

**THE CORPORATION OF THE TOWN OF MIDLAND**

**BY-LAW 2024-XX**

A By-law to adopt Amendment No. XX to the

Town of Midland Official Plan

**WHEREAS** the Council of The Corporation of the Town of Midland passed By-law No. 2019-59 on the 20th day of November, 2023, adopting the Town of Midland Official Plan; and

**AND WHEREAS** the County of Simcoe approved the Town of Midland Official Plan, on the 11th day of August, 2023 per Schedule 3 to Item CCW 2020-252; and

**AND WHEREAS** the Council of the Corporation of the Town of Midland has initiated and approved Amendments to the Official Plan; and

**AND WHEREAS** the Council of The Corporation of the Town of Midland deems it expedient to amend the Official Plan for the Town of Midland pursuant to the authority given to it under Sections 17 and 21 of the Planning Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREBY ENACTS AS FOLLOWS:**

1. That the attached text which constitute Amendment No. XX to the Official Plan for the Town of Midland is hereby adopted.
2. That this By-law shall come into force and effect on the final passage thereof.

**PASSED AND ENACTED THIS XX DAY OF XX, 2024.**

**THE CORPORATION OF THE TOWN OF MIDLAND**

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, **MAYOR**

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, **CLERK**

**AMENDMENT NO. XX  
TO THE  
OFFICIAL PLAN  
FOR THE  
TOWN OF MIDLAND  
RESPECTING 1017 AND 1029 BREBEUF ROAD**



**CERTIFIED** that the attached is a true copy of Official Plan Amendment No. XX as passed by the Council of the Corporation of the Town of Midland on the XX day of XX, 2024.

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, CLERK

AMENDMENT NO. XX  
TO THE  
OFFICIAL PLAN  
FOR THE  
TOWN OF MIDLAND

The attached explanatory text and schedules constituting Amendment No. XX to the Official Plan of the Town of Midland, was prepared for and recommended to the Council of the Corporation of the Town of Midland.

This amendment to the Official Plan of the Town of Midland was adopted by the Council of the Corporation of the Town of Midland in accordance with Section 17 and 22 of the Planning Act, R.S.O. 1990 c. P. 13, as amended, by By-law No. 2024-XXX passed on the XX day of XXX, 2024.

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, Mayor

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, Clerk

**AMENDMENT NO. 2 TO THE OFFICIAL PLAN  
FOR THE TOWN OF MIDLAND**

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## **THE CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan for the Town of Midland consists of three parts.

**PART A – THE PREAMBLE** consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

**PART B – THE AMENDMENT** sets out the actual Amendments to the Town of Midland Official Plan including the specific policies and Map Schedule changes.

**PART C – THE APPENDICES** consist of information pertinent to this Amendment in the form of background information. This section does not constitute part of the actual Amendment.

## **PART A – THE PREAMBLE**

### **TITLE**

The title of this Amendment is “Amendment No. XX to the Official Plan for the Town of Midland”, hereinafter referred to as Amendment No. XX.

### **PURPOSE**

The purpose of Amendment No. XX is threefold:

- i. 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.
- ii. 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”.
- iii. 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.

### **LOCATION**

The Subject Lands are municipally addressed as 1017 and 1029 Brebeuf Road and are legally described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe. The Subject Lands comprise 5.7 hectares in area, and have a total frontage of approximately 207 metres along Brebeuf Road.

### **BASIS**

This Amendment to the Official Plan of the Town of Midland affects the Natural Heritage and Commercial Corridor designations with respect to the Subject Area to permit a concrete ready mix plant on the property.

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

1. 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.
2. 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”.
3. 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 subject lands are currently zoned Industrial One with Holding Provision (M1-H) in the Zoning By-law. A Zoning By-law Amendment is required to lift the existing Holding Provision and facilitate the proposed development.

This Amendment to the Town of Midland Official Plan is provided for under Section 17 and Section 22 of the Ontario Planning Act.

