

Official Plan and Zoning By-law Amendment

983 Yonge Street, Midland

Date:

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Prepared for:

Little Lake Communities Inc. (Delbrook Group)

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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) has been retained by Little Lake Communities Inc. (Delbrook Group) (the “Owner”) to review the planning merits of a proposed Official Plan Amendment and Zoning By-law Amendment to permit the development of their property located at 983 Yonge Street within the Town of Midland.

The Official Plan Amendment proposes to amend the designation of the property from Natural Heritage to Neighbourhood Residential to permit the development of two three-storey residential apartment buildings containing 43 dwelling units each, together with 29 street townhouse dwelling units, 14 semi-detached dwelling units, and 8 single detached dwelling units for a total of 137 dwelling units. Official Plan Schedules ‘A’ and ‘B’ will also be amended accordingly.

The Zoning By-law Amendment proposes to amend the zoning of the property from the Residential One Holding (R1-H) Zone to a site-specific Residential Apartment (RA) Zone, Residential Townhouse (RT) Zone, Residential 3 (R3) Zone and Environmental Protection (EP) Zone, to permit the proposed uses and built form and provide relief from certain zone standards as required. The requested relief is summarized in Table 1 and the details of the proposed amendments are further outlined in Zoning Compliance Review Matrices in Section 4 of this report.

The proposed development will be subject to a future Draft Plan of Subdivision application as well as Site Plan application for the two proposed apartment blocks. A preliminary site plan/plan of subdivision is being provided with this application submission to provide an understanding of the proposed overall development. It is understood that detailed studies and drawings will be required to be submitted at the time of Draft Plan of Subdivision application and to support the Site Plan Control application.

The property Owners and MHBC met with Town of Midland staff for a formal pre-consultation meeting on August 25, 2023, after which the Town provided formal pre-consultation comments outlining the requirements for complete application submissions. Further clarification was sought based on the approach of proceeding with Official Plan and Zoning By-law Amendment applications first, followed by an application for Draft Plan of Subdivision later. A summary of the submission requirements based on Town pre-consultation comments and how they have been addressed is provided as **Appendix 1**.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The lands subject to the proposal are located east of the Yonge Street and County Road 93 intersection (Firth's Corners), on the south side of Yonge Street as shown in **Figure 1**. The subject property is known municipally as 983 Yonge Street and is legally described as Part of Lot 105, Concession 1 East of Penetanguishene Road, Geographic Township of Tay (Roll # 437401000932000) (the "Subject Lands").

The Subject Lands have a total lot area of 4.3 hectares (10.6 acres) and a frontage of 84.7 metres (275 feet) on Yonge Street, which is an Arterial Road. The Subject Lands currently consist of woodlands, as shown in **Figure 2**, and have access to municipal water and wastewater services.

Surrounding land uses include the following:

- North:** Low-density residential uses, on the north side of Yonge Street.
- East:** Low-density residential uses.
- South:** Wetlands, Little Lake.
- West:** Mostly woodlands, with a few single detached residential uses, and County Road 93.

Figure 1: Location of the Subject Lands



Figure 2: Aerial Image of the Subject Lands



3.0 PROPOSED DEVELOPMENT

The Owner is proposing to develop the Subject Lands through a Plan of Subdivision to construct two three-storey residential apartment buildings containing 43 apartment units each, 29 street townhouse dwelling units, 14 semi-detached dwelling units, and 8 single detached dwelling units as shown in **Appendix 2**.

This proposal seeks to amend the Town’s Official Plan to change the land use designation from Natural Heritage to Neighbourhood Residential as residential development is not permitted in the Natural Heritage designation. Additionally, the official plan amendment seeks to amend Schedule ‘A’ – Growth Areas and Schedule ‘B’ – Urban Structure from Greenlands to Strategic Growth Area 1 and Neighbourhood Districts respectively. The proposal also seeks to amend the Town’s Zoning By-law 2004-90, as amended, from Residential One Holding (R1-H) Zone to a site-specific Residential Apartment (RA) Zone, Residential Townhouse (RT) Zone, Residential 3 (R3) Zone, and Environmental Protection (EP) Zone to permit the proposed uses and built form, protect the natural heritage features, and provide relief from certain zone standards.

A summary of the proposed Zoning By-law Amendment is shown in **Table 1** and a full zoning compliance review matrix for each proposed Zone is included in Section 4 of this Report. A Draft Official Plan Amendment and Draft Zoning By-law Amendment have been included as **Appendix 3** and **Appendix 4** respectively. A Plan of Subdivision application will be submitted following the approvals of the Official Plan Amendment and Zoning By-law Amendment.

Table 1: Summary of Proposed Zoning By-law Amendment

Zoning By-law Amendment			
Provision	Required	Proposed	Relief
RA – Min. Lot Frontage	40m	Block 1 =31.5m Block 2=32.7m	-8.5m -7.3m
RA – Building Height	11m (Max)	Block 1 =12.6m	+1.6m
RA – Interior Side	½ building height or 6.0m, whichever is greater	Block 1 =6.06m	Block 1 -0.24m
R3 (Semi-detached) Minimum Lot Area	320m ² /dwelling	Lot 35=280.33m ²	-39.67m²

R3 (Detached) Minimum Lot Area	460m ² /dwelling	Lot 33=430.0m ²	-30.0m²
EP – Minimum Lot Area	5.0 ha	0.734 ha	- 4.266 ha
EP – Minimum Lot Frontage	30m	10.5m	-19.5m

4.0 PLANNING ANALYSIS

This section describes the existing land use context including the current policy and regulatory framework. This includes a discussion of applicable planning policies and regulations and how they apply to or affect the subject property, including the Provincial Planning Statement, 2024, the County of Simcoe Official Plan, the Town of Midland Official Plan, and the Town of Midland Zoning By-law 2004-90, as amended.

4.1 Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (the “PPS”) is the statement of the Provincial government’s policies on land use planning and is intended to provide policy direction across the province on land use matters which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS. Generally, the PPS directs development to settlement areas, prioritizing compact and transit-supportive design, focuses on the goal of getting more homes built faster, and protects environmental features and natural and cultural resources.

The Vision of Ontario as expressed in the PPS is a prosperous Ontario with more homes for all Ontario residents, and support for a strong and competitive economy, and clean and healthy environment.

The PPS contains four main policy sections:

- Chapter 2: Building Homes, Sustaining Strong and Competitive Communities
- Chapter 3: Infrastructure and Facilities
- Chapter 4: Wise Use and Management of Resources
- Chapter 5: Protecting Public Health and Safety

As outlined in Section 2.1, the PPS provides policy direction to municipalities for accommodating growth over a period of at least 20 years and not more than a 30-year horizon. Municipalities can either use population and employment growth forecasts previously issued by the Province (such as through the former Growth Plan for the Greater Golden Horseshoe) or they can use forecasts published by the Ministry of Finance. Further, the PPS requires municipalities to make available sufficient land to accommodate an appropriate range and mix of land uses to meet projected needs for at least 20 years. The PPS further requires municipalities to ensure there is enough designated and available land to accommodate residential growth over a 15-year horizon, including maintaining at least a three-year supply of serviced land for residential development at all times. The Town is waiting on the approval of the County of Simcoe’s Official Plan Amendment No. 7 which was the County’s growth management work to allocate population and employment

forecasts to the year 2051. Although the Subject Lands were not captured in the Town's current Official Plan as lands needed for growth, it would seem reasonable to consider these lands for residential development as municipal services are available and would provide easy access to a residential development offering a range and mix of housing types to add to the overall mix available within the community.

Section 2.1.6 requires municipalities to support the achievement of a complete community by accommodating an appropriate range and mix of land uses, housing options, transportation options, employment, public service facilities and other institutional uses, and parks and open space to meet long-term needs. As mentioned above, the proposed development of the Subject Lands reflects compact urban development, making use of available municipal services and providing a mix of housing options.

Section 2.2 of the PPS focuses on housing and the requirement for planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area. Municipalities are to achieve this by establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households and coordinating with housing Service Managers, permitting and facilitating all housing options and all types of residential intensification; promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and requiring transit-supportive development and prioritizing intensification. The proposal to develop the Subject Lands will provide a mix of housing options at a density that is distinct from the surrounding housing options and that are near public service facilities. Furthermore, the proposed density utilizes existing municipal infrastructure (including water, sewer and road network) without significant upgrades, and supports the efficient use land and resources which is cost-efficient for the Town.

Section 2.4 of the PPS encourages municipalities to identify strategic growth areas and to focus growth and development to those areas. Section 2.4.3 directs municipalities to prioritize planning and investment for infrastructure and public service facilities in strategic growth areas, identify the appropriate type and scale of development in strategic growth areas, and the transition of built form to adjacent areas. Although the Subject Lands are not within the Delineated Built Boundary or part of a Strategic Growth Area identified on Schedule 'A' – Growth Areas of the Town's Official Plan, the lands are immediately adjacent to lands which are identified as such and warrant consideration to be part of an expanded Strategic Growth Area. Furthermore, although the Subject Lands are not within a Mixed-use District identified on Schedule 'B'- Urban Structure of the Town's Official Plan, the Subject Land fronts on an arterial road and is near a Mixed-use District immediately to the east and the Mixed-use District to the west at the major intersection of Yonge Street and County Road 93. Development of the subject

property would introduce a housing development with different forms that would transition to the Mixed-use Districts and the potential for higher density developments in those areas.

Section 2.9 of the PPS directs municipalities to plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate by supporting the achievement of compact, transit-supportive, and complete communities, and incorporating climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and promoting green infrastructure and low impact development. The development of the Subject Lands will add to the achievement of compact, transit-supportive development, is close to existing public transit, and has been designed to manage stormwater based on knowledge of increased flows from a changing climate and utilization of best practices as described in the Functional Servicing Report, provided under separate cover, and summarized below in Section 5 of this report.

Chapter 3 of the PPS deals with Infrastructure and Facilities. Section 3.1 directs that planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management, so they are financially viable over their life cycle, leverage the capacity of development proponents, where appropriate, and are available to meet current and projected needs. Furthermore, Section 3.1.2 notes that the use of existing infrastructure and public service facilities should be optimized before consideration of developing new. The Subject Lands front onto Yonge Street where existing municipal infrastructure exists and is available for connection and the development will provide easy access to the existing transportation network without requiring network upgrades. The Functional Servicing Report prepared by Tatham Engineering dated August 2024 provides a full analysis of the servicing available and proposed connections to service the proposed development. The Transportation Impact Study by Tatham Engineering, provided under separate cover, has determined that the new Street 'A' intersection with Yonge Street will provide acceptable operations for the development and no intersection improvements are required to support the development.

