be protected from development and uses which would preclude or hinder their expansion or continued use. Suitable uses in areas of high aggregate potential include those related to other resources found in the area such as agriculture, forestry operations, and other resource-related developments, as well as public utility installations, if their siting does not preclude or hinder aggregate development. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act.*

The subject lands are legally merged with an existing aggregate extraction pit to the east. The proposed concrete ready mix plant will not impact the operations of the aggregate pit as the plant is separated, and all traffic will utilize existing access routes.

- 4.4.5. *High potential mineral aggregate resource areas include all identified Sand and Gravel and Bedrock Aggregate Resources shown on Schedule 5.2.1. The mapping is approximate and can be further refined through detailed information and consultation with the Province and the County. Such areas shall be protected to allow as much of the resource as is realistically possible to be made available for use to supply resource needs, as close to markets as possible, in a manner which minimizes social and environmental impacts. All applications for new or expanded mineral aggregate operations shall satisfy the requirements of the Aggregate Resources Act or its successor and be supported by an EIS and meet all applicable policies of this Plan, including Sections 3.3.5, 3.8, and 4.5. A County Official Plan amendment is not necessary to permit aggregate development however County interests and issues will be addressed through a local*

*municipal Official Plan amendment. Licensed pits and quarries will be added to Schedule 5.2.1 during the five year review of the Plan.*

The subject lands are not identified to contain high potential mineral aggregate resource areas on Schedule 5.2.1. As such, in our opinion, the proposed development will not negatively impact any potential expansions of the aggregate extraction pit in the future.

*4.4.9. Wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts are permitted in the Settlement, Rural, Agricultural, and Strategic Settlement Employment Areas and Economic Employment District designations without the need for an official plan amendment, rezoning, or development permit under the Planning Act, but are discouraged in the Greenlands designation and are subject to Section 3.3.15. Progressive rehabilitation to their prior capability as natural heritage or agriculture, if applicable, should be achieved. Notwithstanding the above, within the area of the Niagara Escarpment Plan area, wayside pits and quarries may only be permitted in the Escarpment Rural Area subject to the requirements of that plan; asphalt plants are not permitted. Notwithstanding the above, within the area of the Oak Ridges Moraine Conservation Plan, mineral aggregate operations and wayside pits are permitted in the Natural Linkage Area and Countryside Areas designations as shown on Schedule 5.3.2. Portable asphalt plants within areas licensed under the Aggregate Resources Act are also permitted in these designations.*

A permanent concrete ready mix plant is proposed on the subject lands. This policy permits a temporary or portable concrete ready-mix plant on the subject lands if needed, which would need to meet Ministry (MECP) regulations and require Ministry (MECP) approval. As such, in our opinion, the proposed applications to propose a permanent concrete ready-mix plant on the lands is appropriate as the owners could proceed with proposing a portable concrete plant in accordance with Ministry (MECP) requirements.

### **1) Policy 4.5: Resource Conservation: Water**

*4.5.1. Land use planning and development within the County shall protect, improve or restore the quality and quantity of water and related resources and aquatic ecosystems on an integrated watershed management basis.*

A Hydrogeological Assessment was prepared for the proposed applications, which concludes there will be no impact to downstream environmental features. A water balance assessment was conducted in support of the planned development, which included an evaluation of the pre- and post-development conditions. The proposed stormwater management plan has successfully achieved the maintenance of the pre-development water balance target in the post development condition, as concluded in the Functional Servicing and Stormwater Management Report.

### **2) Policy 4.6: Cultural Heritage Conservation**

*4.6.5. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

A Stage 1-2 Archaeological Assessment was prepared for the subject lands which concludes a site of historic artifacts was identified. A Stage 3 Archaeological Assessment was also prepared which concluded the site has been cleared of archaeological concern.

### **3) Policy 4.7: Infrastructure: Sewage and Water Services**

*4.7.6. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where a study concludes that the provision of full municipal sewage services and municipal water services or private communal sewage services and private communal water services cannot be implemented, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling or minor rounding out of existing*

*development.*

*4.7.10. Where a servicing feasibility study supports development on individual services, a proposed development must be supported by a hydrogeological study which will, among other things, provide for site specific implementation of the findings/recommendations of the servicing feasibility study, including the determination of specific site-related minimum lot sizes. Should an extension of a draft plan approval be requested, the recommendations of the hydrogeological study may be required to be reconfirmed.*

A Functional Servicing and Stormwater Management Report was prepared for the proposed applications which concludes the proposed development can be adequately serviced by individual water and wastewater services.

In our opinion, the proposed applications conform to the policies of the County of Simcoe Official Plan.



## 4.4 Town of Midland Our Place Official Plan

The Town of Midland Official Plan articulates the Town’s planning vision and objectives and guides land use planning in the Town to the year 2031. The subject lands have the following applicable designations and classifications:

- The lands are identified to be within the Built Boundary and designated Greenlands and Strategic Growth Area I on Schedule A: Growth Areas (**Figure 13**).
- The lands are designated Greenlands and Mixed Use District on Schedule B: Urban Structure (**Figure 14**)
- The lands are designated Commercial Corridor and Natural Heritage on Schedule C: Land Use (**Figure 15**)

The **purpose** of the proposed Official Plan Amendment is as follows:

- a. To amend Schedule 'A' Growth Areas, by removing the lands subject to the Amendment from this schedule; thereby, removing them from the "Greenlands" classification and "Town Strategic Area I" classification (**Figure 16**).
- b. To amend Schedule 'B' Urban Structure, by changing the urban structure classification on the lands subject to the Amendment from "Mixed Use Districts" and "Greenlands" to "Rural Area" (**Figure 17**).
- c. To amend Schedule 'C' Land use, by redesignating the lands subject to the Amendment from the "Commercial Corridor" and "Natural Heritage" designations to the "Aggregate Extraction Area" designation (**Figure 18**).