### **Provincial Planning Statement**

The Provincial Planning Statement (2024) (“PPS”) came into effect on October 20, 2024, and provides broad based policy direction on matters of provincial interest related to land use planning and development. All decisions affecting planning matters “shall be consistent with” the PPS.

The Subject Lands are located in the settlement area of Midland. The proposal is consistent with the PPS and its objectives as it represents an efficient use of land by proposing an industrial land use adjacent to an existing aggregate extraction pit within a settlement area. The proposal will contribute to the financial well-being of the Province and municipality through providing additional employment opportunities.

An Environmental Impact Study was completed for the proposed applications, which concludes the proposal is consistent with the PPS. The development will efficiently utilize individual water and wastewater services as concluded in the Functional Servicing and Stormwater Management Report. 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 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.

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.

The Amendment is consistent with the policies of the PPS.

### **County of Simcoe Official Plan**

The general intent of the County of Simcoe Official Plan is to direct urban-type growth to the settlement areas, such as Midland, while preserving prime agricultural land and respecting the environment. Settlements are also more suitable for accommodating long-term growth. Applications such as the development proposed are encouraged and supported in settlement areas as it contributes to employment opportunities on lands that are merged with an existing licensed aggregate operation. The proposed amendment to the Town Official Plan conforms to the County of Simcoe Official Plan.

## **Town of Midland Official Plan**

The Town of Midland Official Plan (“Official Plan”) was adopted by Town Council on November 20th, 2023, and approved by Simcoe County on August 11th, 2023. The 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.
- 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 **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.

An Environmental Impact Study was prepared for the proposal which concludes that provided the mitigation measures recommended are followed, the proposed development is not expected to impact any identified features negatively. Further, the removal of the lands from the Town Strategic Area I will still meet the intent of the Official Plan as the development will efficiently utilize lands to contain an industrial use, which are merged with lands that contain an existing licensed aggregate extraction pit.

- 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”.

An Environmental Impact Study was prepared for the proposal which concludes that provided the mitigation measures recommended are followed, the proposed development is not expected to impact any identified features negatively. The proposed applications will change the urban structure classification of the lands to 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, 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.

- 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.



An Environmental Impact Study was prepared for the proposal which concludes that provided the mitigation measures recommended are followed, the proposed development is not expected to impact any identified features negatively. The proposed concrete ready mix plant is appropriate for the lands as they are merged with an existing industrial land use of a licensed aggregate extraction pit directly to the east. The lands will contribute to the economic development of the Town, and will not negatively impact adjacent rural land uses as the use will require the completion of an Environmental Compliance Approval (ECA) in accordance with the Ministry of Environment, Conservation and Parks regulations. Further, the plant is located on the southeast portion of the lands, which is over 200 metres from Brebeuf Road, the existing access from Brebeuf Road is proposed to be removed and all traffic will be directed through the aggregate extraction pit, and the site will incorporate a landscaped buffer to provide additional separation.

## **PART B – THE AMENDMENT**

### **INTRODUCTION**

All of this part of the Amendment, entitled Part B – The Amendment, consisting of the following text and map Schedules “A”, “B” and “C” constitutes Amendment No. 2 to the Official Plan for the Town of Midland.

### **DETAILS OF THE ACTUAL AMENDMENT**

The Town of Midland Official Plan is hereby amended as follows:

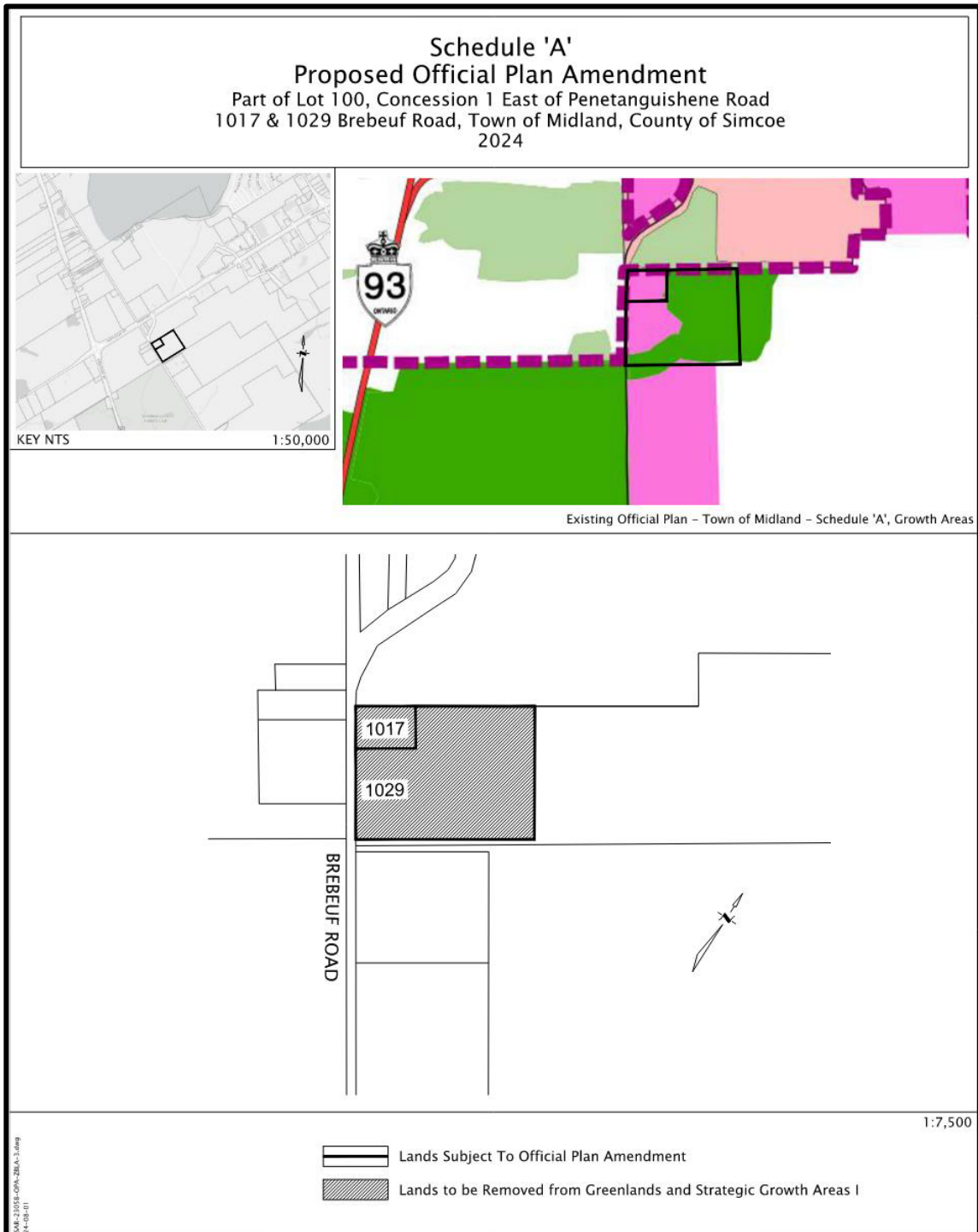
1. Schedule ‘A’ – Growth Areas for the Town of Midland Official Plan is hereby amended by removing the lands described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe from the “Greenlands” and “Strategic Growth Areas 1” as shown on Schedule ‘A’ to this amendment.
2. Schedule ‘B’ – Urban Structure for the Town of Midland Official Plan is hereby further amended by changing the classification on the the lands described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe from the “Greenlands” and “Mixed Use Districts” to the “Rural Area” as shown on Schedule ‘B’ to this amendment.
3. Schedule ‘C’ – Land Use for the Town of Midland Official Plan is hereby further amended by redesignating the lands described as L Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe from “Natural Heritage” and “Commercial Corridor” to the “Aggregate Extraction Area” designation as shown on Schedule ‘C’ to this amendment.