Section 3.5 of the PPS deals with Land Use Compatibility. Although the focus of the section is between major facilities and more sensitive land uses, it is important to note that the proposed development of the Subject Lands will be compatible with the development on both sides of the property as well as across the street on the north side of Yonge Street and does not in any way hinder the viability of existing industrial operations.

Section 3.6 deals with planning for sewage and water services, as well as stormwater. The Subject Land has access to the existing municipal sewage and water services that front the property along Yonge Street. Through the technical studies it has been demonstrated that the Subject Lands (and thus the proposed

development) has been accounted for in the Keller Dr. sewer pumping station capacity calculations, which clearly aligns with the Town's future plan for residential development in the area. Furthermore, the proposed development will integrate into the existing stormwater systems on Yonge Street and Russ Howard Drive and utilize best practices to control and manage the quality and quantity of stormwater as described in the FSR and summarized below in Section 5 of this report.

Chapter 4 – Wise Use and Management of Resources contains policies in Section 4.1 that deal with Natural Heritage. The policies of the PPS describe natural heritage features and areas that must be protected for the long term which include significant wetlands, significant woodlands, and significant wildlife habitat. Development and site alteration is not permitted in significant wetlands. Development or site alteration is not permitted in other natural heritage features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. The identification of potential impacts is determined through the evaluation of the Subject Lands by way of an Environmental Impact Study (EIS).

The EIS conducted by Birks Natural Heritage Consultants (dated September 2024) of the Subject Lands has concluded that the woodlands are part of a larger continuous woodland totaling 45.8 hectares. The trees located on the property contribute to a locally significant woodland, but the woodland is not provincially significant as it is under 50 hectares and lacks interior habitat, linkage between two other natural heritage features, does not contain a unique species composition, age or structure, and does not provide high economic or social values. The PPS 2024 states that development shall not take place in significant woodlands in Ecoregions 6E and 7E.

The Subject Lands contain portions of the Midland Little Lake Wetland, a provincially significant wetland. Section 4.1.8 prohibits development and site alteration on lands adjacent to provincially significant wetlands 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 EIS completed by Birks Natural Heritage Consultants (dated September 2024) as part of the application determined that the proposal would have no negative impacts on the natural heritage features or their functions on the Subject Lands or adjacent to the Subject Lands provided that the recommendations outlined in the EIS are implemented. The EIS is reviewed in further detail in Section 5.0 of this Planning Justification Report and has been provided under separate cover.

Section 4.2 of the PPS deals with water, where municipalities are required to protect, improve or restore the quality and quantity of water. The Subject Lands are in an area of significant groundwater recharge, and approximately one third

of the property at the southern limit is identified as being within a highly vulnerable aquifer. The Subject Lands are also located within the outermost band of a wellhead protection area (WHPA)-D however it is not located within an intake protection zone (IPZ). As Little Lake is a sensitive inland lake, stormwater controls need to be implemented to mitigate negative impacts to the waterbody. As outlined in the FSR, proposed stormwater controls consist of an oil grit separator and infiltration cell to meet quality control objectives and provide pretreatment of runoff prior to infiltration into the groundwater system.

Section 4.6 outlines policies on Cultural Heritage and Archaeology and requires that built heritage resources and cultural heritage landscapes shall be conserved. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the archaeological resources have been conserved. County of Simcoe mapping indicates that the Subject Lands are in an area of archaeological potential. An Archaeological Property Assessment was completed by Amick Consultants Ltd. and is included under separate cover. Amick Consultants found no archaeological resources on the Subject Lands. Furthermore, the study indicated that no further archaeological assessment of the Subject Lands is warranted; the Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed; and the proposed undertaking is clear of any archaeological concern. This report is reviewed in further detail in Section 5.0 of this Planning Justification Report.

Chapter 5 of the PPS deals with Protecting Public Health and Safety. Section 5.2 requires municipalities to identify hazardous lands and hazardous sites and manage development in these areas in accordance with provincial guidance. The EIS and FSR did not identify any flooding hazards on the Subject Lands.

Based on a review of the proposal and applicable policies of the Provincial Planning Statement, the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the PPS, 2024.

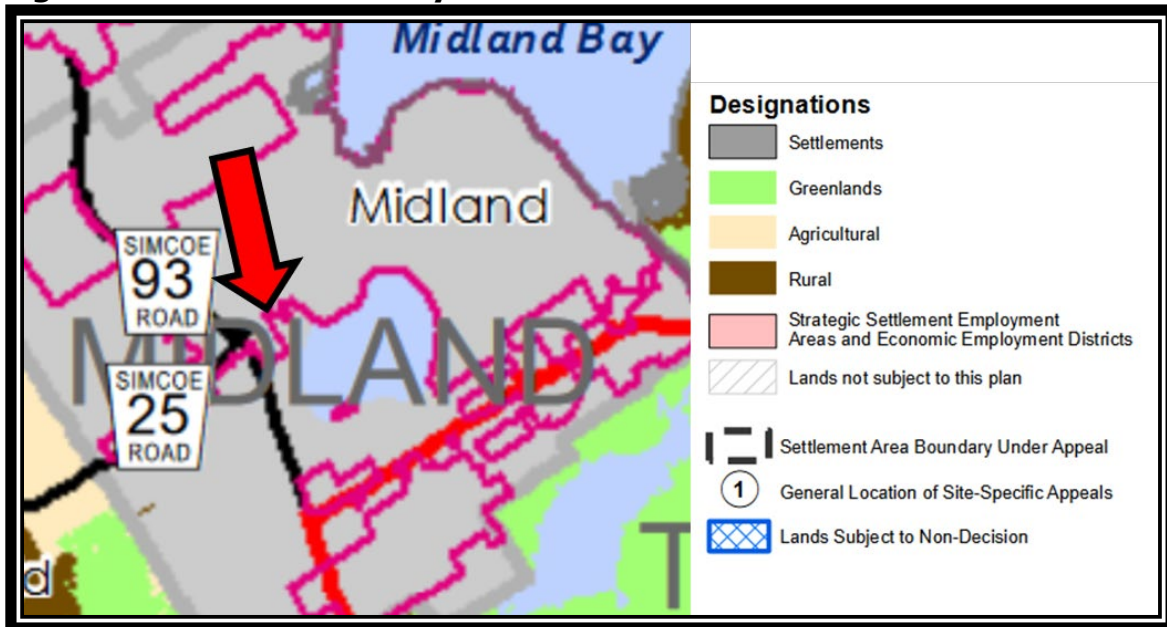
4.2 County of Simcoe Official Plan (2023)

The County of Simcoe Official Plan (the “County OP”) is a document designed to guide land use planning in the County to the year 2031. The County OP contains general development policies that apply across the County as a whole, including policies related to natural heritage, transportation, and the subdivision of land, among other considerations.

The Subject Lands are located within the Town of Midland and are designated “Settlements” in the County OP as shown in **Figure 3** and are identified as being

within a Primary Settlement Area where a majority of growth and development is to be directed.

Figure 3: Land Use - County of Simcoe Official Plan Schedule 5.1



Section 3.1 of the County OP outlines the growth management strategy for the County and that a significant portion of growth and development will be directed to settlements where it can be effectively serviced. The proposed development achieves the County growth management strategy as the Subject Lands are located within the settlement area of Midland which is also considered to be a Primary Settlement Area.

Section 3.5 of the County OP outlines the policies for the Settlements designation and objectives that include developing a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services. Section 3.5.24 establishes a density target for Midland of 50 residents and jobs per hectare. Although there are no employment uses included as part of the proposed development, it is estimated that the proposal would result in 71 residents per hectare given the mix of housing units proposed in the development concept. Section 3.5.31 outlines the types of housing permitted in the Settlements designation which includes single detached, semi-detached, townhouse, and apartment units. The proposed development of the Subject Lands conforms to these policies.

Section 4.1 of the County OP outlines policies for healthy communities and housing development. Policies include, but are not limited to, providing sufficient quantity of housing, accessibility for persons with disabilities, and appropriate building orientation and traffic flow. The proposed development meets the applicable goals

of the County OP regarding healthy communities and housing policies as it provides additional housing units which overall will help the Town achieve a sufficient quantity of housing and increase the housing options available.

Section 4.5 of the County OP outlines policies for resource conservation. Policies include, but are not limited to, improving or restoring the quality and quantity of water, flood plains and other hazard lands, and soil conservation. Due to the presence of the Midland Little Lake Wetland, a provincially significant wetland, and potential species at risk habitat, an Environmental Impact Study (EIS) was completed by Birks Natural Heritage Consultants (dated September 2024) as part of the application. The study determined that any potential negative ecological impacts associated with the proposed development can be mitigated through the measures outlined in their report. The development limit respects the necessary setback from the wetland to ensure there will be no development within the feature, and furthermore the proposed Zoning By-law Amendment proposes placing a portion of the Subject Lands into an Environmental Protection (EP) Zone to protect that portion of the property from any development. The EIS report is reviewed in further detail in Section 5.0 of this Planning Justification Report.

County of Simcoe mapping indicates that the Subject Lands are an area of archaeological potential. An Archaeological Property Assessment was completed by Amick Consultants and is included under separate cover. Amick Consultants found no archaeological resources on the Subject Lands. Furthermore, the Amick report indicated that no further archaeological assessment of the Subject Lands is warranted; the Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed; and the proposed undertaking is clear of any archaeological concern. This report is reviewed in further detail in Section 5.0 of this Planning Justification Report.

Section 4.8 of the County OP outlines policies for transportation. Policies include, but are not limited to, maintaining and improving the County's multimodal transportation system, planning for a more flexible transportation system, and planning for active transportation. A Transportation Impact Study was completed by Tatham Engineering and is included under separate cover. Based on the assessment of existing and future conditions, a left turn lane will be accommodated by way of the existing centre turn lane on Yonge Street. Furthermore, it was concluded that no transportation improvements are required to support the proposed redevelopment of the Subject Lands. This report is reviewed in further detail in Section 5.0 of this Planning Justification Report.

Although not yet approved by the Province, the County of Simcoe adopted Official Plan Amendment No. 7 in August of 2022 as part of their Municipal Comprehensive Review exercise. The Amendment serves to indicate the distribution of population and employment growth to the year 2051. The Town of Midland is identified as a Category 1 – Primary Settlement Area and is expected to grow to a population of

24,290 by the year 2051, resulting in an increase of 6,040 persons between 2021 and 2051. The demand for housing options to accommodate the additional population can in part be realized through the proposed development of the Subject Lands.