**Figure 13. Town of Midland Official Plan Schedule A Growth Areas**

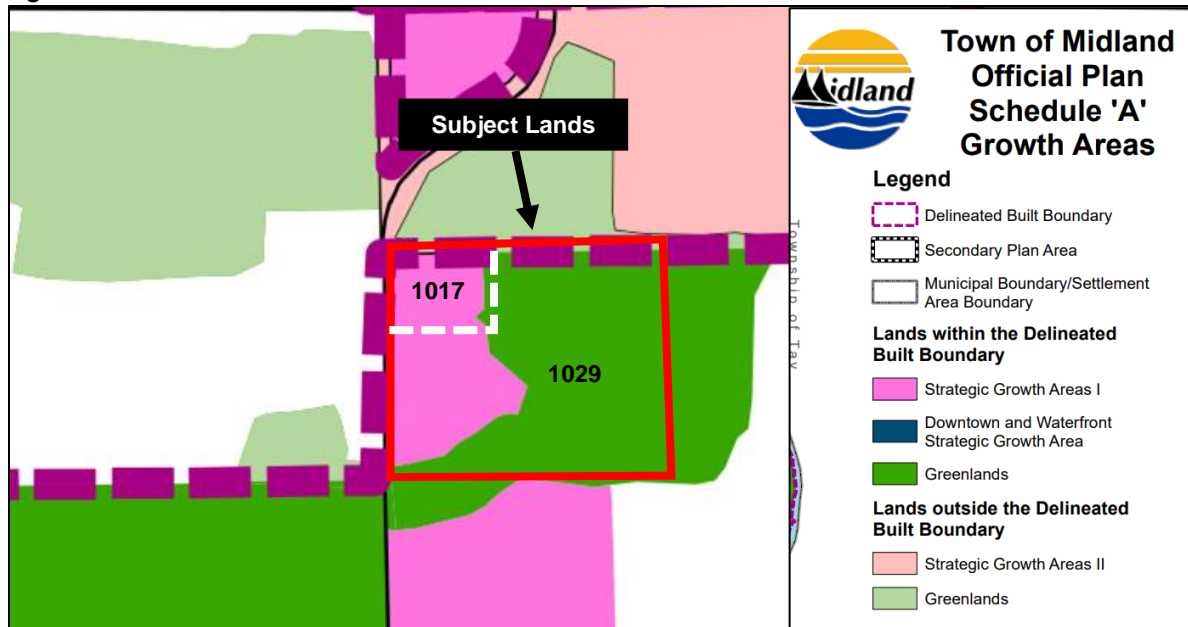


Figure 14. Town of Midland Official Plan