

THE CORPORATION OF THE TOWN OF MIDLAND
CERTIFIED TO BE A TRUE COPY OF:

RESOLUTION DATED

BY-LAW NO. 2025-15 DATE FEB 26/25

OTHER

OF PAGES 13 DATE MARCH 21/25

THE CORPORATION OF THE TOWN OF MIDLAND

SIGNATURE



BY-LAW 2025-15

A By-law to adopt Amendment No. 4 to the Town of Midland Official Plan.

WHEREAS the Council of the Corporation of the Town of Midland passed By-law 2019-59 on the 20th day of November, 2019, adopting the Town of Midland Official Plan; and,

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

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


WHEREAS the Council of The Corporation of the Town of Midland now 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 constitutes Amendment No. 4 to the Official Plan for the Town of Midland is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No. 4 to the Town of Midland Official Plan.
3. That this By-law shall come into force and effect on the final passage thereof

BY-LAW PASSED AND ENACTED THIS 26TH DAY OF FEBRUARY, 2025.

THE CORPORATION OF THE TOWN OF MIDLAND



BILL GORDON - MAYOR



SHERRI EDGAR - CLERK

**AMENDMENT NO. 4 OF THE
TOWN OF MIDLAND
OFFICIAL PLAN
RESPECTING 16728 HIGHWAY 12**



CERTIFIED that the attached is a true copy of Official Plan No. 4 as enacted and passed by the Council of the Corporation of the Town of Midland on the 26th day of February, 2025.


SHERRIL EDGAR - TOWN CLERK

AMENDMENT NO. 4

TO THE

TOWN OF MIDLAND

OFFICIAL PLAN

The attached explanatory text and schedules constituting Amendment No. 4 to the Official Plan for the Town of Midland, was prepared and adopted by the Council for the Corporation of the Town of Midland by By-law 2025-9 in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, on the 26th day of February, 2025.



BILL GORDON - MAYOR



SHERRI EDGAR - TOWN CLERK

CORPORATE
SEAL OF
MUNICIPALITY



**AMENDMENT NO. 4 TO THE TOWN OF MIDLAND
OFFICIAL PLAN**

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THE CONSTITUTIONAL STATEMENT

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

PART 1 – THE PREAMBLE consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART 2 – THE AMENDMENT sets out the text of Amendment Number 4 to the Town of Midland Plan with mapping amendments Town of Midland Official Plan set out in Schedules 'A', 'B', and 'C'.

PART 3 – THE APPENDICES consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment

PART 1 – THE PREAMBLE

1.1 TITLE

The title of this Amendment, when approved by the County of Simcoe, shall be known as Amendment No. 4 to the Town of Midland Official Plan.

1.2 COMPONENTS

This Amendment consists of the schedules as outlined below in Part 2 titled, 'This Amendment', Subsection 2.2. The preamble does not constitute part of the Amendment but is included for convenience purposes.

1.3 PURPOSE OF AMENDMENT

The purpose of this Official Plan Amendment is to re-designate the Subject Lands (the "Subject Area") from 'Natural Heritage' and "Commercial Corridor" to a site specific 'Commercial Corridor' designation according to Schedule C - Land Use, and to re-designate the Subject Area from the 'Greenlands' designation to the 'Mixed Use Districts' designation according to Schedule B - Urban Structure, and to re-designate the Subject Area from 'Greenlands' designation to the 'Strategic Growth Areas II' designation according to Schedule A - Growth Areas.

1.4 LOCATION

The Subject Lands are municipally addressed as 16728 Highway 12 and are legally described as Part North 1/2 Lot 100, Concession 1, Part 2, Plan 51R21949 & Part 2, Plan 51R23843, in the Town of Midland, County of Simcoe. The Subject Lands are 2.3 hectares in area.

1.5 BASIS OF THE AMENDMENT

The Town of Midland Official Plan came into effect on August 11, 2020, save and except for the outstanding site-specific appeals to the Ontario Land Tribunal.

This Amendment would re-designate the Subject Lands to facilitate future development of a self-storage facility and the outdoor storage of parking of rental trucks and trailers. The site-specific designation seeks to add a self-storage facility as a permitted use in the Commercial Corridor designation.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

The text and schedules referred to in Subsection 2.2 below constitutes Amendment No. 4 to the Official Plan of the Town of Midland.

