

AMENDMENT NO. ____
TO THE TOWN OF MIDLAND OFFICIAL PLAN

Schedule A maps - Removal of 'Greenlands' classification

Schedule B maps - Reclassification from 'Greenlands' to 'Neighbourhood Districts'

Schedule C maps - Redesignation from 'Natural Heritage' to 'Neighbourhood Residential'

This Amendment applies to:

Part Lot 108, Concession 1

In the Town of Midland

County of Simcoe

AMENDMENT NO. __
Town of Midland Official Plan
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1.0 Reports and Technical Materials	
• Planning Justification Report by Skelton Brumwell & Associates (July 2024)	
• Environmental Impact Study by Skelton Brumwell & Associates (April 2024)	

THE CORPORATION OF THE TOWN OF Midland
BY-LAW NO. _____

The Council of the Corporation of the Town of Midland, in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. That Official Plan Amendment xx to the Official Plan for the Town of Midland is hereby adopted.

2. The Clerk is hereby authorized and directed to make application to the County of Simcoe for approval for the aforementioned Amendment xx to the Official Plan of the Town of Midland.

3. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the Planning Act.

4. This By-law shall come into force and take effect on the day of the final passing thereof subject to the approval of the County of Simcoe.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS __ DAY OF _____, 2022.

THE CORPORATION OF THE TOWN OF MIDLAND

Mayor

Clerk

AMENDMENT NO. XX
TO THE TOWN OF TOWN OF MIDLAND OFFICAL PLAN

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 Amendment.

Part B - The Amendment - constitutes actual Amendment No. XX to the Official Plan for the Town of Midland.

Part C - The Appendices - consists of information relevant to this Amendment in the form of background information. This section does not constitute part of the Amendment.

PART A - THE PREAMBLE:

1.0 PURPOSE

The purpose of this Official Plan Amendment is to redesignate the Site from its current “Natural Heritage” designation, to a “Neighbourhood Residential” designation. This Official Plan Amendment reflects the restoration of the residential designation formally applied to the lands under the old (April 2019 version) Official Plan, which has since been changed as a result of the Town’s Official Plan review and conformity update.

2.0 LOCATION

The subject lands are located at 72 Penetanguishene Road in the Town of Midland, County of Simcoe. The approximately 2 ha regular shaped property is entirely wooded and is located within the urban area of the Town with large lot rural residential uses to the north and west, a residential subdivision to the east, and the Monsignor Castex Catholic School and Georgian Bay General Hospital to the south. The Site is located at the very northern end of Penetanguishene Road (which terminates before reaching the Site), and the very western end of Victoria Street.

3.0 BASIS

According to the Town Official Plan, the Site is currently designated as ‘Natural Heritage’ under Schedule C (‘Land Use’), and is within the ‘Delineated Built Boundary’ under Schedule A (‘Growth Areas’). One of the key determinants of whether an area within the ‘Delineated Built Boundary’ is suitable for development, is ensuring that the type of development is compatible and in keeping with the desirable character of the surrounding area. The other key determinant, involves analyzing whether development on the Site would impact on Natural Heritage features within the Site or adjacent lands.

The Site is located within an urban setting, as described in section 2.0 above. The proposed designation is ‘Neighbourhood Residential’, which is the same designation as the properties to the immediate east and south, and that of the residential subdivision area located along Penetanguishene Road and Victoria Street. The proposed redesignation is therefore compatible with its surroundings.

The Environmental Impact Study concluded that there are no significant wetlands, permanent or intermittent streams, fish habitat, significant woodlands, significant valley lands, significant wildlife habitat, or significant areas of natural and scientific interest on the subject lands or adjacent lands. An endangered species, Red-headed Woodpecker, was observed on adjacent lands, however, the Environmental Impact Study considers that the proposed redesignation

would not result in any impacts to this species, and that compliance with the Endangered Species Act requirements would be more suited at a later date when site alteration and development of the lands is proposed. The proposed redesignation is therefore protective of Natural Heritage features and their ecological functions.

Policy 4.5.4.1 of the new Official Plan also has a significant bearing on the conclusions reached within both the Planning Justification Report and the Environmental Impact Study. This policy respects “the development rights established by the existing zoning applicable” and establishes that a significant degree of development rights exists on the lands given its previous residential designation.

Considering the conclusions reached within the Environmental Impact Study, and assessment against relevant planning policy contained within the Planning Justification Report, it is concluded that the proposed redesignation is consistent with the natural heritage policies of the Provincial Policy Statement, and conforms to the County of Simcoe and Town of Midland Official Plans.