Schedule B Urban Structure

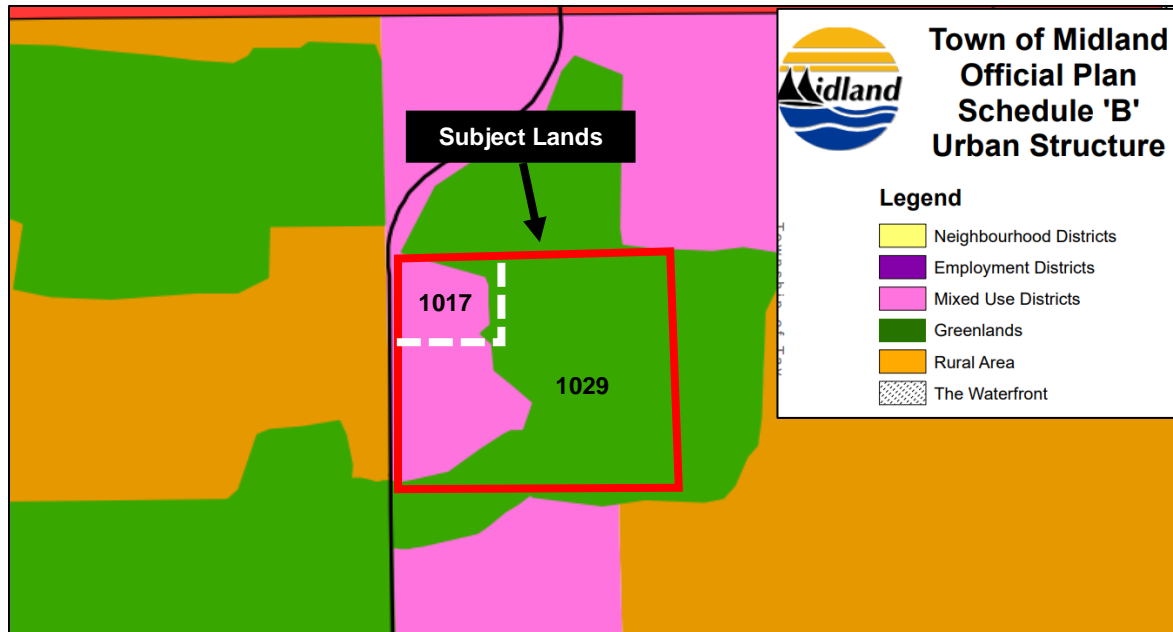


Figure 15. Town of Midland Official Plan Schedule C Land Use

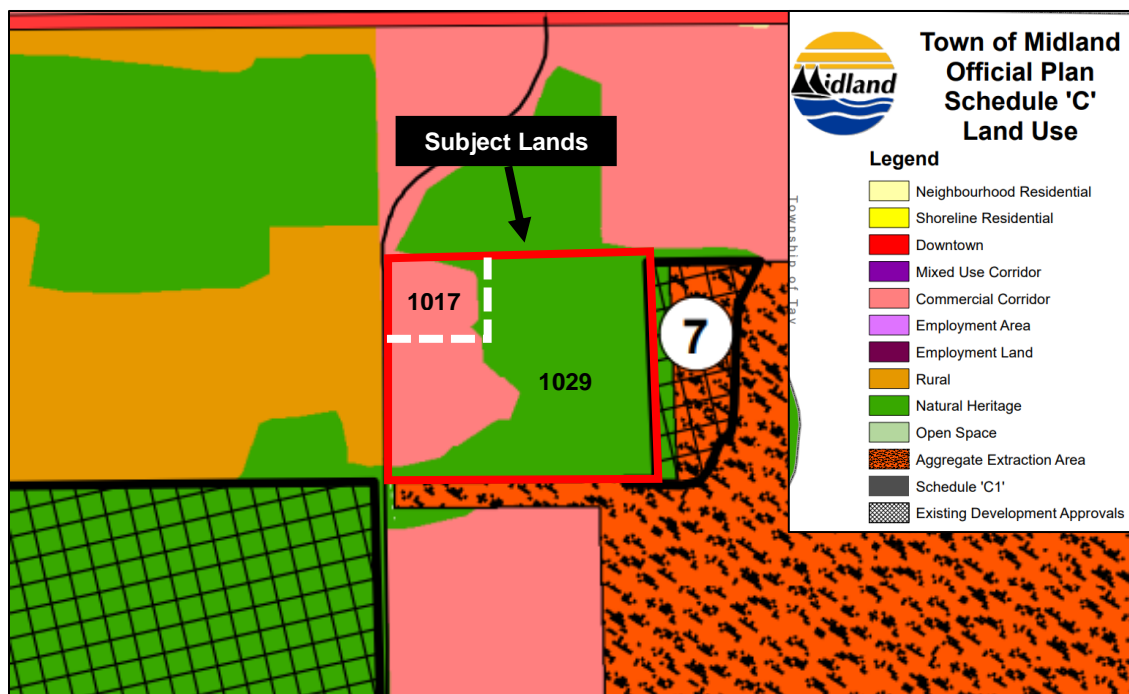