Based on a review of the proposal and applicable policies of the County of Simcoe Official Plan, the proposed Official Plan Amendment and Zoning By-law Amendment conform to the County Official Plan.

4.3 Town of Midland Official Plan (2019)

The Town of Midland Official Plan (the “Town OP”) sets out a planning policy framework to provide direction for future growth and development and assist in managing and directing physical change in the Town to the year 2031. The OP sets out several guiding principles including, but not limited to, promoting an environment first approach and preserving the Town’s rich cultural heritage, sensitive urban design to ensure long-term sustainability and achieve design excellence, and creating healthy and complete communities. From a growth management perspective, the Town of Midland is expected to grow to a population of 22,500 by 2031.

As illustrated on Schedule ‘A’ – Growth Areas to the Official Plan (**Figure 4**), the Subject Lands are outside of the Delineated Built Boundary which represented the developed portion of the Town as of 2006. Any new development within the Delineated Built Boundary contributes towards intensification targets of the Town. Development on the Subject Lands would be considered as greenfield development.

Figure 4: Town of Midland Official Plan Schedule 'A' Growth Areas



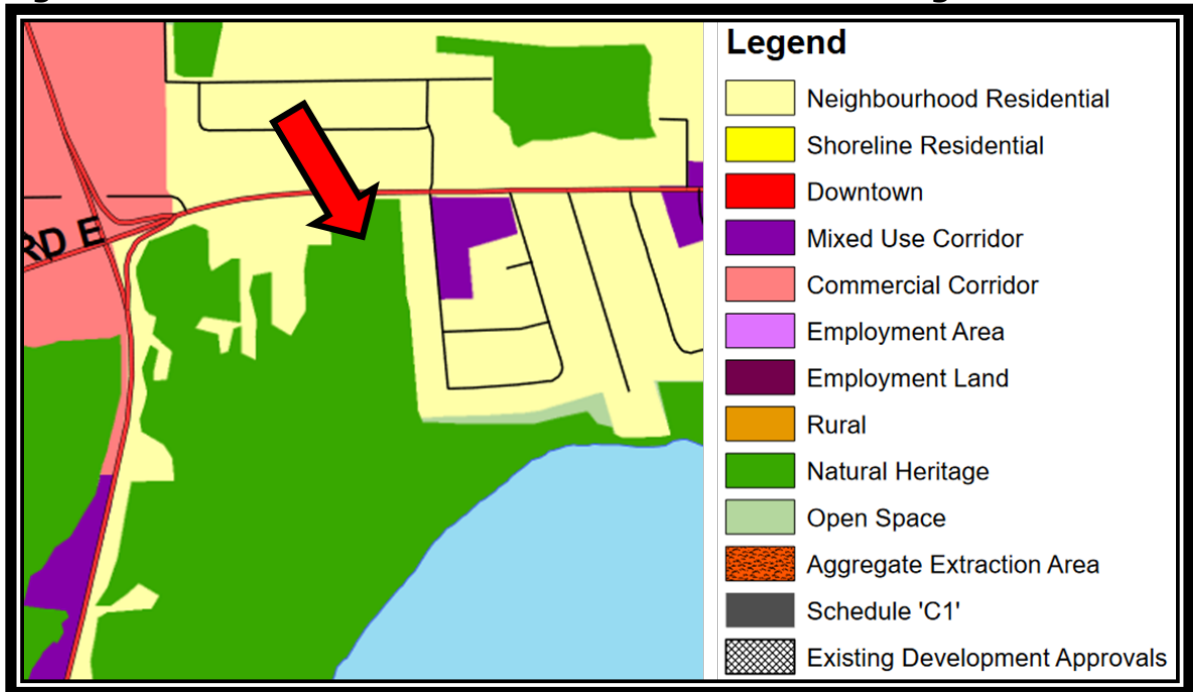
As reflected on Schedule 'B' – Urban Structure of the Official Plan (**Figure 5**), the Subject Lands are classified as Greenlands. There are no specific policies describing the Greenlands from an urban structure standpoint, instead the Official Plan defers to the underlying designation. The Official Plan does note that the Greenlands are generally not available for urban development at this time.

Figure 5: Town of Midland OP Schedule 'B' – Urban Structure



The Subject Lands are designated "Natural Heritage" on Schedule 'C' – Land Use of the Official Plan as shown in **Figure 6**.

Figure 6: Town of Midland OP Schedule 'C' -Land Use Designation



Section 4.5.3 of the Town OP outlines the policies for the Natural Heritage designation and permitted uses. The Plan describes the intent of the Natural Heritage designation is to protect significant natural heritage features such as wetlands and woodlands, and to maintain the ecosystem biodiversity. Only

developments that are compatible with the natural heritage features and ecological and hydrologic functions are to be approved.

Permitted uses within the Natural Heritage designation include but are not limited to conservation uses, scientific research, and existing agricultural uses. The proposed development is not a permitted use in the Natural Heritage designation and requires an Official Plan Amendment to change the designation to Neighbourhood Residential. Permitted uses within the Neighbourhood Residential designation include low and mid-rise residential dwellings.

Section 4.5.3 i) requires an Environmental Impact Study to be prepared that demonstrates that there will be no negative impacts on any natural heritage features or ecological and hydrologic functions when there is development proposed in the Natural Heritage designation. Section 4.5.3.6 describes what is required as part of the Environmental Impact Study and sub-section d) notes that a Species at Risk Screening/Evaluation is also required. As described below, an Environmental Impact Study was completed by Birks Natural Heritage Consultants (report dated September 2024 provided under separate cover) as part of the evaluation of the proposed development. The EIS has helped to delineate the proposed limit of development based on an appropriate setback to the Little Lake wetland. The EIS concluded that the woodland on the Subject Lands is not a significant woodland. The woodland is part of a larger contiguous woodland, and the extent of the proposed development will not negatively impact the larger woodland feature or the ecological functions of the woodland. The EIS also determined that the proposed development would have no negative impacts on the natural heritage features or their ecological functions both on and adjacent to the Subject Lands, provided that the recommendations outlined in the EIS as mitigation measures are implemented.

Section 4.3.2 describes the Neighbourhood Residential designation where it is noted that low and mid-rise residential units are permitted uses. The proposed three-storey apartment buildings would constitute mid-rise residential. Those buildings are not to exceed a height of 6 storeys and must have access to an Arterial or Collector Road, whereas the low-rise residential units will front onto a new Local Road and conform to the requirements of the Official Plan in that regard. The proposed development will satisfy the requirements of the Neighbourhood Residential designation.

The Subject Lands are situated in a Significant Groundwater Recharge Area, and a portion of the property is within a Highly Vulnerable Aquifer and Well Head Protection Area – D according to Schedule – 'G' Source Protection of the Official Plan. The FSR considered these factors and measures have been included in the proposed design of the development to minimize any impacts to the aquifer by including low impact development attributes and channeling some storm water

flows towards Little Lake rather than directing all flows through the piped infrastructure.

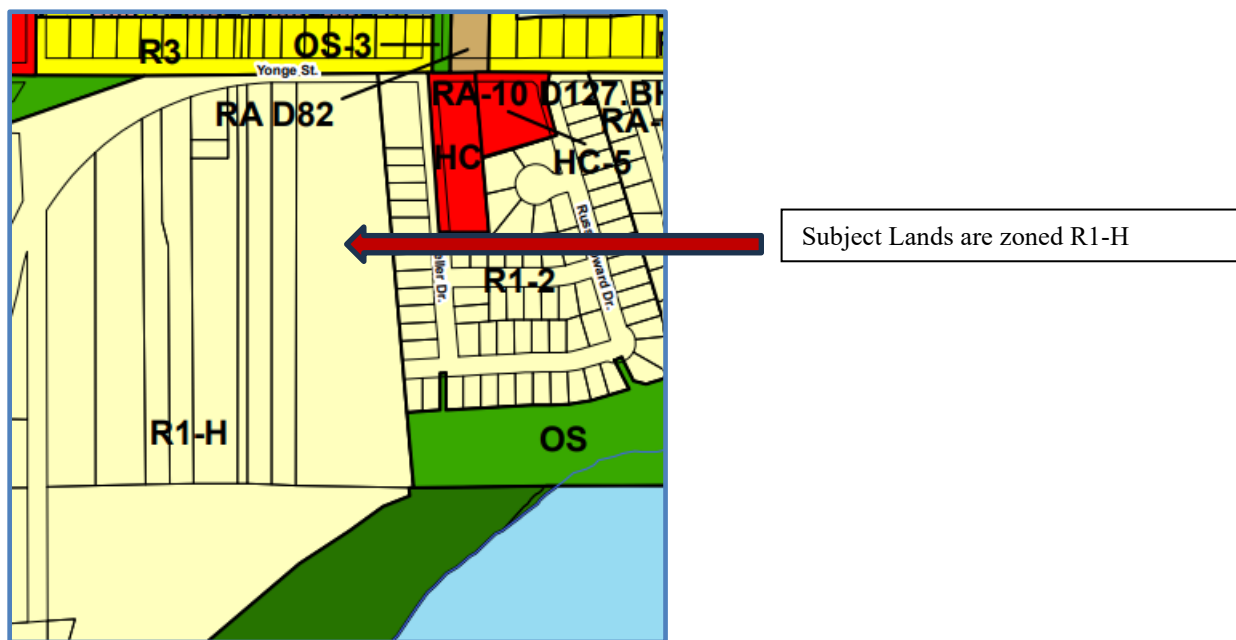
The proposed Official Plan Amendment to facilitate the development of the Subject Lands for urban residential development can be justified on the basis that the lands front onto an Arterial Road; there are existing municipal services (sewer, water, storm water management) with available reserve capacity to accommodate the development; the Subject Lands are adjacent to other urban uses and the development will contribute to the housing options available within the Town and be developed at a compact scale making efficient use of land and existing infrastructure.

Subject to the approval of an Official Plan Amendment to amend the designation to Neighbourhood Residential, the proposed development would conform to the applicable policies of the Town of Midland Official Plan.

4.4 Town of Midland Zoning By-law (2022)

The Subject Lands are currently zoned Residential One with a Holding Provision (R1-H) in the Town of Midland Zoning By-law 2004-90, as amended, as shown in **Figure 7**.