## **IMPLEMENTATION AND INTERPRETATION**

The provisions of the Official Plan for the Town of Midland, as amended from time to time, regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment.

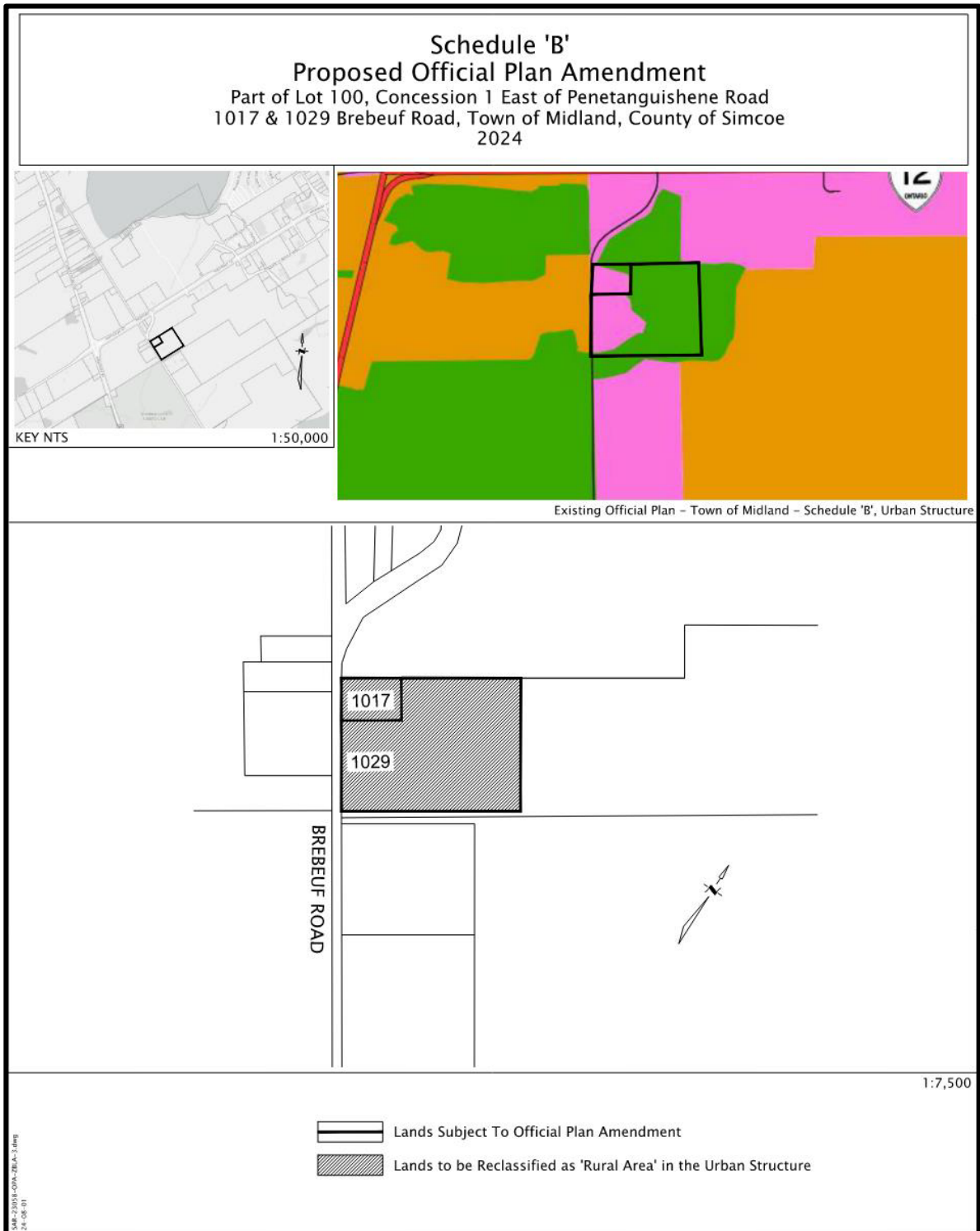