Figure 16. Draft Official Plan Amendment Schedule A

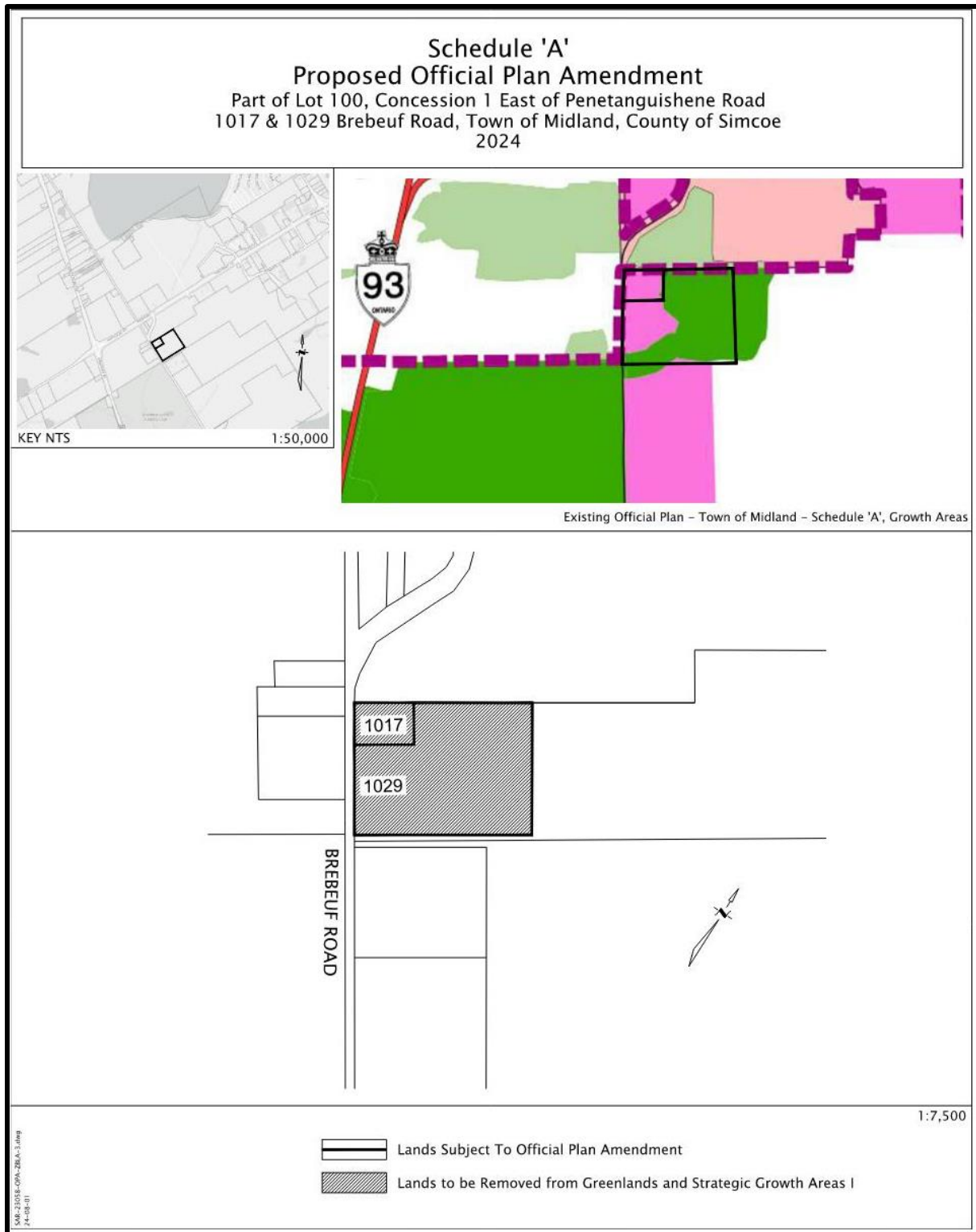
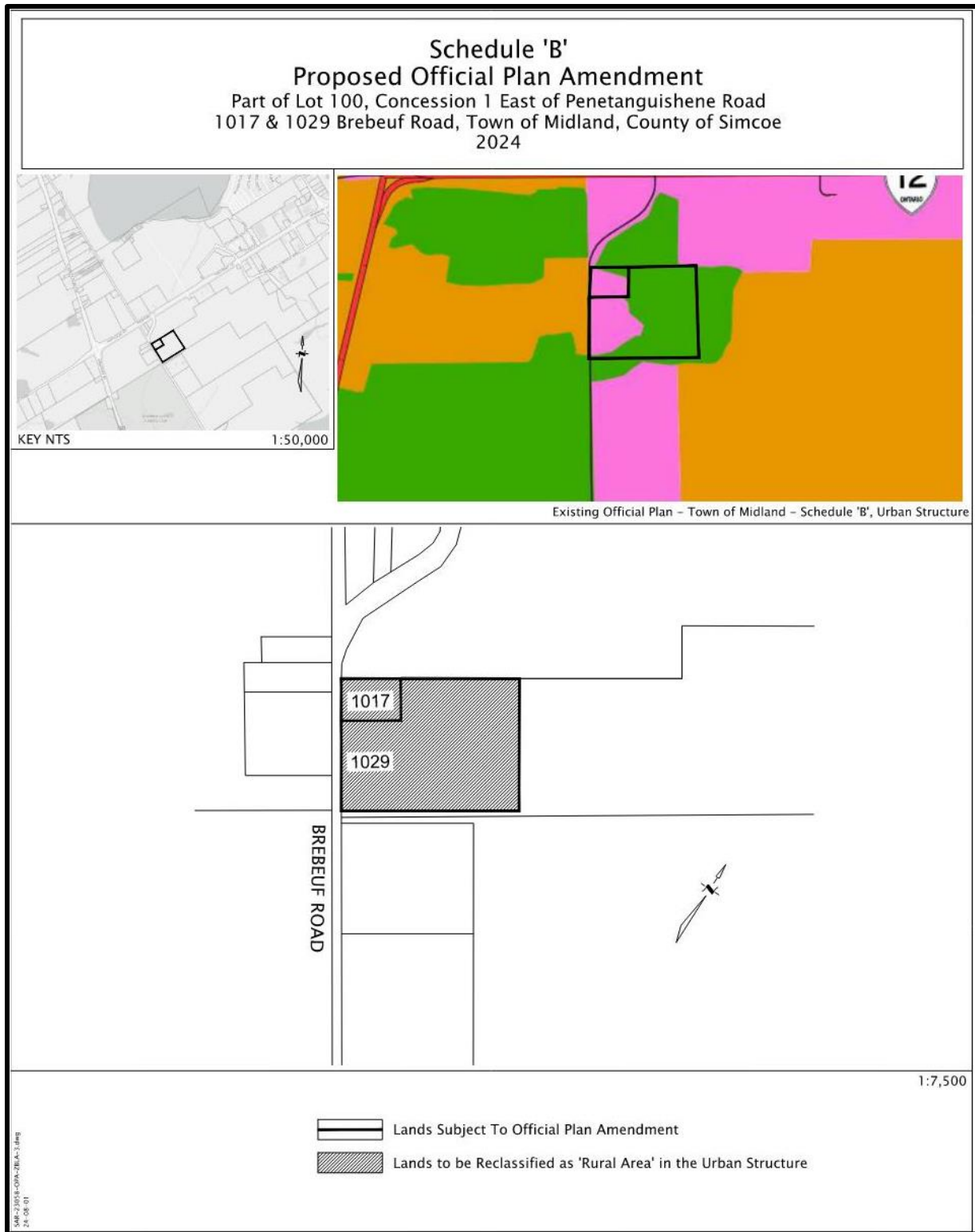