Figure 7: Existing Zoning of Subject Lands



The proposed apartment buildings on a portion of the property, along with the proposed semi-detached and townhouse dwelling units are not permitted uses or

built forms within the R1 Zone. In order to permit the proposed built form, the Subject Lands are proposed to be rezoned from Residential One – Holding (R1-H) to Residential Three (R3) zone for the portion of the Subject Lands with the proposed detached and semi-detached dwelling units, Residential Townhouse (RT) for the portion of the Subject Lands with the proposed townhouses, Residential Apartment (RA) for the portion of the Subject Lands with the proposed apartment blocks, and Environmental Protection (EP) Zone for the remainder of the Subject Property. Certain exceptions to the requirements of the various zones have been identified and were summarized in Table 1 of this Report, and are included in the Draft Zoning By-law Amendment, included as **Appendix 4**. Through the Zoning By-law Amendment approval, the Holding provision may be placed on some or all of the development lands to ensure the provision of services in accordance with the future subdivision agreement.

A Zoning Compliance Review Matrix follows for each of the proposed Zones based on the development’s preliminary site plan and apartment building plans included as part of the application submission. Where it is noted ‘N/A’ it refers to the fact that no relief is required as the building envelopes are otherwise expected to provide adequate area within which to build the type of dwelling proposed, and there are no buildings proposed within the EP Zone.

Table 2: Zoning Compliance Review Matrix
Residential Three (3) Zone – for proposed Detached and Semi-detached dwelling units

Zoning By-law Provision	Required	Provided	Relief Required
Minimum Lot Area (Detached Dwellings)	460 m ² (Detached)	Lot 24 = 450 m ² Lot 27 = 531.14 m ² Lot 28 = 553.47 m ² Lot 29 = 569.71 m ² Lot 30 = 533.62 m ² Lot 31 = 606.11 m ² Lot 32 = 447.31 m ² Lot 33 = 430.0 m ²	Reduction of: 10.0m² Lot 24 12.69m² Lot 32 30 m² Lot 33
Minimum Lot Area (Semi-detached Dwellings)	320 m ² (Semi-detached)	Lot 16 = 315.0 m ² Lot 17 = 315.0 m ² Lot 18 = 315.0 m ² Lot 19 = 315.0 m ² Lot 20 = 315.0 m ² Lot 21 = 474.0 m ² Lot 22 = 315.0 m ²	Reduction of: 5.0 m² Lot 16 5.0 m² Lot 17 5.0 m² Lot 18 5.0 m² Lot 19 5.0 m² Lot 20 5.0 m² Lot 22

		Lot 23 = 315.0 m ² Lot 25 = 561.70 m ² Lot 26 = 404.96 m ² Lot 34 = 289.70 m ² Lot 35 = 280.33 m ² Lot 36 = 586.0 m ² Lot 37 = 576.77 m ²	5.0 m² Lot 23 30.3 m² Lot 34 39.67 m² Lot 35
Minimum Lot Frontage	15.0 m (Detached) 10.5m (Semi-detached)	15.0 m (Detached) 10.5 m (Semi-detached)	N/A
Minimum Required Front Yard	6.0 m (Detached) 6.0 m (Semi-detached)	6.0 m (Detached) 6.0 m (Semi-detached)	N/A
Minimum Required Rear Yard	7.6 m (Detached) 7.6 m (Semi-detached)	7.6 m (Detached) 7.6 m (Semi-detached)	N/A
Minimum Required Interior Side Yard	1.22 m (Detached) 1.22 m (Semi-detached)	1.22 m	N/A
Minimum Required Exterior Side Yard	4.5 m (Detached) 4.5 m (Semi-detached)	4.55 m (Detached) 4.5 m (Semi-detached)	N/A
Maximum Height	11.0 m (Detached and Semi-detached)	Buildings will be kept within the max. height permitted	N/A
Minimum Parking Spaces Required	1.0 space per dwelling unit	1.0 space per unit	N/A

The proposed Zoning By-law Amendment uses the smallest lot area for each type of dwelling.

Table 3: Zoning Compliance Review Matrix
Residential Townhouse (RT) Zone – based on proposed Townhouse units

Zoning By-law Provision	Required	Provided	Relief Required
Minimum Lot Area	220 m ² per dwelling unit	Smallest lots are 228 m ²	N/A
Minimum Lot Frontage	7.6 m	7.6 m	N/A
Minimum Required Front Yard	5.5 m	5.5 m	N/A
Minimum Required Rear Yard	7.6 m	7.6 m	N/A
Minimum Required Interior Side Yard	1.22 m	1.22 m	N/A
Minimum Required Exterior Side Yard	4.5 m	N/A	N/A
Maximum Height	11.0 m	Buildings will be kept under or equal to the max. height allowed	N/A
Minimum Parking Spaces Required	1 space per dwelling unit	1 space per dwelling unit	N/A

There are no proposed exceptions in the Residential Townhouse (RT) Zone.

Table 4: Zoning Compliance Review Matrix
Residential Apartment (RA) Zone – based on proposed apartment buildings

Zoning By-law Provision	Required	Provided	Relief Required
Minimum Lot Area	100 m ² per dwelling unit (Blocks 1 and 2 each have 43 dwelling units = 0.43ha each Block)	Block 1=0.44 ha Block 2=0.435 ha	N/A
Minimum Lot Frontage	40.0 m	Block 1= 31.5 m Block 2= 32.7m	Reduction of 8.5m for Block 1

			Reduction of 7.3m for Block 2
Minimum Required Front Yard	12.0 m	Block 1 = 12.32m Block 2 = 12.16m	N/A
Minimum Required Rear Yard	½ building height or 7.5 m, whichever is greater	Block 1 = 48.57 m Block 2 = 48.34 m	N/A
Minimum Required Interior Side Yard	½ building height or 6.0m, whichever is greater	Block 1 = 6.06 m Block 2 = 7.70 m	Reduction of 0.24m for Block 1
Minimum Required Exterior Side Yard	6.0m	Block 1 = 6.0 m Block 2 = 7.21 m	N/A
Maximum Height	11.0 m	Block 1 = 12.595 m (to top of parapet) Block 2 = 10.55 m	Increase of 1.6m for Block 1
Maximum Lot Coverage	40%	Block 1 = 16.5% Block 2 = 13.2%	N/A
Minimum Parking Spaces Required	1.5 per dwelling unit of which 25% shall be for visitors Block 1 = 65 Block 2 = 65	Block 1 = 69 Block 2 = 66	N/A
Barrier Free Parking Spaces	1 space for parking areas up to 100 spaces	Block 1 = 2 Block 2 = 2	N/A

Within the proposed Zoning By-law Amendment, the lot frontages are requested specifically for each apartment block, and the minimum interior side yard is proposed at 6.0m and the building height is proposed at 12.6m.

**Table 5: Zoning Compliance Review Matrix
Environmental Protection (EP) Zone**

Zoning By-law Provision	Required	Provided	Relief Required
Minimum Lot Area	5.0 ha	0.734 ha	Reduction of 4.266 ha

Minimum Lot Frontage	30.0 m	10.5 m	Reduction of 19.5 m
Maximum Lot Coverage	1 %	N/A	N/A
Minimum Required Front Yard Setback	9.0 m	N/A	N/A
Minimum Required Rear Yard Setback	9.0 m	N/A	N/A
Minimum Required Interior Side Yard	9.0 m	N/A	N/A
Minimum Required Exterior Side Yard	9.0 m	N/A	N/A
Maximum Building Height	3.0 m	N/A	N/A

The relief required from the zone standards reflected in the Tables above are necessary in order to recognize the unique aspects of the development concept, work with the topography of the site, allow for some minor flexibility as the plan of subdivision is further refined as necessary, and to enable a built form that implements the objectives of the Official Plan including providing a mix of housing types and the efficient use of serviced lands.

Subject to the approval of a Zoning By-law Amendment to rezone the Subject Lands as described above, the proposed development would comply with the Town of Midland Zoning By-law 2004-90, as amended.

5.0 TECHNICAL REPORTS

5.1 Functional Servicing and Preliminary Stormwater Management Report

A Functional Servicing and Preliminary Stormwater Management Report was prepared by Tatham Engineering, dated August 13, 2024 and is included under separate cover. The report has evaluated the existing services available to the Subject Lands from a connection to Yonge Street and Russ Howard Drive. The proposed apartment blocks will be serviced through connections to the Yonge Street trunk sewer, while the rest of the development will be serviced through extension of sewage infrastructure on Russ Howard Drive.

The analysis of available sanitary sewage capacity has concluded that the sewage pumped to the existing sanitary sewer on Yonge Street via a 150mm diameter force main on Russ Howard Drive has flow capacity to accommodate the proposed

development as well as the broader catchment area that needs to be accounted for within the infrastructure to accommodate future development. It has been concluded that the trunk sewer on Yonge Street will however likely experience capacity constraints in the post 2041 growth condition near the intersections of Len Self Blvd and Leitz Road and the Town is aware of this future constraint. The report does note that based on discussions with Town staff that alternatives for rehabilitation, upgrades and re-routing are anticipated to be completed prior to 2041 to alleviate the potential constraints. There is no capacity constraint identified in the immediate vicinity of the proposed development.

From a water services perspective, the report reviewed existing available municipal water services and concluded that water capacity and sufficient water pressures exist to accommodate the proposed development and provide fire fighting flows. The report makes some recommendations with respect to the construction type of the proposed apartment blocks which could help reduce the water demand for fire fighting purposes. A short section of watermain extending along the proposed terminus of Russ Howard Drive will be terminated with a valve and hydrant to facilitate future extension into the adjacent development lands. Fire hydrants are proposed to provide appropriate coverage given the proposed medium to high density occupancies within the proposed development.

A Preliminary Stormwater Management Report has been prepared by Tatham Engineering Limited and is included as part of the Functional Servicing Report. The report demonstrates that stormwater quantity control for the development is proposed for the apartment blocks only and details will be worked out through the site plan approvals process. Given the proximity of the site to Little Lake and steep grading that limits capacity for storm water storage, the proposal is for conveyance through the storm sewers which outlet to the wetland. Drainage from the 1:100-year storm event can be safely conveyed to the infiltration cell and Little Lake entirely by overland flow should the need arise.

Stormwater quality control is to be provided through a treatment train approach. First, through an oil grit separator (OGS) unit which will be fully capable of treating runoff from the development. Then, downstream from the OGS will be an infiltration cell providing the primary quality control through infiltration and filtration of the sand layer. The proposed combined quality control plan will provide 93.0% TSS removal for the entirety of the site. Further enhancement will be provided by pre-treatment associated with future development.