2.2 DETAILS OF THE ACTUAL AMENDMENT

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

PART A)

That Schedule "A" titled Growth Areas of the Official Plan of the Town of Midland is hereby amended, in part, by re-designating a portion of the subject lands from the Greenlands designation to Strategic Growth Area A, as shown more particularly on Schedule 'A' affixed hereto.

PART B)

That Schedule "B" – Urban Structure to the Town of Midland's Official Plan is hereby amended, in part, by re-designating the subject lands from the Greenlands designation to the Mixed Use Districts designation, as shown on Schedule 'B' affixed hereto.

PART C)

That Schedule "C" – Land Use to the Town of Midland's Official Plan is hereby amended, in part, by re-designating the Subject Area from the Natural Heritage and Commercial Corridor designation to a site-specific Commercial Corridor – Exception designation to add a self-storage facility as a permitted use, as shown more particularly on Schedule 'C' affixed hereto.

PART D)

That a new sub-section, being *4.4.5 Commercial Corridor Designation – Exceptions*, which shall follow sub-section *4.4.5 Commercial Corridor Designation – Development Policies*, be added to the Town of Midland Official Plan, and that, starting with 4.4.5.1), that the following policies be added:

4.4.5.1 16728 Highway 12

- a) The following policies shall apply to lands municipally known as 16728 Highway 12 and located on the south Side of Highway 12 and north side of Prospect Boulevard and being legally described as Part North 1/2 Lot 100, Concession 1, Part 2, Plan 51R21949 & Part 2, Plan 51R23843 and shown on Schedule "C" to the Town of Midland Official Plan:

- i. That, in addition to the Commercial Corridor permitted uses, a self-storage facility, including but not limited to truck & trailer rental, storage pod rental & storage, individual self-storage units, and associate retail, be permitted.
- ii. Prior to any *development* and *site alteration* the appropriate documentation to remove butternut trees, as required by the *Endangered Species Act*, be provided to the Town and to the satisfaction of same.
- iii. The Town reserves the right to, as part of the site plan control process, require additional environmental work to satisfy the *Endangered Species Act*, if required.
- iv. Any Species at Risk (SAR) discovered on the during *development* and *site alteration* of the subject lands must be left undisturbed as required by the *Endangered Species Act, 2007*. If any SAR individuals are encountered, they should be photographed and allowed time to move out of harms way. All SAR observations should be reported to the Town and the Ministry of Natural Resources Natural Heritage Information Centre.
- v. A Stormwater Management Plan shall be required as part of a Site Plan Control application. The required Stormwater Management plan should, among other requirements, address potential stormwater-related impacts to water quality and quantity of the surrounding features, erosion potential, and a feature-based water balance study, if appropriate, as determined by the Town.
- vi. An Erosion and Sediment Control (ESC) Plan shall be required as part of a Site Plan application. The ESC plan shall include, at minimum, perimeter light duty sediment fencing should be implemented along the watercourse side of the construction area prior to the commencement of any Site alteration. Fencing should be properly keyed into the ground and securely fastened to vertical supports spaced ≤ 2 m apart. All sediment fencing should be regularly maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated. All ESC fencing should be removed following construction once exposed soils have been revegetated. Machinery or construction materials should be stored within the construction area throughout the construction period.

PART E)

That the Mixed-Use Corridor Designation policies, starting in Section 4.4.5 of the Town of Midland Official Plan, be renumerated, as appropriate, to reflect numbering changes triggered by the introduction of exception policies outlined in PART D) above.