Figure 17. Draft Official Plan Amendment Schedule B





**Figure 18. Draft Official Plan Amendment Schedule C**



As outlined in Section 3 of this Report, the **purpose** of the Official Plan Amendment application is as follows:

- a. To amend Schedule 'A' Growth Areas, by removing the lands subject to the Amendment from this schedule; thereby, removing them from the "Greenlands" classification and "Town Strategic Area I" classification.
- b. To amend Schedule 'B' Urban Structure, by changing the urban structure classification on the lands subject to the Amendment from "Mixed Use Districts" and "Greenlands" to "Rural Area".
- c. To amend Schedule 'C' Land use, by redesignating the lands subject to the Amendment from the "Commercial Corridor" and "Natural Heritage" designations to the "Aggregate Extraction Area" designation.

The **effect** of the amendment is to redefine the boundary of the natural heritage system and correspondingly, the limits of development for the subject lands. In addition, the amendment would permit the lands to contain a concrete ready mix plant.

The planning merit to the proposed amendment is outlined below.

## 4.4.1 Official Plan Policy Analysis

The proposed development conforms to the Town of Midland Official Plan as evidenced by the following sections.

### 4.4.1.1 Growth Management (Section 2)

#### 1) Policy 2.2: Planning for Growth in an Urban Structure

- d) *Schedule A - Growth Areas, identifies those areas within the Settlement Area/Municipal Boundary that have been identified by Provincial, County and Town planning documents as key elements of the Town with respect to growth management. Each element of the Town has a specified role to play in long-term growth management, as follows:*
- i) *The Delineated Built Boundary – The Delineated Built Boundary defines the Delineated Built-up Area and identifies the developed areas of the Town of Midland and lands that have been approved for development. All of the lands within the Delineated Built-up Area are considered as developed urban areas, and any new development within the Delineated Built-up Area is considered under the definition of intensification. This Plan implements a target of 40 percent of all new residential development on an annual basis within the Town being through intensification within the Delineated Built-up Area. While there is no target for the intensification of commercial, industrial or institutional forms of development, the concept of intensification is a positive principle of ongoing growth management for all land uses. However, not all lands within the Delineated Built-up Area are suitable for all forms of intensification and the Town, through this Plan, has identified Strategic Growth Areas where intensification will be directed.*
  - ii) *Greenlands – Greenlands consist of the protected natural heritage system and public parks. Together they form a strong character giving element of the Town. These areas are generally not available for urban development at this time;*
  - iii) *Strategic Growth Areas are identified and, in order of priority, listed below:*
    - *Strategic Growth Areas I – Strategic Growth Areas I consist of lands within the Delineated Built-up Area which have been identified to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. These lands are further considered Intensification Areas as part of the Town's Intensification Strategy and identified as Mixed Use District on Schedule B – Urban Structure;*

The subject lands are identified to be within the Delineated Built Boundary, and within Greenlands

and Strategic Growth Areas I, on Schedule A. The proposed applications will remove the lands from Greenlands, as the Environmental Impact Study concludes the development is not expected to impact any identified features negatively. In our opinion, the proposed development will efficiently utilize lands that are legally merged with an aggregate extraction pit.

- f) *The urban structure identified on Schedule B will have a focused Downtown, surrounded by neighbourhoods and employment areas that are connected by corridors which could accommodate mixed use development. The urban structure includes the following identifiable Districts:*
- iii. *The Mixed Use Districts – The Mixed Use Districts accommodate, and are planned to accommodate, a mixture of retail, service commercial, office, institutional and, in some cases, higher density residential land uses. The Mixed Use Districts shall comprise the Strategic Growth Areas identified on Schedule A – Growth Areas, and will provide the justification for enhanced transit and active transportation investment over time.*
  - v. *The Rural Area – The Rural Area is not expected to accommodate significant growth during the time horizon of this Plan. However, since it is located within a Settlement Area, as defined by the Province and the County, it may be considered for development in the long-term. The planning policy framework included in this Plan will identify the Rural Area as well as the criteria through which a number of different land uses will be accommodated. It is the intent of this Plan to consider the Rural Area's role in comprehensive economic development, as well as the existing rural context. Limited rural residential development on existing lots of record is anticipated, however no new rural residential lot creation will be permitted.*

The subject lands are located within the Greenlands and Mixed Use District on Schedule B of the Official Plan. The proposed applications will change the urban structure classification on the lands to the Rural Area to permit industrial land uses. The proposed concrete ready mix plant will contribute to the economic development of Midland through providing employment opportunities. Further, in our opinion, the proposed use will not negatively impact the existing rural character as the plant will be located over 200 metres from Brebeuf Road and a landscaped buffer will provide additional separation to adjacent uses.

#### **4.4.1.2 Land Use Designations (Section 4)**

##### **1) Policy 4.5.3: Natural Heritage Designation: Restrictions on Redesignation**

- p) *There is no obligation on the Town to redesignate for development any lands designated Natural Heritage if there is an existing or potential hazard that would be difficult or excessively costly to overcome.*
- q) *The removal or destruction of a natural heritage feature or ecological and hydrologic functions by unauthorized development or site alteration is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Natural Heritage designation. Rather, restoration, to the satisfaction of the Town, in consultation with the County and any agency having jurisdiction or that the Town deems appropriate, will be required.*

The lands are currently within the Greenlands Area and designated Natural Heritage. An Environmental Impact Study was prepared in support of the proposed applications which states the development is not expected to impact any identified features negatively.

##### **3) Policy 4.6.1: Rural Areas**

- a) *This Plan recognizes that the Rural Areas, including the aggregate resources and limited agricultural elements, constitute an important component of the Town's land use structure and contribute to the local economy. The policies for managing these lands are designed to protect and enhance the value of the resource. The Rural Areas are an employment source, important to the Town's historical, cultural, and economic character and key to the ability of other sectors such as tourism to create jobs and sustain prosperity.*

The proposed applications will permit a concrete ready mix plant to operate on the subject lands, which will contribute to the range of industrial land uses within the immediate area and provide employment opportunities for the Town.

- b) *It is the intent of this Plan to promote an array of associated and complementary uses within the Rural Areas that promote economic development within the Town and support the financial sustainability of the local agricultural/vinicultural community.*

The proposed concrete ready mix plant is appropriate for the lands are legally merged with an existing aggregate extraction pit, and various industrial land uses are located further east. The lands will contribute to the economic development of the Town and will not negatively impact adjacent rural land uses as the use requires the completion of an Environmental Compliance Approval (ECA) in accordance with Ministry (MECP) regulations.

- c) *The objectives of this Plan for Rural Areas identified on Schedule B – Urban Structure, are to:*
- i. Sustain the Town’s Rural Areas as longer term future growth areas while maintaining a secure, financially viable rural resource area;*
  - ii. Recognize the importance of aggregate resources, protect them from conflicting uses and minimize the effects of aggregate extraction and processing on surrounding uses;*
  - iii. Protect the potential for future urban development within the Rural Areas;*
  - iv. Recognize the need for flexibility in responding to the ongoing diversification of agri-business and support the growth of the local economy;*
  - v. Minimize potential land use conflicts with non-farm uses; and,*
  - vi. Conserve and enhance the identified Natural Heritage designation and its key natural heritage features and ecological and hydrologic functions.*

The proposed development will not negatively impact aggregate resources as the aggregate pit will continue to operate as normal. The proposed development will provide employment opportunities and will minimize land use conflicts through providing a landscaped berm and compliance with Ministry (MECP) regulations for concrete ready mix plants. Further, an Environmental Impact Study was prepared in support of the proposed applications which concludes the development is not expected to impact any identified features negatively.