A preliminary water budget was also prepared as part of the FSR. The analysis concluded that the proposed infiltration cell as part of the quality control described above, acting as a low impact development measure to provide quality control, promotes water balance which will help counteract some of the runoff from the increase in impervious surfaces through the proposed development.

A preliminary phosphorous budget was also completed as part of the FSR. Under the existing conditions, the site was modelled as a Forest land use. Under the post-development conditions, the site was modelled as a combination of High Intensity Development – R and Low Intensity Development with associated phosphorous load values. The report notes that best efforts have been made to mitigate the increase in phosphorous loading in conjunction with the proposed measures to improve water balance. Combined measures from the OGS and the infiltration trench will reduce the post-development phosphorous loading from the site to 0.32 kg/year, representing a reduction of 0.05 kg/year compared with existing conditions.

The FSR also looked at utilities to service the proposed development and concluded that electrical, natural gas, telecommunications and postal services will all be able to be provided to the site.

5.2 Transportation Impact Study

A Transportation Impact Study dated August 24, 2024, has been prepared by Tatham Engineering Limited and submitted under separate cover. On June 25, 2024, detailed traffic counts were conducted at the study intersections. The counts were supplemented with additional counts conducted on July 16, 2024, at the intersection of Yonge Street and Russ Howard Drive at times reflective of peak hours of the road network based on the June 25th counts.

Traffic generation for the proposed development was calculated based on the type of use, development size and trip generation rates using the Institute of Transportation Engineers Trip Generation Manual. The proposed development is estimated to generate 61 trips during peak AM hours and 77 trips during peak PM hours.

The report concludes that the existing sight lines, stopping distance and design speed are deemed to be appropriate for the proposed development.

The study determined that the new Street 'A' intersection with Yonge Street will provide acceptable operations for the proposed intersection providing access to the development. The existing centre turn lane will accommodate left turns, and there is no need for a right turn lane, therefore no additional improvements will be required. Furthermore, all the intersections studied provide good overall levels of service and no intersection improvements are required to support the development. The study intersection and site access will provide sufficient operations through to 2037.

5.3 Stage 1-2 Archaeological Assessment

A Stage 1-2 Archaeological Assessment dated October 19, 2022, was prepared by Amick Consultants Limited and submitted under separate cover to the Ontario

Ministry of Heritage, Sport, Tourism and Culture Industries. The Assessment found that the subject lands consist of wooded area on a steep slope towards Little Lake. The entirety of the subject lands were investigated concurrently with the Stage 2 Property Assessment using test pits at 5m intervals excavating 5cm of subsoil, screened and photo documented due to potential for Pre-contact and Post-contact archaeological resources. Due to the Indigenous and European Military history, the potential for archaeological findings was possible. There are 2 registered Pre-contact, and zero (0) Post-contact archaeological sites within 1km of the site, none of which are within 300m, therefore having no impact on determining further archeologic potential. The study was conducted under appropriate weather conditions and through proper assessment strategies.

Stage 1 of the Assessment concluded that there is archaeological potential on the property given the proximity to the lake, historic settlement communities, and early settlement roads. Further the Stage 2 Assessment concluded that no archaeological sites or resources were found during the survey. It is recommended from the Assessment that no further study is warranted; there is no further Provincial interest in the site; and the subject property is clear of any archaeological concern.

5.4 Environmental Impact Study

An Environmental Impact Study dated September 2024 has been prepared by BIRKS Natural Heritage Consultants and submitted under separate cover. The Study was conducted to identify and characterize the natural heritage features and functions within the Subject Property and encompassing a distance of 120m onto adjacent lands as part of the study area. The study was prepared to address the natural heritage requirements of the Provincial Policy Statement, 2020, the *Endangered Species Act*, 2007 and the Town of Midland Official Plan. With the change to the new Provincial Planning Statement, 2024, Birks have included an opinion with respect to consistency with the new PPS, 2024. As the natural heritage policies of the PPS, 2024 have carried over the policies of the PPS, 2020 they have confirmed their evaluation of the PPS, 2020 is also consistent with the new PPS, 2024 and there are no changes that will change the assessment process undertaken for the purpose of the EIS.

Field surveys were conducted to characterize features and functions present on the property. These surveys included documenting the presence or absence of suitable habitat, based on habitat requirements of threatened or endangered species with habitat ranges overlapping the study area. The field surveys also included an ecological land classification and vegetation surveys, bat acoustic monitoring, bat habitat - snag density, dawn breeding bird surveys, amphibian call surveys, and general wildlife surveys.

The existing vegetation conditions of the subject property were assessed. The property is comprised of primarily mature Sugar Maple, Scots Pine to the north portion, a small amount of Red Oak and Black Locust within the Northwest. The woodlands present on the property consist of two primary groups; first the Sugar Maple Forest community which based on size contribute to locally significant woodlands, and second the Black Locust Forest community is determined to be not locally significant. The woodland feature is not provincially significant.

The Provincially Significant Wetland (PSW) has been evaluated and the limits of the wetland were determined and confirmed with the presence of staff from the Severn Sound Environmental Association. There is no development or site alteration proposed within the Midland Little Lake PSW. A 30m setback to the wetland is proposed. The potential impacts identified by a change of land use include surface water run-off and water quality entering the wetland and features present in the study area. These risks can be mitigated by limiting lot coverage with hard surfaces, avoiding inappropriate disposal of deleterious substances (such as oil, gas, paint, etc.), and ensuring successful operation of wastewater removal to limit the potential for contaminated water to enter the retained natural features. Furthermore, it is recommended that a sediment and erosion control plan, establishment of a 30m wetland setback, and low impact development strategies be implemented to mitigate risk of impacts.

The woodland present on the site has been determined to be locally significant due to its size. Vegetation removal would be required for the residential development to occur. The loss of 2.73ha of woodland habitat is not expected to result in any changes to the contiguous woodland feature's contribution to groundwater recharge. The potential impact of the proposed development includes the loss of a portion of this woodland habitat, increased potential for invasive/non-native species, and the potential of changes to the hydrology/water quality in sensitive features. It is recommended that a tree protection plan be implemented, and low impact development strategies be followed to mitigate the potential risks.

The report notes that typical wildlife species that are observed in settlement areas utilize the habitat within the Study Area. The woodland habitat within the Study Area may also function as significant wildlife habitat for bat maternity colonies, reptile hibernaculum, woodland area-sensitive breeding bird habitat and is confirmed Special Concern wildlife habitat for Eastern Wood-pewee, and endangered bat habitat. The proposed development would remove approximately 2.6ha of Sugar Maple dominated forest which contains these habitat features. However, the remaining contiguous woodland feature which measures approximately 45.8ha would maintain the current ecological functions and wildlife habitat features post-development. Furthermore, the 30m setback to the PSW provides a buffer to wildlife and habitats contained within the wetland and adjacent Little Lake. The potential impacts of development can be mitigated through a tree protection plan, following timing windows for tree clearing and the installation of

permanent fencing along the 30m setback. With these mitigation efforts there is minimal potential for impacts to the significant wildlife habitats.

A Fish habitat was identified on the shores of Little Lake, just south of the Subject Lands. The potential impacts identified because of the proposed development include changes to the hydrology/water quality entering the sensitive features and erosion and sedimentation into natural heritage features. These impacts can be mitigated through a sediment control plan and the establishment and maintenance of a 30m wetland setback. With the implementation of the mitigation efforts minimal potential for impacts to the identified fish habitat are predicted.

Habitat of threatened or endangered species have been identified on the subject property. Potential impacts of the proposed development include a loss of these species' habitats and incidental harm. These impacts can be mitigated through a reptile exclusion fencing and inspection plan, a tree protection plan, and following timing windows for tree clearing activities. By abiding to these mitigation efforts there is minimal potential for impacts to the threatened or endangered species.

6.0 CONCLUSION

Based on the analysis outlined throughout this Report, as well as consideration of the location, characteristics, and surrounding uses, it is concluded that the proposed Official Plan Amendment and Zoning By-law Amendment:

- Are consistent with the Provincial Planning Statement, 2024;
- Conform to the County of Simcoe and Town of Midland Official Plans;
- The Zoning By-law Amendment conforms to the Town Official Plan once it is amended; and
- Demonstrate good land use planning and appropriate development of the Subject Lands.

Respectfully submitted,

MHBC



Kathy Suggitt, M.Pl, RPP, MCIP
Associate



Jamie Robinson, BES, RPP, MCIP
Partner

Appendices

1

Appendix 1

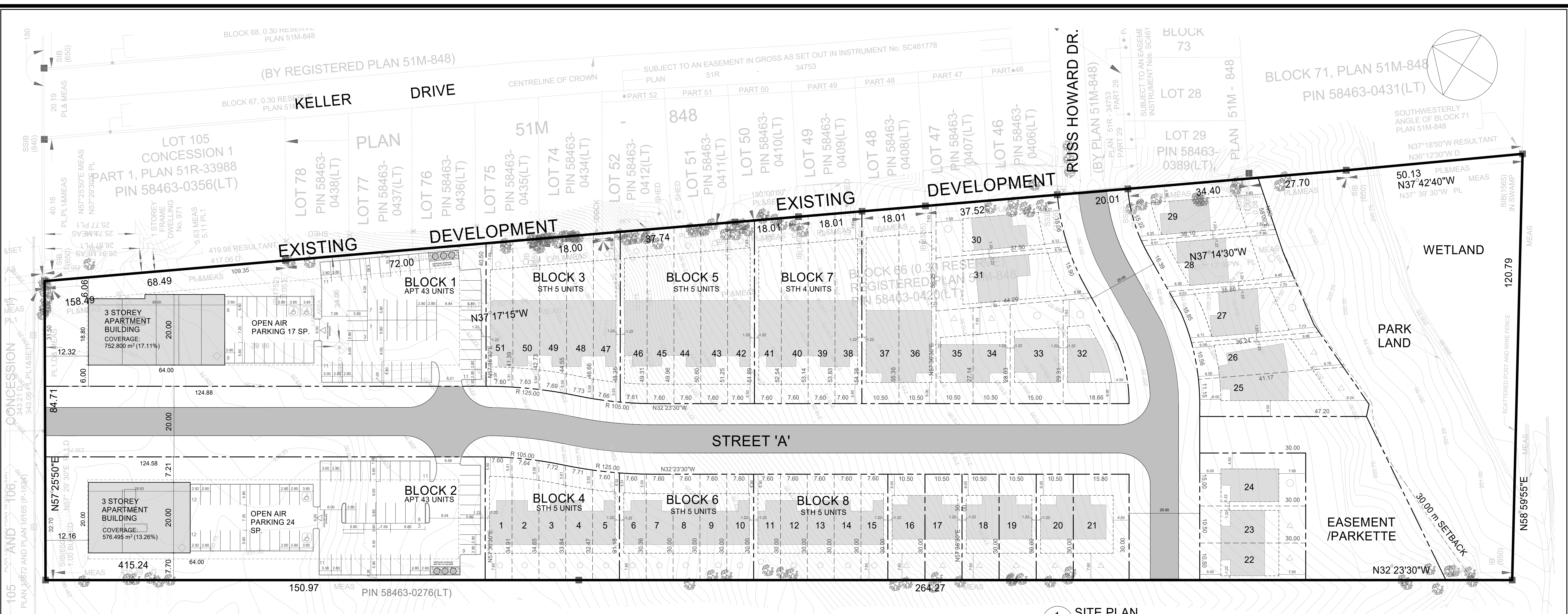
Appendix 1 – Summary of Pre-Consultation with Town of Midland