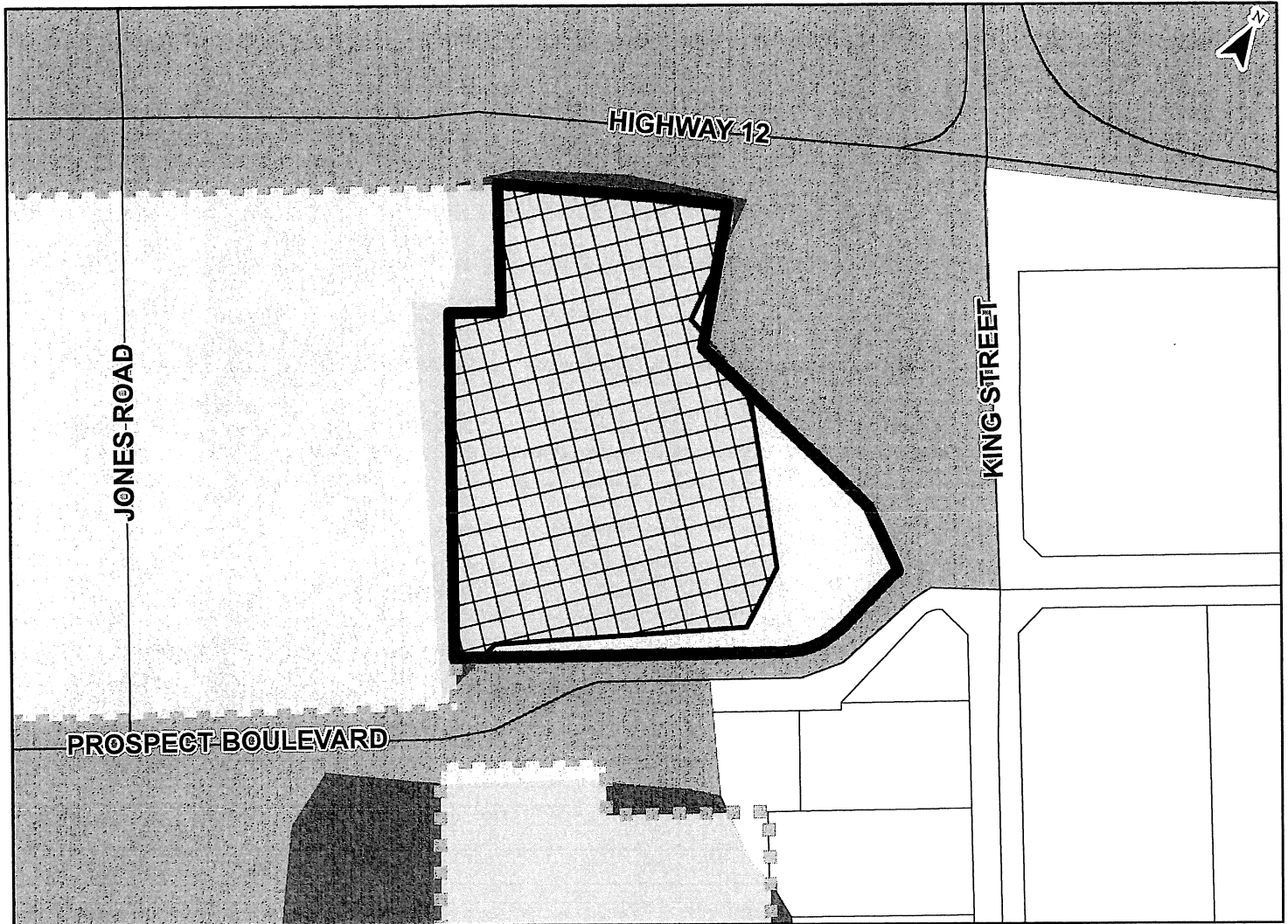
2.3 IMPLEMENTATION AND INTERPRETATION



Amendment No. 4 to the Town of Midland's Official Plan will be implemented by an amendment to the Town of Midland's Zoning By-law No. 2004-90, as amended.

2.4 INTERPRETATION

The provisions of the Official Plan of the Town of Midland, as amended from time to time, regarding the interpretation of that Plan, shall apply in regards to this Amendment.

Schedule 'A' - Amendment No. 4 Growth Areas (Schedule "A")





-  Subject Lands - 16728 Highway 12
-  Lands to be Redesignated from Greenlands to Strategic Growth Areas II



 Delineated Built Boundary

Current OP Growth Areas (Schedule A)