# SCHEDULE 'A' – Amendment No. XX

## Growth Areas (Schedule A)



# SCHEDULE 'B' – Amendment No. XX

## Urban Structure (Schedule B)



# SCHEDULE 'C' – Amendment No. XX

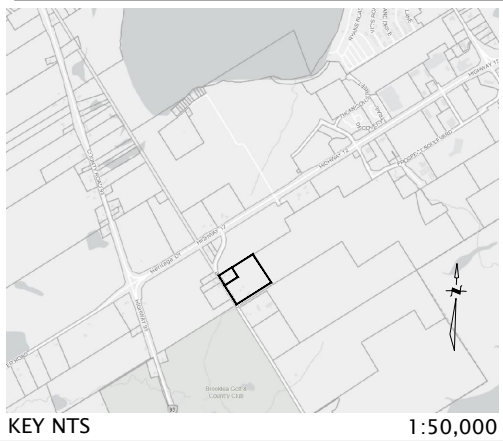
## Land Use (Schedule C)



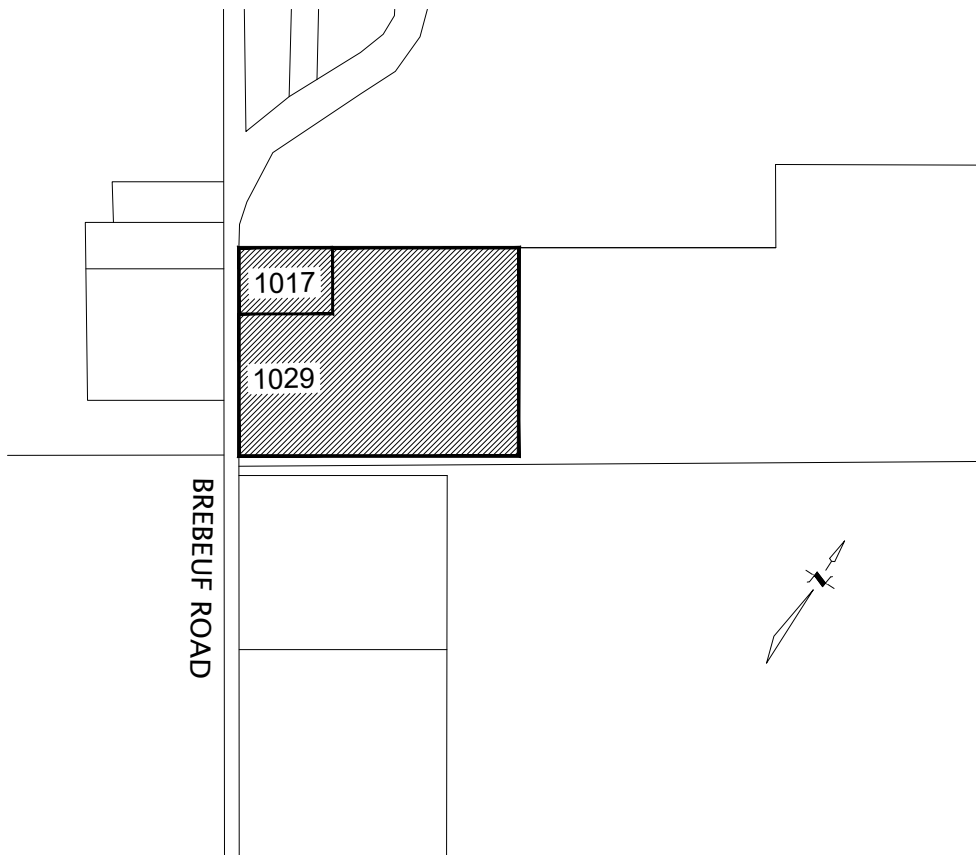
# Schedule 'A'