#### **4) Policy 4.6.2: Aggregate Extraction Area Designation**

- a) *This Plan recognizes existing pits and quarries approved under the Aggregate Resources Act or its successor. It is the intent of this Plan to protect these existing uses from conflicting uses and to minimize the effects of pits and quarries on surrounding uses.*

The subject lands are legally merged with an existing aggregate extraction pit to the east, and the proposal will not negatively impact any operations by separating the concrete ready mix plant and utilizing existing access routes. The Transportation Impact Study concludes the proposal will result in a net benefit to the existing road network.

- b) *Lands identified through this section are primarily intended for the extraction of gravel, sand and other aggregates in existing pits and quarries operated pursuant to the Aggregate Resources Act, or its successor. Other permitted uses, associated with the primary permitted uses, include:*
- i. Crushing;*
  - ii. Aggregate storage;*
  - iii. Concrete and asphalt plants and slurry pits, provided they will not have a detrimental impact on the rehabilitation of the site;*
  - iv. An accessory office use and scale office;*
  - v. An accessory residential dwelling;*
  - vi. Agricultural and forestry uses; and,*
  - vii. Aggregate recycling.*

The subject lands are proposed to contain a concrete ready mix plant, which is a permitted use in the Aggregate Extraction Area designation. The lands are legally merged with an existing aggregate extraction pit to the east, which is currently designated Aggregate Extraction Area. As

such, the proposed Official Plan Amendment will provide a consistent land use designation in an area that contains a range of industrial land uses.

#### 4.4.1.3 Municipal Infrastructure (Section 6)

##### 1) Policy 6.2.3: Servicing Priority

- b) *Where full municipal services are not available, the Town may allow the use of private services provided that site conditions are suitable for the long-term provision of such services with no negative impacts. These services may only be used for infilling and minor rounding out of existing development.*

A Functional Servicing and Stormwater Management Report was prepared in support of the applications which concludes full municipal services are not available, and the lands will be adequately serviced by individual water and wastewater services.

##### 2) Policy 6.2.4: Urban Servicing Limit

- a) *The Urban Service Area is indicated on Schedule F – Infrastructure.*
- b) *Any development within the boundaries of the Urban Service Area shall be on full municipal services.*
- c) *It is an objective of the Town to promote comprehensive service provision strategies for those lands outside of the Urban Service Area but within the Urban Areas. At a minimum, any development outside of the Urban Service Area, but within the Urban Areas as indicated on Schedule A – Growth Areas shall be designed to facilitate the eventual connection to full municipal services when they are extended. Further, property owners will be required to connect to such services at the time of extension. In the meantime, such development may be serviced by private services subject to the approval of the Town, and any other agency having jurisdiction.*

The subject lands are identified to be within the Urban Service Area on Schedule F of the Official Plan. A Functional Servicing and Stormwater Management Report was prepared in support of the applications which concludes full municipal services are not available, and the lands will be adequately serviced by individual water and wastewater services.

##### 3) Policy 6.3.2: Drinking Water Source Protection

- c) *The protection of water supply is an important component in the process of delivering safe potable water. In order to protect municipal drinking water resources, the Town will endeavor to achieve the following:*
- i. *Support the Severn Sound Environmental Association and other relevant stakeholders in the development and administration of watershed management plans and watershed based source protection plans;*
  - ii. *Identification, designation and/or zoning of wellhead protection areas;*
  - iii. *Identification, designation and/or zoning of significant groundwater recharge areas (SGRAs) and discharge areas;*
  - iv. *Identification of all major point and non-point sources of contamination;*
  - v. *Identification of all significant water withdrawals;*

The lands are identified to be within a Wellhead Protection Area and Significant Groundwater Recharge Area on Schedule G of the Official Plan.

- d) *Vulnerable Areas, identified by Wellhead Protection Areas A to E, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, are shown on Schedule G – Source Protection to this Plan. Based on the Tier 3 Report information related to water supply in the Town, this Plan will apply the WHPA-Q1 and WHPA-Q2 water supply requirements to the entire Town. Vulnerable areas within the Town of Midland are defined as follows:*

- vii. *Wellhead Protection Area Q2 (WHPA-Q2): An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the area that includes the WHPA-Q1*



- and any area where the future reduction in recharge would significant impact that area;*
- ix. *Significant Groundwater Recharge Area (SGRA): These are areas on the landscape that are characterized by porous soils, such as sand or gravel, that allows the water to seep easily into the ground and flow to an aquifer. A recharge area is considered significant when it helps maintain the water level in an aquifer that supplies a community with drinking water.*

A Hydrogeological Assessment was prepared for the proposed applications, which states the WHPA-Q2 is an area where future reduction in recharge would have significant impacts to source protection. The proposed site development, including grading, water takings and onsite discharge of batch plant process water will result in a net increase in recharge.

#### **4.4.1.4 Implementation and Administration (Section 7)**

##### **1) Policy 7.2.3: Amendments to the Official Plan**

- b) *An applicant for an Official Plan Amendment shall be required to submit a planning justification report(s) to demonstrate the rationale for an Amendment to this Plan, and shall be required to evaluate and address such matters, including but not limited to:*
- i. Conformity with Provincial policies, plans and guidelines and the County of Simcoe Official Plan;*
  - ii. Conformity to the vision, principles, objectives and policies of this Plan, and other Town approved policies and plans;*
  - iii. Justification of the need for the proposed Amendment;*
  - iv. Suitability of the lands for the proposed use;*
  - v. Land use compatibility with the existing and future uses on surrounding lands; and,*
  - vi. Adequacy of service infrastructure and community infrastructure, including public service facilities, to support the proposed use.*

In our professional planning opinion, the proposed applications are consistent with the Provincial Planning Statement, and conform to the County of Simcoe Official Plan and Town Official Plan as the lands will be redeveloped with industrial land uses within a primary settlement area. The proposed use is appropriate as the lands are legally merged with an existing aggregate extraction pit, are adjacent to existing industrial land uses, and mitigation measures will be implemented to avoid negative impacts to adjacent residential and recreational uses. The site will be adequately serviced with individual water and wastewater services, as concluded in the Functional Servicing and Stormwater Management Report, and the development is not expected to negatively impact any natural heritage features, as concluded in the Environmental Impact Study.