Lands Within the Delineated Built Boundary

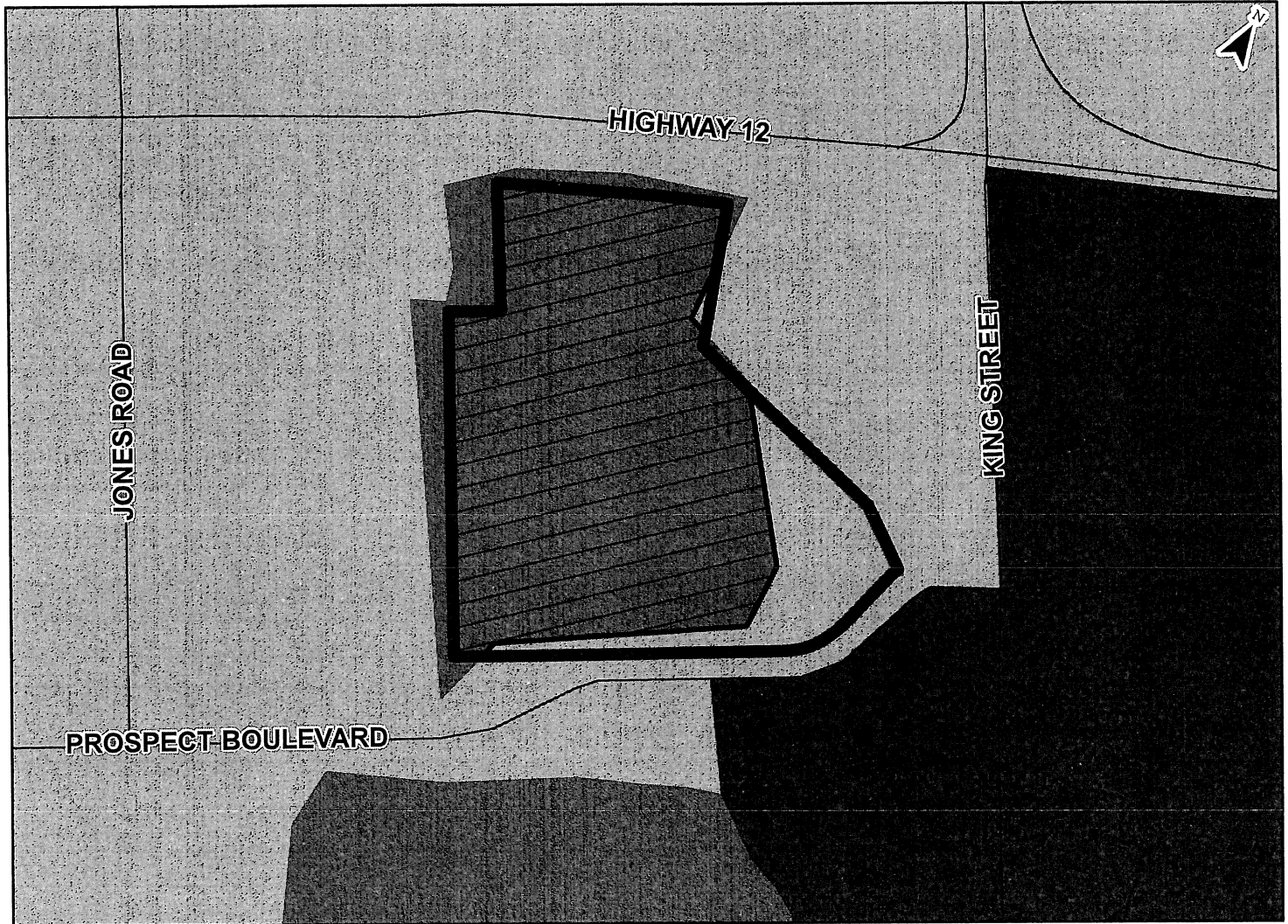
-  Greenlands
-  Strategic Growth Areas I

Lands Outside the Delineated Built Boundary

-  Greenlands
-  Strategic Growth Areas II

Schedule 'B' - Amendment No. 4

Urban Structure (Schedule "B")



Subject Lands - 16728 Highway 12



Lands to be Redesignated from Greenlands to Mixed Use Districts

Current OP Urban Structure (Schedule B)