OPA/ZBA Application Requirements (based on 2023 pre-consultation meeting)

Submission/Study Requirement	Who is Responsible	How comments have been addressed
Draft Plan of Subdivision Drawing with Zoning Matrix	Delbrook drawing and MHBC Zoning Matrix	Draft concept has been prepared and reviewed against proposed Zones and provisions
Draft OPA	MHBC	Draft OPA included in submission
Draft ZBA	MHBC	Draft ZBA included in submission
Full Functional Servicing Report	Tatham Engineering	Functional Servicing & Preliminary Stormwater Management Report dated Aug. 13, 2024 included in submission
Full Stormwater Management Report	Tatham Engineering	Functional Servicing & Preliminary Stormwater Management Report dated Aug. 13, 2024 included in submission
Full Hydrogeological Study		Deferred to Draft Plan of Subdivision application submission
EIS/SAR Assessment	Birks Natural Heritage Consultants	EIS – dated September 2024
Planning Justification Report	MHBC	PJR dated 18 October 2024
Archaeological Assessment Stages 1 and 2	AMICK Consultants Ltd.	Stage 1-2 Archaeological Assessment dated 19 August 2022
Property Survey	THAM Surveying Limited	Property Survey dated 17 August, 2021
Pre-con Record and Comment Matrix	MHBC	Included in PJR as Appendix 1
Building elevations to verify zoning compliance	Delbrook Group	Elevation Plans included in drawing set; Zoning Compliance chart in PJR

2

Appendix 2

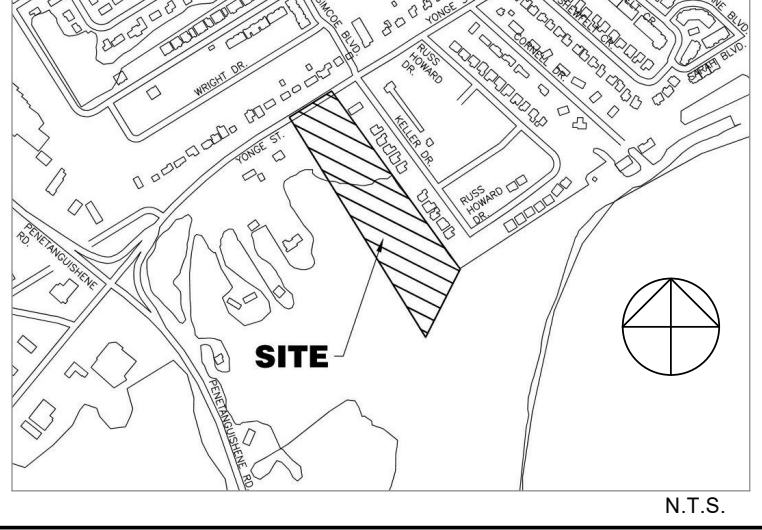


1 SITE PLAN
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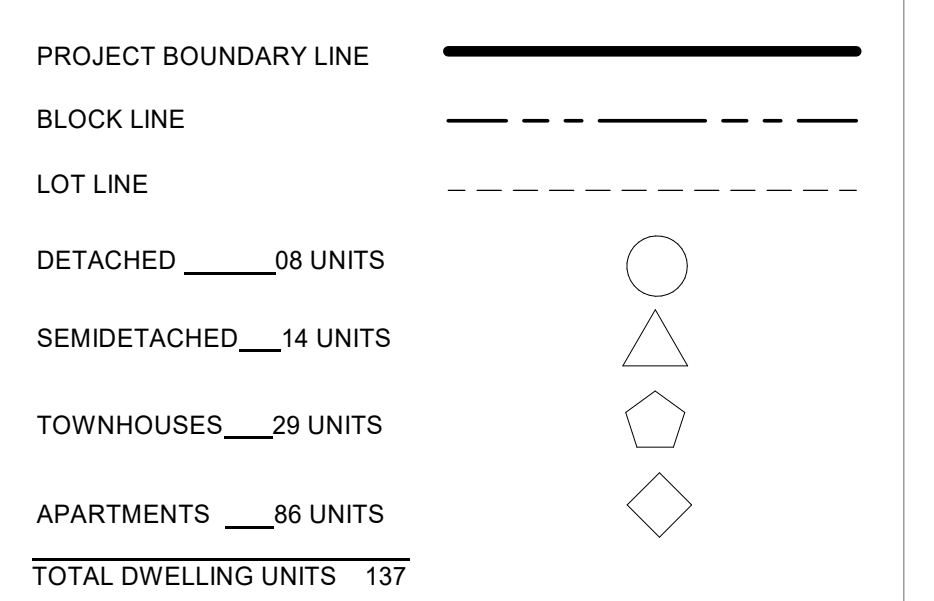
SITE CONTEXT



KEY PLAN



LEGENDS



SITE STATISTICS

TOTAL AREA 42,739.11 m² (4.274 ha, 10.56 ac)

EXISTING ZONING R1-H (DETACHED DWELLING, HOLD)

PARKING SPACE 2.80 x 5.80 m

PARKING AISLE 6.00 m FOR TWO WAY TRAFFIC

LAND USE SCHEDULE

APARTMENT BUILDING:
ZONING RA (APARTMENTS)
LAND AREA REQUIRED FOR ONE UNIT: 100 m²
LOT FRONTAGE REQUIRED 40.00 m

SEMIDETACHED:
ZONING R3 (SEMIDETACHED)
14 DWELLING UNITS
LAND AREA REQUIRED 320 m² PER UNIT min.
FRONTAGE REQUIRED 10.5 m min.
COVERAGE 33% max.

DETACHED:
ZONING R3 (DETACHED)
8 DWELLING UNITS
LAND AREA REQUIRED 480 m² PER UNIT min.
FRONTAGE REQUIRED 15.0 m min.
COVERAGE 33% max.

SETBACKS:
FRONT YARD 9.00 m min.
BACKYARD 7.50 m OR 1/2 BLDG HEIGHT min.
INTERNAL SIDE YARD 6.00 m OR 1/2 BLDG HEIGHT min.
EXT. SIDE YARD 6.00 m min.

LOT COVERAGE 40% max.
BUILDING HEIGHT: 11.00 m (max.)
PARKING REQUIRED 1.50 PARKING SPACES PER UNIT

BLOCK 1 43 DWELLING UNITS
LAND AREA 4398.93 m² (0.440 ha)
BUILDING HEIGHT: 12.595 m
PARKING REQUIRED: 43x1.50=65
PARKING PROVIDED: 67

BLOCK 2 43 DWELLING UNITS
LAND AREA 4347.36 m² (0.435 ha)
BUILDING HEIGHT: 10.550 m
PARKING REQUIRED: 43x1.50=65
PARKING PROVIDED: 66

TOTAL: 86 DWELLING UNITS

LOT NO	AREA(m ²)
24	450.00
27	531.14
28	553.47
29	569.71
30	533.62
31	606.11
32	447.31
33	430.00

LOT NO	AREA(m ²)	LOT NO	AREA(m ²)
16	315.00	25	561.70
17	315.00	26	404.96
18	315.00	34	289.70
19	315.00	35	280.33
20	315.00	36	586.00
21	474.00	37	576.77
22	315.00		
23	315.00		

LOT NO	AREA(m ²)	LOT NO	AREA(m ²)	LOT NO	AREA(m ²)	LOT NO	AREA(m ²)
1	264.70	9	228.00	39	406.63	47	361.00
2	260.62	10	228.00	40	401.73	48	346.78
3	252.30	11	228.00	41	369.82	49	339.00
4	241.55	12	228.00	42	392.00	50	320.00
5	233.60	13	228.00	43	387.00	51	310.90
6	229.15	14	228.00	44	382.13		
7	228.00	15	228.00	45	372.22		
8	228.00	38	411.60	46	371.10		

AREA TABLE:

Detached Single Family Lots 24, 27-33	0.412 ha
Apartment Buildings Blocks 1-2	0.874
On Street Townhouses Blocks 3-8	0.873
Semis Lots 16-23, 25-26, 34-37	0.538
Wetland Feature & Parkland	0.571
Parkette/Easement	0.163
Public Road	0.843

LEGAL DESCRIPTION:

PART OF LOT 105 CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF TAY)
TOWN OF MIDLAND COUNTY OF SIMCOE

SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY AND TOPOGRAPHIC SURVEY OF PART OF LOT 105 CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF TAY)

TOWN OF MIDLAND COUNTY OF SIMCOE
DONE BY:
THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS
8888 KEELE ST. UNIT 7
VAUGHAN, ONTARIO, L4K 2N2
PHONE: 905-761-6521
1-855-761-6521
FAX: 905-761-6523
www.thamsurvey.ca

Contractor must check and verify all dimensions and be responsible for same, reporting any discrepancies to the Engineer before commencing work.
Prints shall not be used for Construction until signed 'Approved For Construction' by the Engineer. Prints are not to be scaled.
All drawings, Prints and specifications are the property of the Engineer and shall be returned to him on completion of the work.
All work shall be performed in accordance with the latest edition of the ONTARIO BUILDING CODE, NATIONAL BUILDING CODE and regulatory regulations of the City of TORONTO building Department. These notes are to be read in conjunction with all drawings and specifications.