PART B - THE AMENDMENT

1.0 INTRODUCTION

All of this part of the document entitled Part B - The Amendment constitutes Amendment No. ___ to the Town of Midland Official Plan.

2.0 DETAILS OF THE AMENDMENT

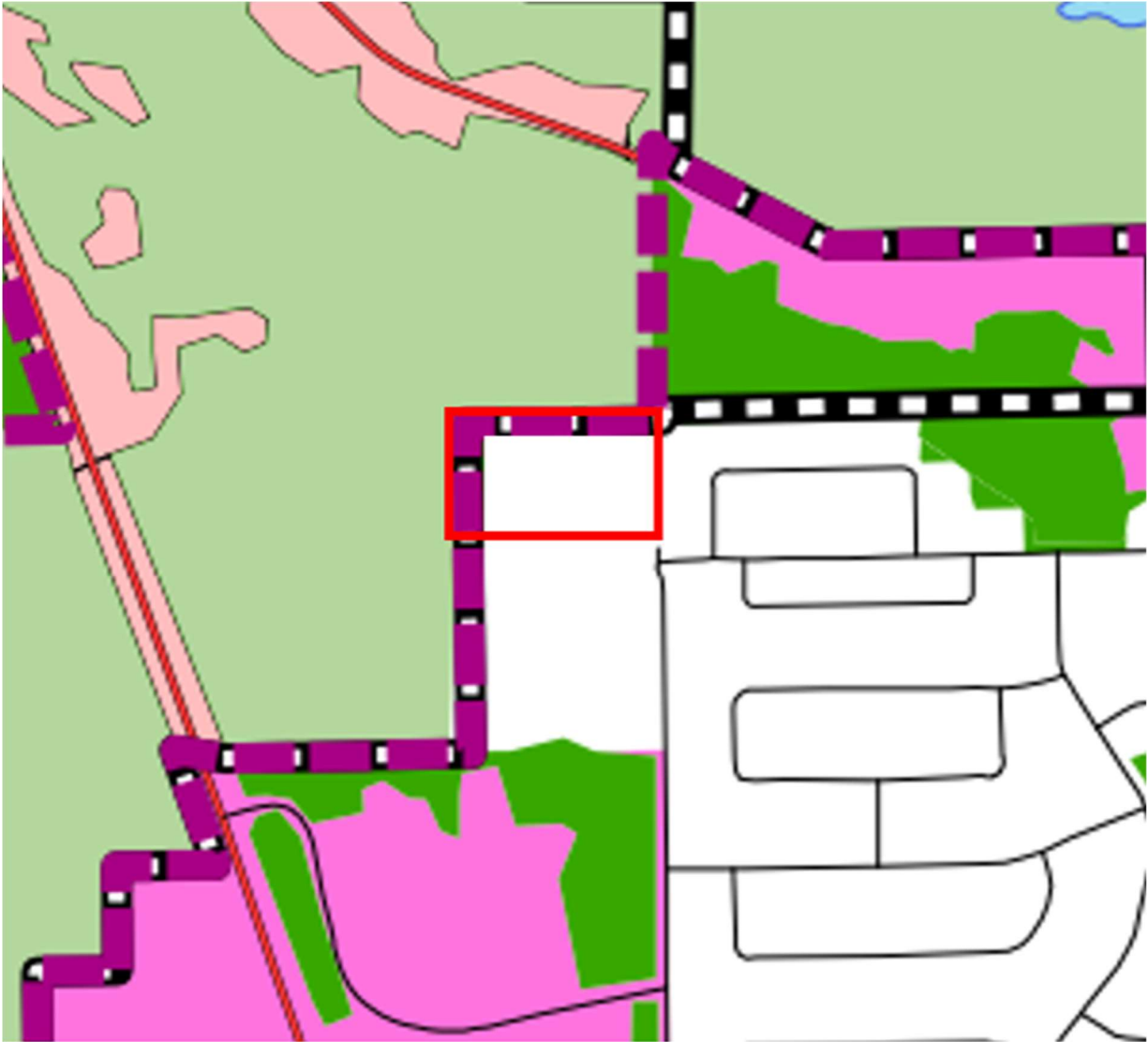
The Town of Midland Official Plan, specifically Schedule A, Growth Areas, Schedule B, Urban Structure, and Schedule C, Land Use, is amended as follows:

1. Lands located in Part Lot 108, Concession 1 (Midland) are:
 - a. Removed from the 'Greenlands' classification as shown on Schedule "A" attached hereto and forming part of this Amendment.
 - b. Reclassified from 'Greenlands' to 'Neighbourhood Districts' as shown on Schedule "B" attached hereto and forming part of this Amendment.
 - c. Redesignated from the 'Natural Heritage' designation to the 'Neighbourhood Residential' designation as shown on Schedule "C" attached hereto and forming part of this Amendment.