## Proposed Official Plan Amendment

Part of Lot 100, Concession 1 East of Penetanguishene Road  
1017 & 1029 Brebeuf Road, Town of Midland, County of Simcoe  
2024



Existing Official Plan - Town of Midland - Schedule 'A', Growth Areas



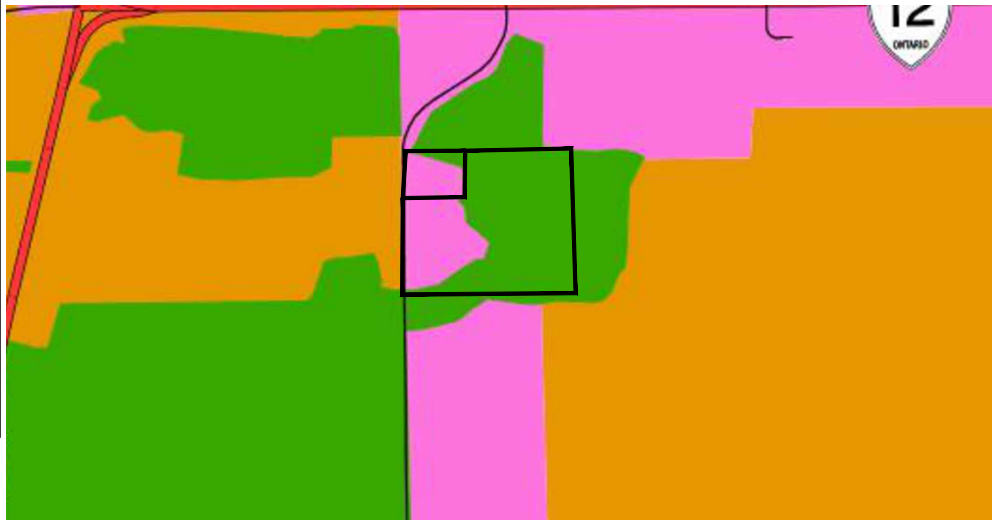
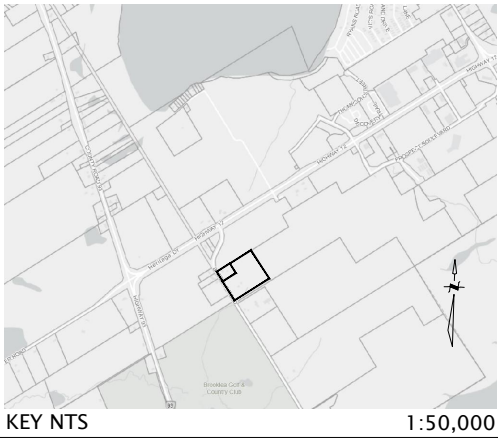
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- Lands Subject To Official Plan Amendment
- Lands to be Removed from Greenlands and Strategic Growth Areas I