NO.	DATE:	REVISION:
1	AUG 20, 2024	ISSUED FOR 1st SUBMISSION (OPA/ZBA)



722 Seventh Ave
Port McNicoll, ON L0K 1R0, PO Box 489
www.delbrookgroup.com
ph 905 597 8887

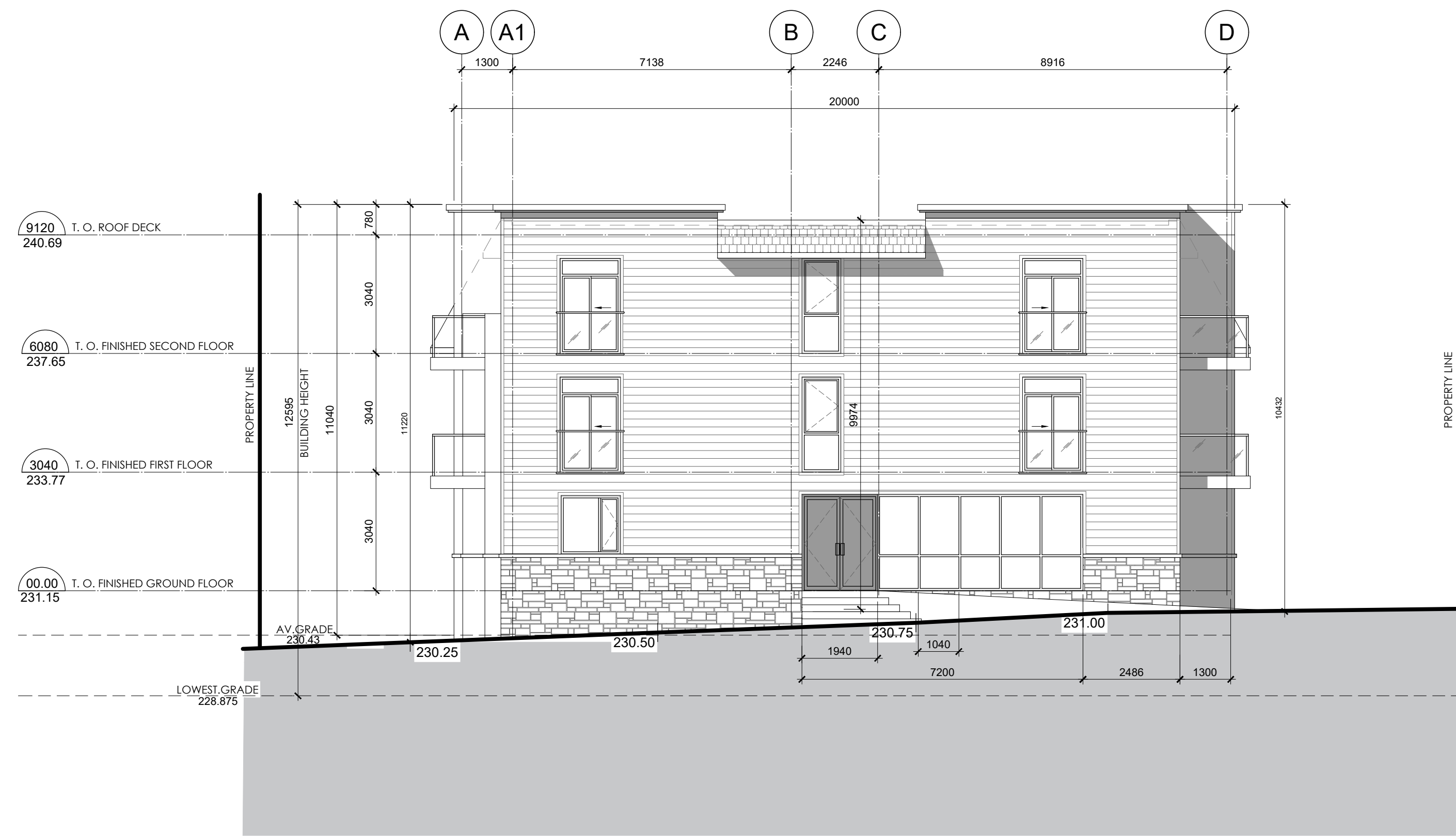
PROJECT: **LITTLE LAKE COMMUNITIES**
983 YONGE STREET
MIDLAND

DRAWING TITLE: **PRELIMINARY SITE PLAN**

JOB NO.: **21-111**

SCALE: 1:500
DATE: AUG 20, 2024
DRAWN: S.K.
CHECKED: V.O.

DRAWING NO.: **A1.0**



2 NORTH ELEVATION
 A3.0 SCALE: 1:100



1 WEST ELEVATION
 A3.0 SCALE: 1:100

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 ph 905 597 8887

PROJECT:

LITTLE LAKE COMMUNITIES
 983 YONGE STREET
 MIDLAND

DRAWING TITLE:

BLOCK 1 ELEVATIONS

JOB NO.:

21-111

SCALE: 1:100

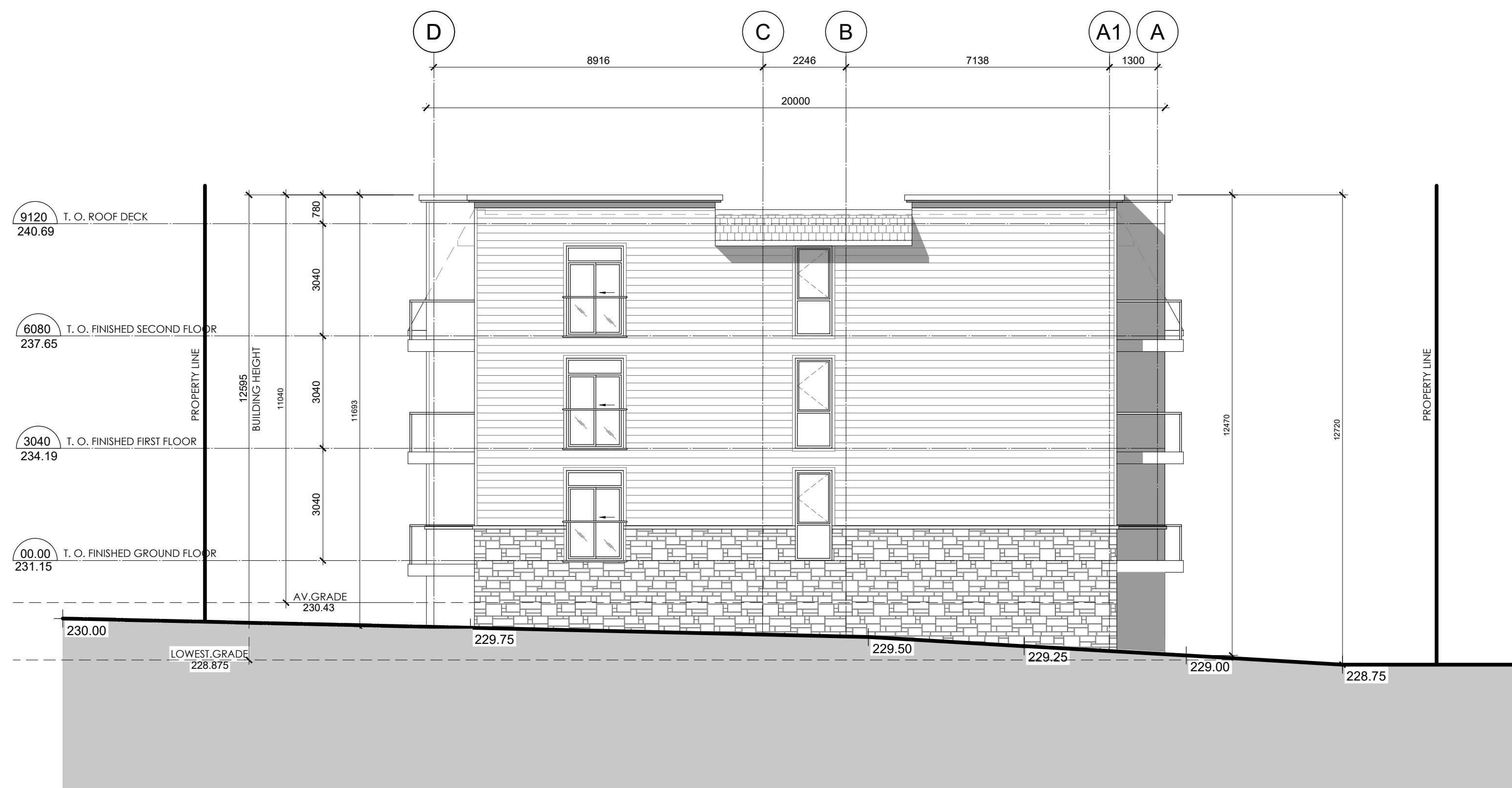
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A3.0

DRAWN: S.K.

CHECKED: V.O.



2 SOUTH ELEVATION
A3.1 SCALE: 1:100



1 EAST ELEVATION
A3.1 SCALE: 1:100

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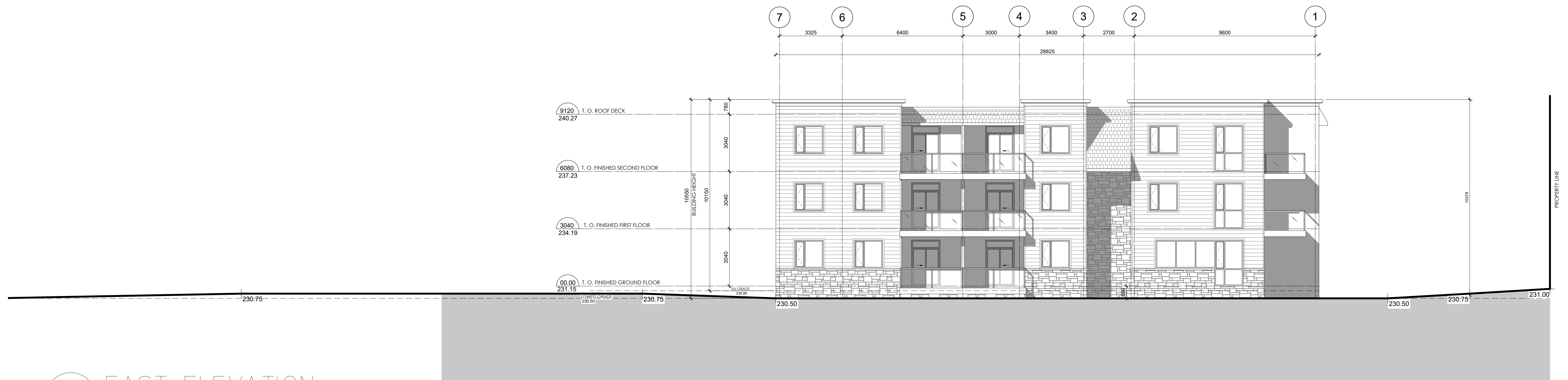
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www.delbrookgroup.com
ph 905 597 8887

PROJECT:
LITTLE LAKE COMMUNITIES
983 YONGE STREET
MIDLAND

DRAWING TITLE: BLOCK 1 ELEVATIONS		JOB NO.: 21-111
SCALE: 1:100	DATE: AUG 20, 2024	DRAWING NO.: A3.1
DRAWN: S.K.	CHECKED: V.O.	