PART C - THE APPENDICES

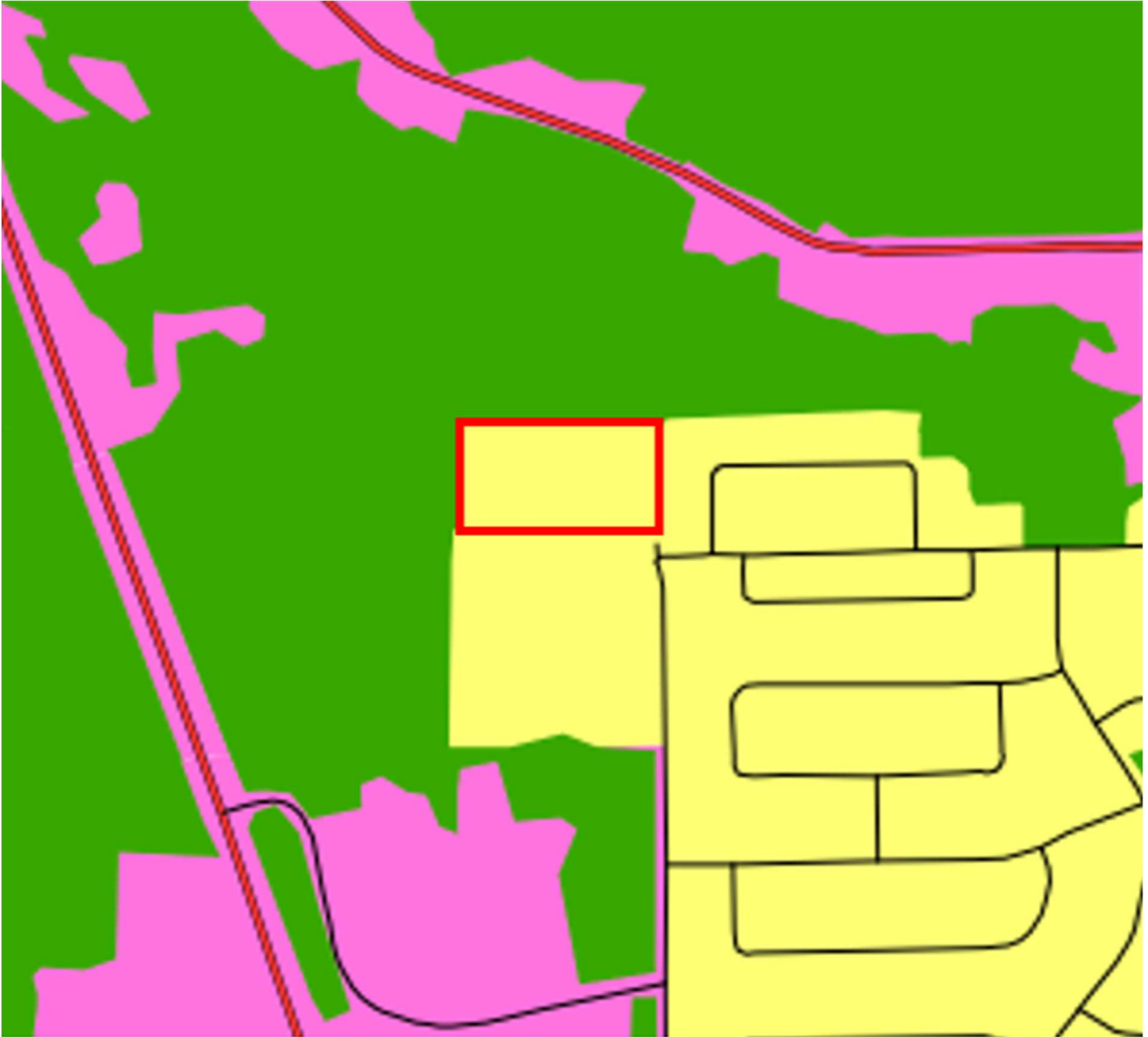
The Appendices do not constitute part of the Amendment but are included as supporting information.