##### **2) Policy 7.3.2: Applications for Rezoning**

- a) *Applications for rezoning will be considered in terms of the vision, principles, objectives and policies of this Plan. With this approach, development plans and other details will be reviewed so that design, amenity, density, public works, environmental concerns and all other matters for which this Plan sets policy may be ascertained.*

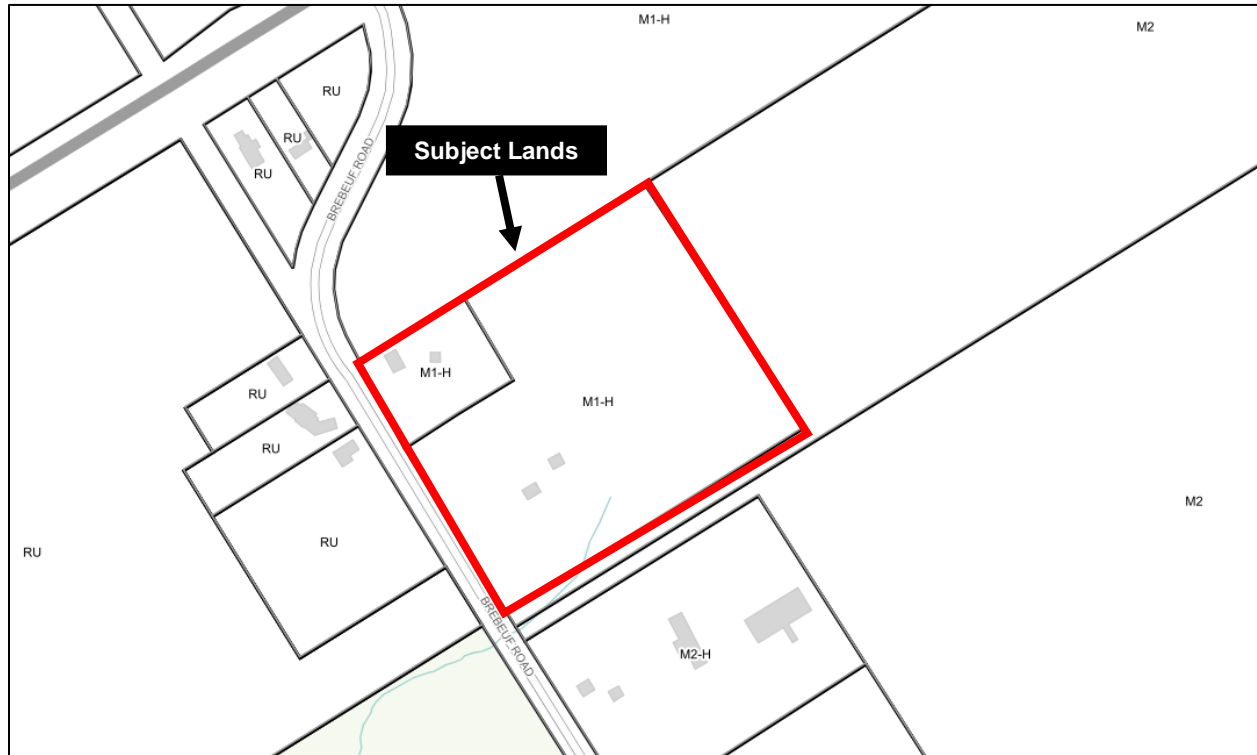
The proposed applications will permit a concrete ready mix plant on lands currently zoned for industrial uses. The plant is proposed to be located at the southeast portion of the property, which is the farthest possible location from Brebeuf Road to mitigate negative impacts to adjacent land uses. Further, the required technical work has been completed which includes a Functional Servicing and Stormwater Management Report, Hydrogeological Assessment and Environmental Impact Study.

In our professional planning opinion, the applications conform to the policies of the Official Plan.

## 4.5 Town of Midland Zoning By-law 2004-90

The subject lands are zoned Industrial One with a Holding Provision (M1-H) in the Town of Midland Zoning By-law 2004-90 (**Figure 19**).

**Figure 19. Town of Midland Zoning By-law 2004-90**



The purpose of the Zoning By-law Amendment application is outlined below:

- a. To lift the existing holding provision from the lands.