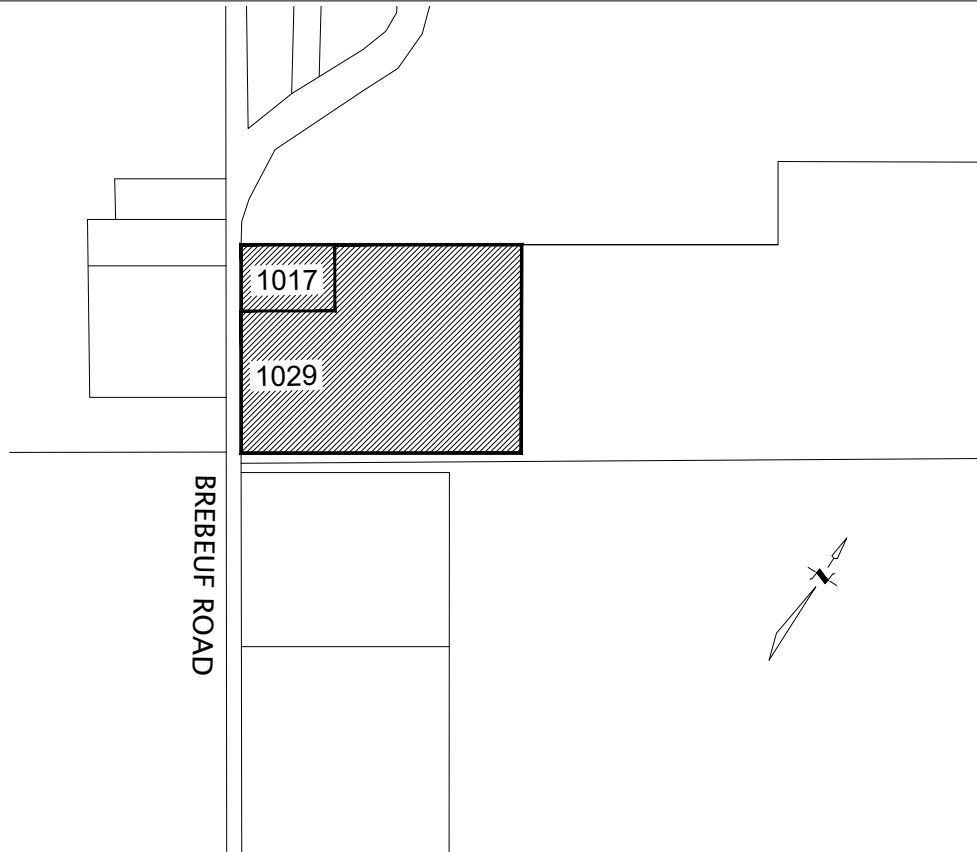
# Schedule 'B'

## Proposed Official Plan Amendment

Part of Lot 100, Concession 1 East of Penetanguishene Road  
1017 & 1029 Brebeuf Road, Town of Midland, County of Simcoe  
2024



Existing Official Plan – Town of Midland – Schedule 'B', Urban Structure



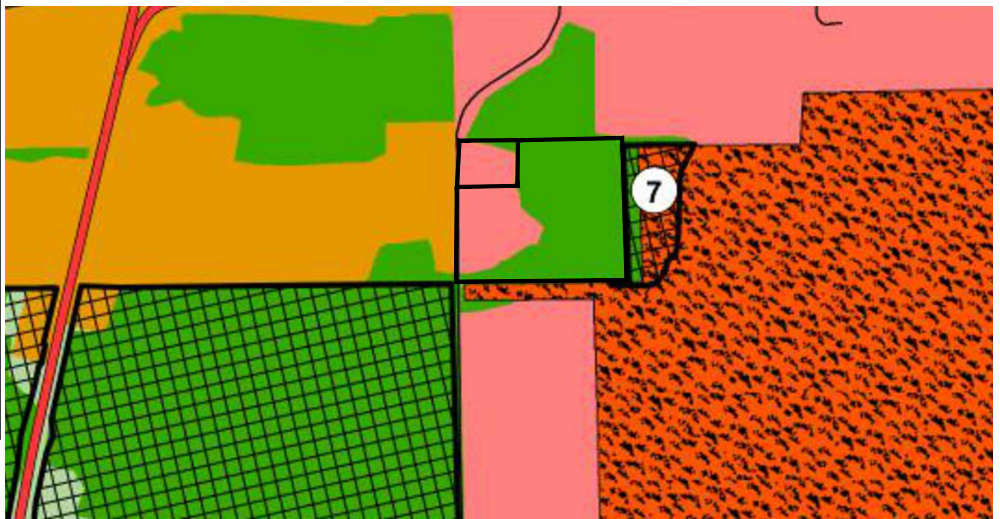
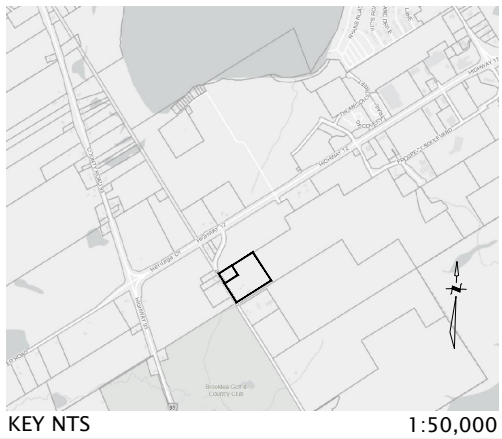
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- Lands Subject To Official Plan Amendment
- Lands to be Reclassified as 'Rural Area' in the Urban Structure