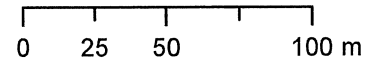
Employment Area



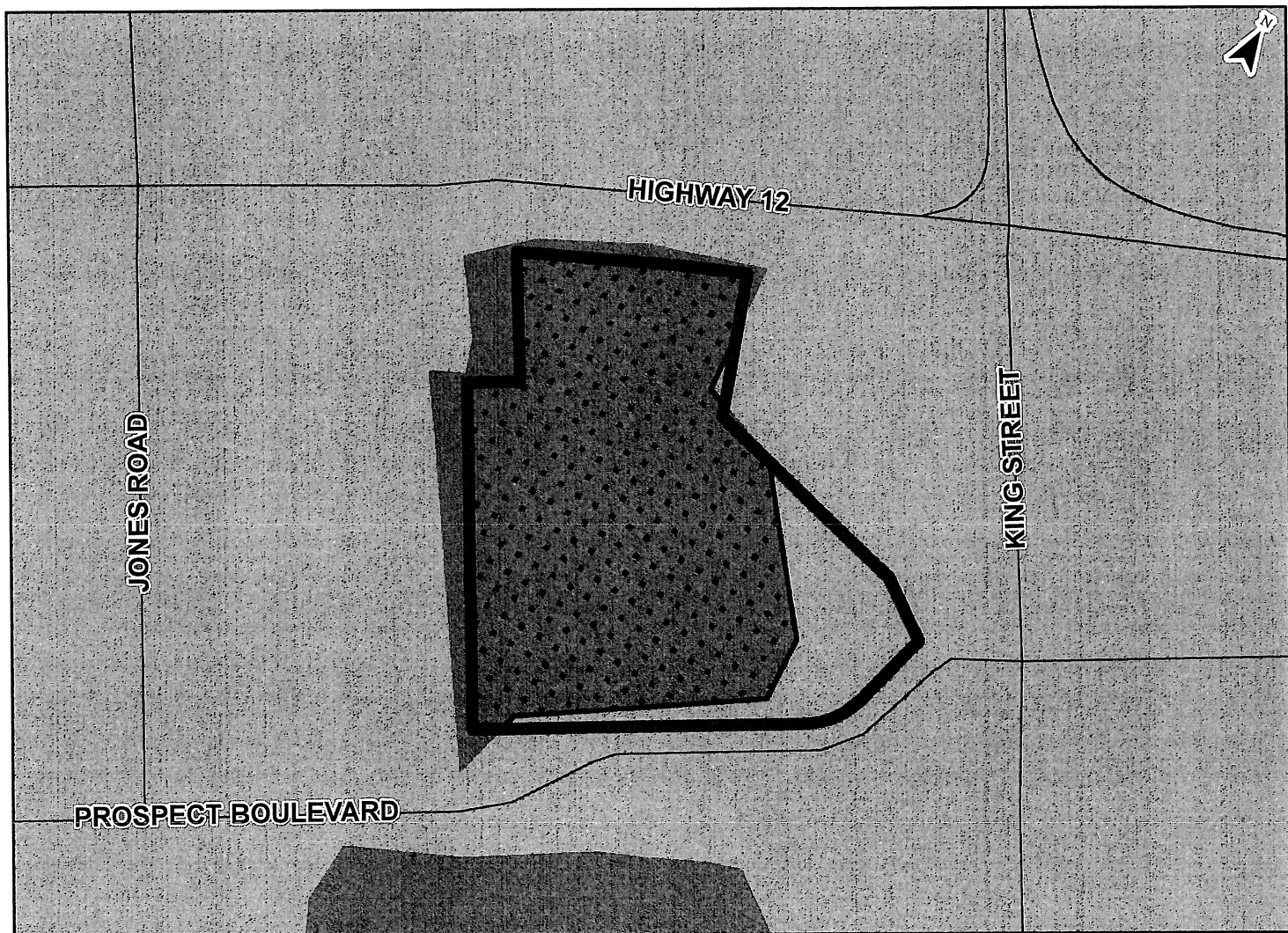
Mixed Use Districts



Greenlands



Schedule 'C' - Amendment No. 4 Land Use (Schedule "C")



Subject Lands - 16728 Highway 12



Lands to be Redesignated from Natural Heritage to Commercial Corridor

Current OP Land Use (Schedule C)



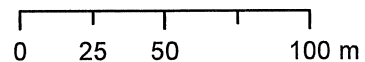
Commercial Corridor



Employment Area



Natural Heritage



PART 3 – THE APPENDICES

1. Minutes of Public Meeting
2. Staff Planning Report CSR-2024-114
3. Staff Planning Report CSR-2025-21