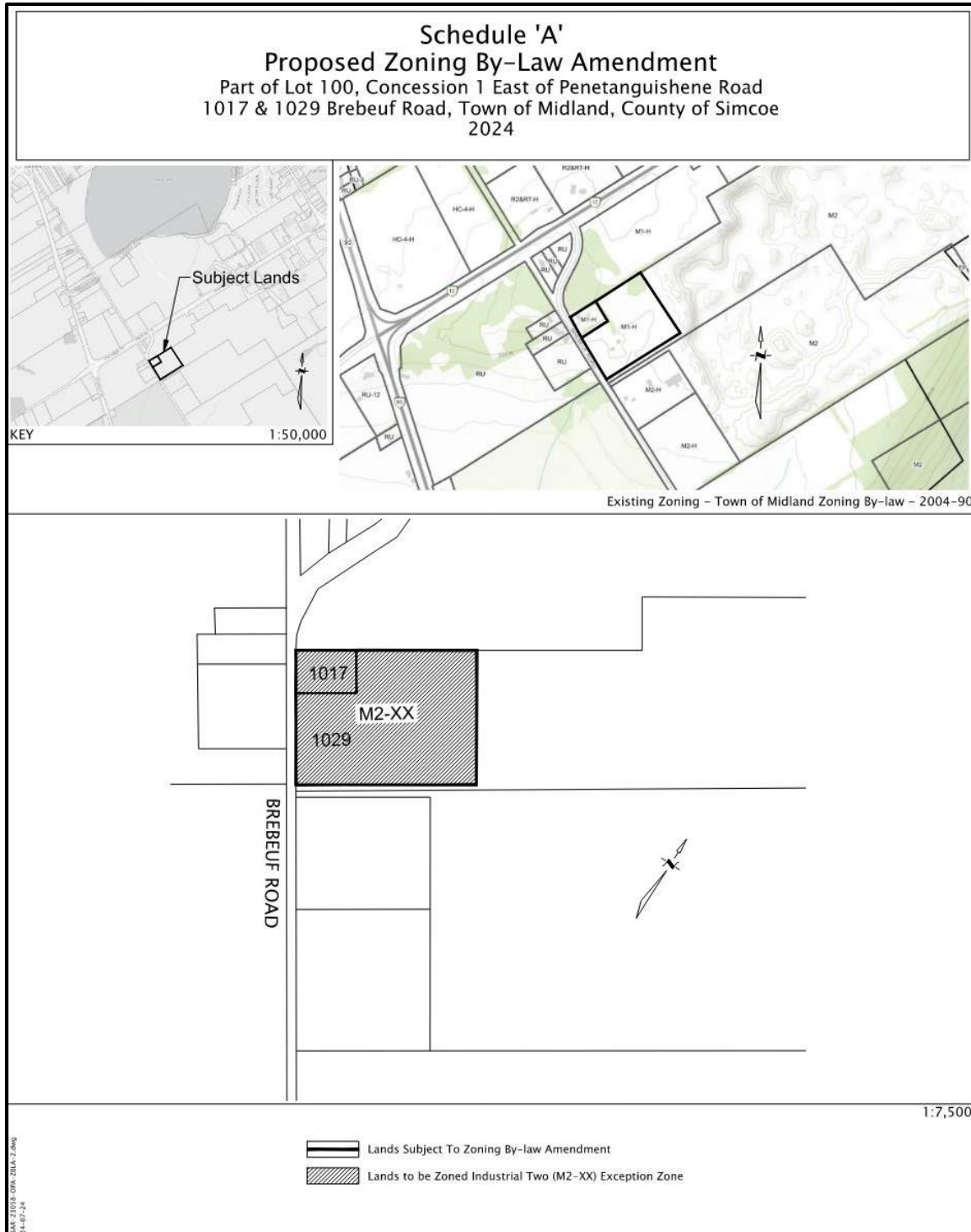
Section 3.36 of the Town Zoning By-law, Holding Symbol – H, states unless otherwise specified within the applicable zone provisions, where a zone symbol is shown on the Zoning Map Schedules and is followed by a holding symbol - H, the use of lands so zoned shall be limited to existing uses, a permitted accessory use, a permitted temporary use and conservation or forestry uses exclusive of buildings or structures. At such time as a holding symbol is removed by amendment to this By-law, the lot may be used in accordance with the applicable zone provisions.

- b. To rezone the lands from the Industrial One with a Holding Provision (M1-H) zone to the Industrial Two Exception zone (M2-XX) to permit the concrete ready mix plant use and an increased building height (**Figure 20**).

Notwithstanding Section 7.2.3.5 – Zone Regulations in By-law 2004-90, the maximum building height shall be 15 metres for the concrete ready mix plant building, and the maximum building height shall be 21 metres for the silo tower associated with the concrete ready mix plant, on lands zoned M2-XX.

This special exception allows the silo tower on the lands to be permitted additional building height. The silo tower is required for the operation of the concrete ready mix plant.

**Figure 20. Proposed Zoning By-law Amendment**



## 5.0 CONCLUSION

This report reviewed the land use planning merits of the proposed applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Control for lands located at 1017 and 1029 Brebeuf Road in the Town of Midland, County of Simcoe.

In our professional planning opinion, the proposed applications have regard to the Planning Act, are consistent with the Provincial Planning Statement, and conform to the policies of the County of Simcoe Official Plan and Town of Midland Official Plan.

The proposed applications will facilitate a concrete ready mix plant. The application for an Official Plan Amendment is threefold:

- a. To amend Schedule 'A' Growth Areas, by removing the lands subject to the Amendment from this schedule; thereby, removing them from the "Greenlands" classification and "Town Strategic Area I" classification.
- b. To amend Schedule 'B' Urban Structure, by changing the urban structure classification on the lands subject to the Amendment from "Mixed Use Districts" and "Greenlands" to "Rural Area".
- c. To amend Schedule 'C' Land use, by redesignating the lands subject to the Amendment from the "Commercial Corridor" and "Natural Heritage" designations to the "Aggregate Extraction Area".

The application for Zoning By-law Amendment proposes to achieve the following:

- a. To lift the existing holding provision from the lands.
- b. To rezone the lands from the Industrial One with a Holding Provision (M1-H) zone to the Industrial Two Exception zone (M2-XX) to permit the concrete ready mix plant use and an increased building height for the silo tower associated with the plant.

The proposed applications will permit a concrete ready mix plant, which is appropriate as the lands are legally merged with an existing aggregate extraction pit and located to the west of an area that consists of industrial uses. The use will require the completion of an Environmental Compliance Approval (ECA), in accordance with Ministry (MECP) regulations which reviews possible adverse effects to ensure adjacent land uses will not be negatively impacted. The lands are only proposed to be accessed by the aggregate extraction pit to direct traffic away from Brebeuf Road. In our opinion, the proposed development represents good planning as the development will adequately utilize individual water and wastewater services, not negatively impact any natural heritage resources or mineral resources, and will contribute to the mix of land uses within Midland.

Sincerely,

**THE JONES CONSULTING GROUP LTD.**



Amanda Newlove, BURPI., MCIP, RPP  
Planner