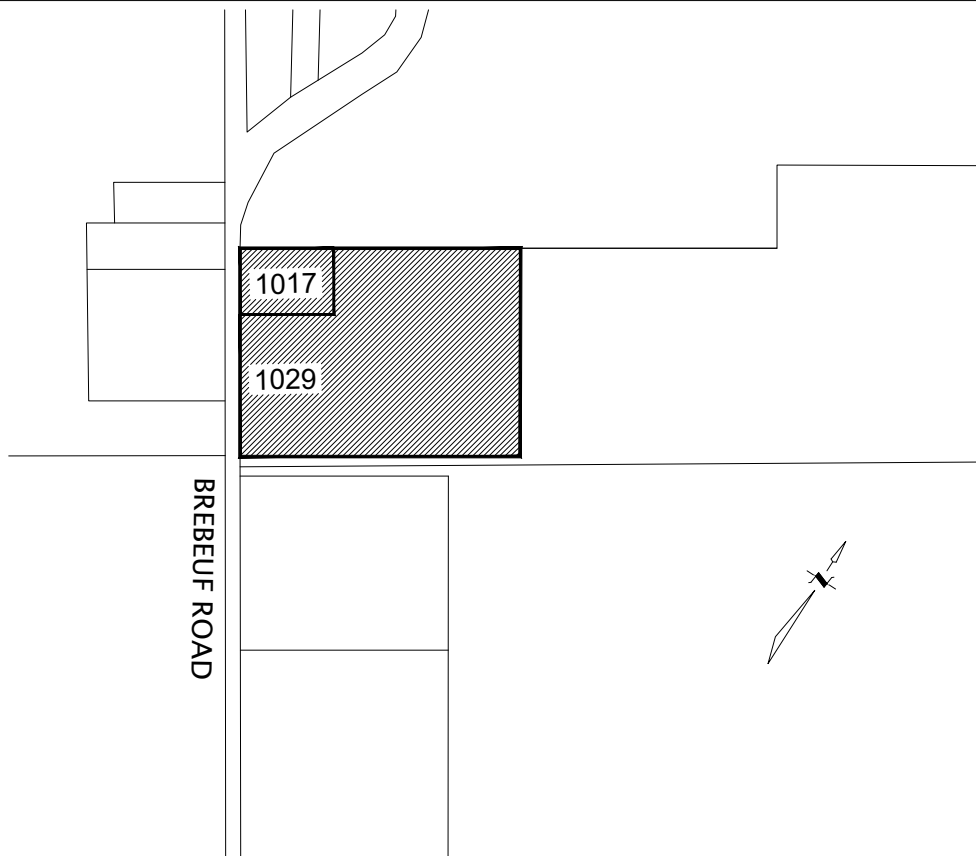
# Schedule 'C'

## Proposed Official Plan Amendment

Part of Lot 100, Concession 1 East of Penetanguishene Road  
1017 & 1029 Brebeuf Road, Town of Midland, County of Simcoe  
2024



Existing Official Plan – Town of Midland – Schedule 'C', Land Use



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- Lands Subject To Official Plan Amendment
- Lands to be Designated Aggregate Extraction Area