Schedule A
To Official Plan Amendment No.
Part Schedule A - Growth Areas



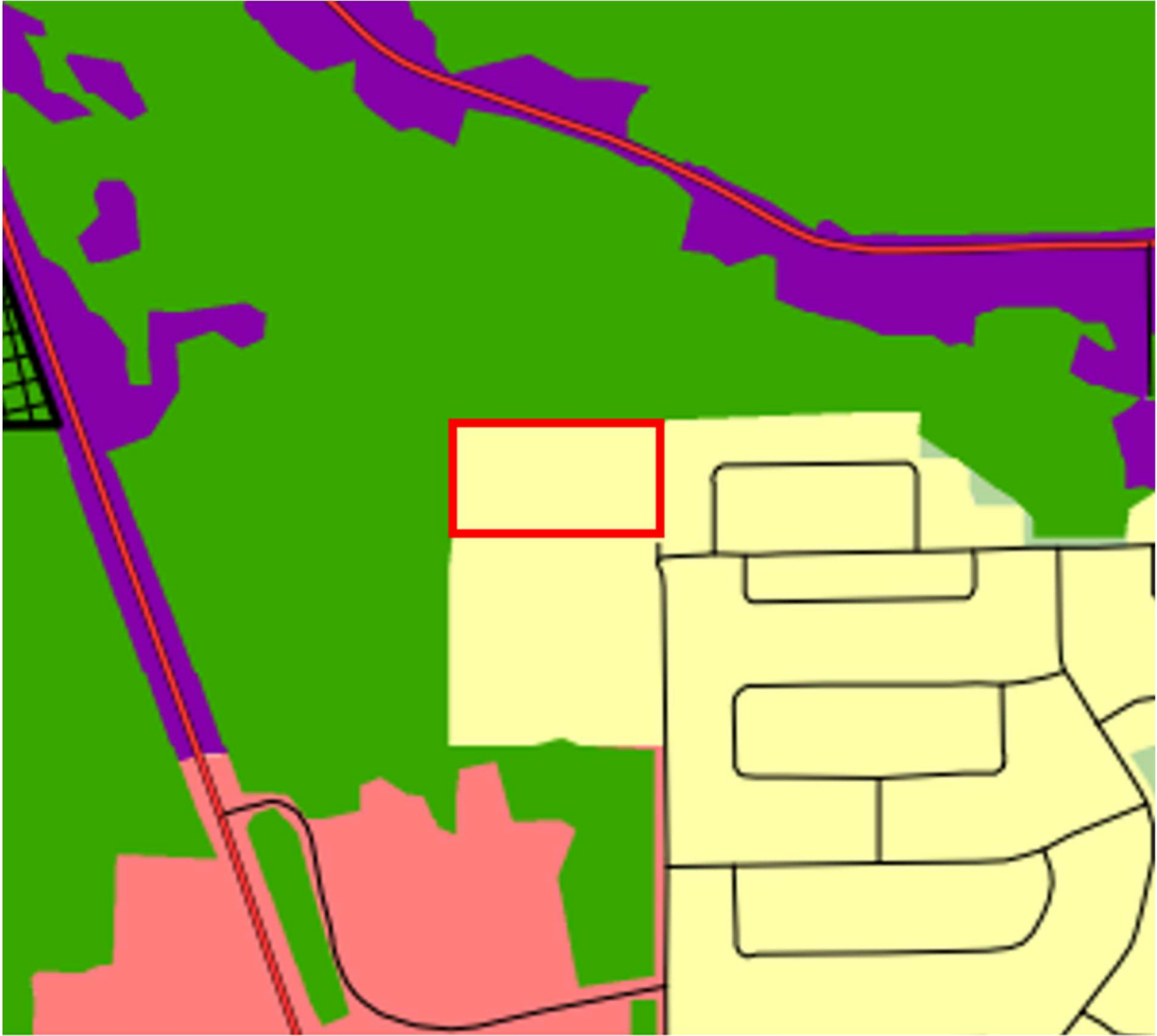
 Lands where 'Greenfields' classification is to be removed


Schedule A
To Official Plan Amendment No.
Part Schedule B – Urban Structures



 Lands to be reclassified to 'Neighbourhood Districts'

Schedule A
To Official Plan Amendment No.
Part Schedule C – Land Use



 Lands to be redesignated to to 'Neighbourhood Residential'