2 NORTH ELEVATION
A3.2 SCALE: 1:100



1 EAST ELEVATION
A3.2 SCALE: 1:100

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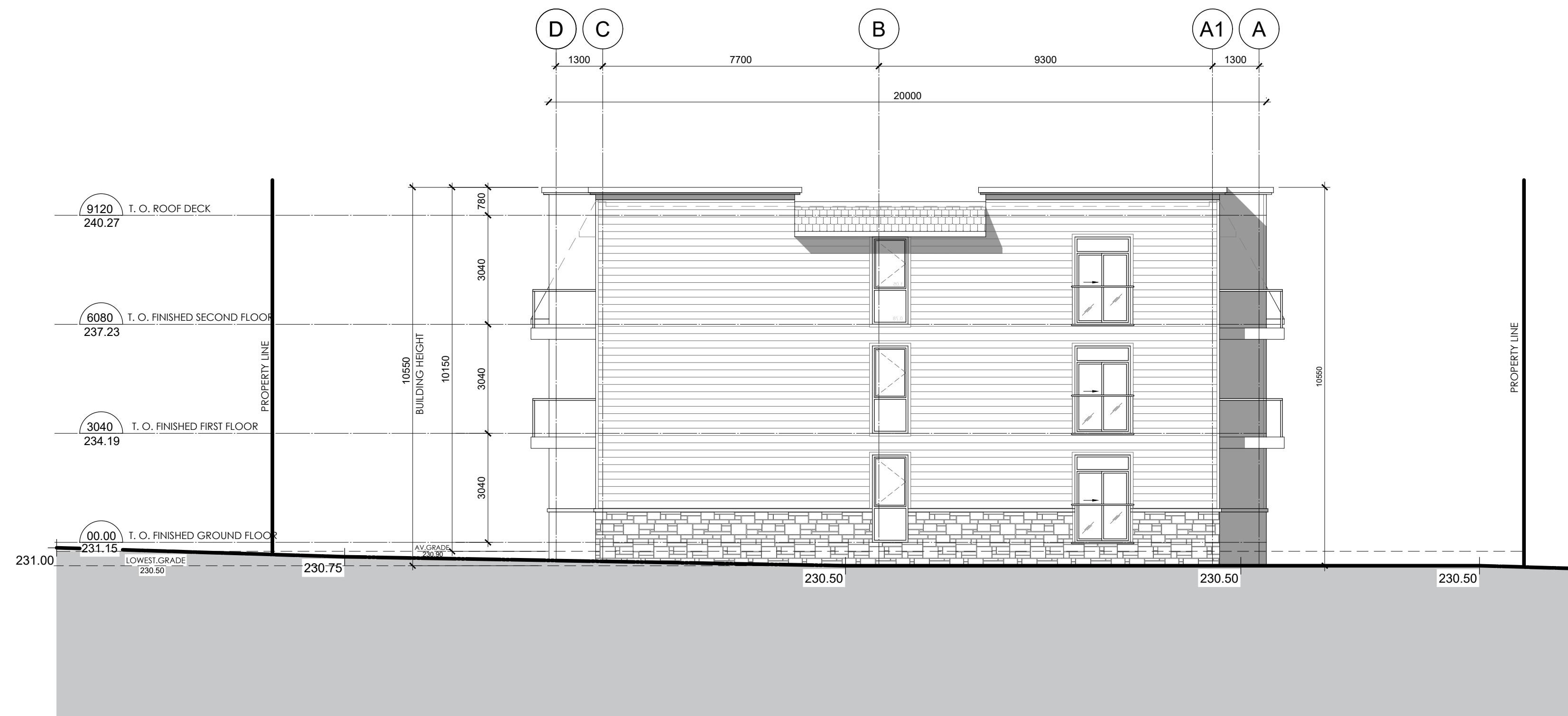


DELBROOK GROUP

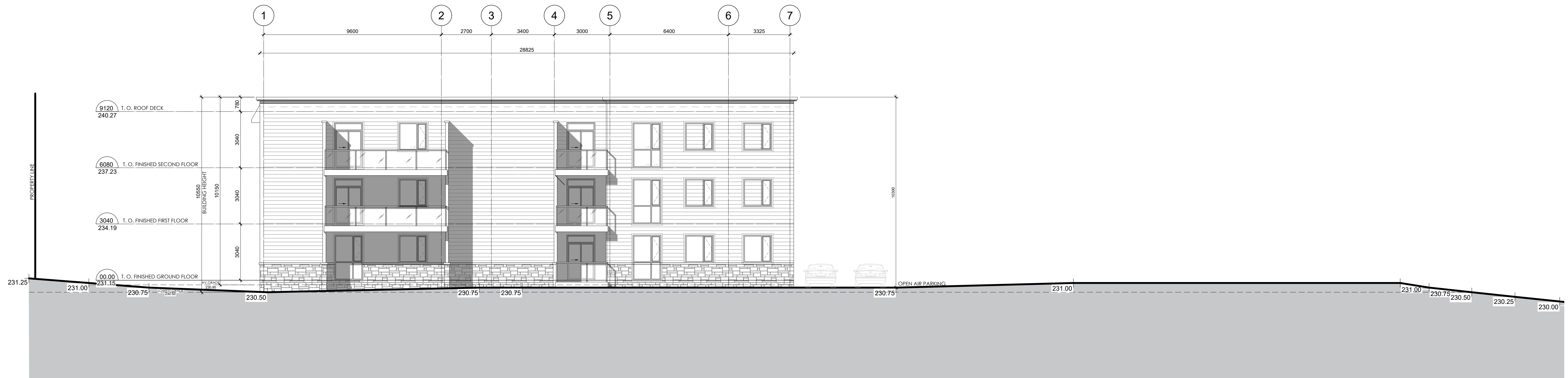
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www.delbrookgroup.com
ph 905 597 8887

PROJECT:
LITTLE LAKE COMMUNITIES
983 YONGE STREET
MIDLAND

DRAWING TITLE: BLOCK 2 ELEVATIONS		JOB NO.: 21-111
SCALE: 1:100	DATE: AUG 20, 2024	DRAWING NO.: A3.2
DRAWN: S.K.	CHECKED: V.O.	



2 SOUTH ELEVATION
A3.3 SCALE: 1:100



1 WEST ELEVATION
A3.3 SCALE: 1:100

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PROJECT:

LITTLE LAKE COMMUNITIES
983 YONGE STREET
MIDLAND

DRAWING TITLE:

BLOCK 2 ELEVATIONS

JOB NO.:

21-111

SCALE: 1:100

DATE: AUG 20, 2024

DRAWING NO.:

A3.3

DRAWN: S.K.

CHECKED: V.O.

3

Appendix 3

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

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

The attached explanatory text and schedules constituting Amendment Number XX to the Official Plan for 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, Chapter P.13, as amended, by By-law No. 2024-XXX passed on the XX Day of XXX, 2024.

BILL GORDON, MAYOR

SHERRI EDGAR, CLERK

The Corporation of the Town of Midland

By-Law No. 2024-XX

**A By-law to Adopt
An Amendment to the Official Plan of the
Town of Midland OPA No. __**

Whereas The Corporation of the Town of Midland is empowered to Amend its Official Plan as required;

And Whereas Sections 17, 21, and 22 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended, provide Council such authority to amend its Official Plan;

And Whereas the policies of the Official Plan of the Town of Midland are approved and in force and effect at this time for the Subject Lands;

And Whereas Council has considered the appropriateness of amending the Official Plan in regard to the Subject Lands within the Town of Midland in the County of Simcoe;

And Whereas the Council of the Corporation of the Town of Midland deems it necessary and desirable to adopt an amendment to the Official Plan of the Town of Midland;

Now Therefore the Council of the Corporation of the Town of Midland enacts as follows:

1. Amendment No. __ to the Town of Midland Official Plan attached to and forming part of this By-law, is hereby adopted;
2. That the attached explanatory text and schedules which constitutes Amendment No. __ to the Official Plan, is hereby adopted.
3. This By-law shall come into force and take effect as of the date of final passing thereof.

By-law read a first, second and third time, and passed this __ day of _____, 2024.

The Corporation of the Town of Midland

BILL GORDON, MAYOR

SHERRI EDGAR, CLERK



Certification

Certified that the above is a true copy of By-law No. 2024-XX as enacted and passed by the Council of the Corporation of the Town of Midland on the ___ day of _____, 2024.

Sherri Edgar, Clerk

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Town of Midland consists of two 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

Consisting of the following text and Schedules 'A', 'B', and 'C' constitutes Amendment No. __ to the Official Plan of the Town of Midland.

Part 1 – The Preamble

1.1 Purpose

The purpose of the proposed amendment to the Town of Midland Official Plan is to redesignate the property from “Natural Heritage” to “Neighbourhood Residential” on Schedule ‘C’ – Land Use to the Official Plan, and to change the designation on Schedule ‘B’ - Urban Structure from “Greenlands” to “Neighbourhood Districts”, and to change the designation on Schedule ‘A’ – Growth Areas from “Greenlands” to “Strategic Growth Area 1”, to permit the development of the Subject Lands for residential purposes.

1.2 Location

The Official Plan Amendment applies to the lands legally described as Part of Lot 105, Concession 1, East of Penetanguishene Road (Geographic Township of Tay), Town of Midland, municipally known as 983 Yonge Street. The Subject Lands are vacant with an area of 4.3 hectares and frontage of 84.71 metres on Yonge Street.

1.3 Basis of the Amendment

The Subject Lands are currently designated Natural Heritage on Schedule ‘C’ – Land Use which does not permit residential uses. The Subject Lands are proposed to be designated Neighbourhood Residential, to accommodate the proposed development including two three-storey apartment buildings containing 43 apartment dwelling units in each, together with 29 street townhouse dwelling units, 14 semi-detached dwelling units, and 8 single detached dwelling units, for a total of 137 dwelling units.

Schedule ‘B’ – Urban Structure categorizes the Subject Lands as “Greenlands” and the amendment proposes to categorize them as “Neighbourhood Districts” to allow for the proposed development.

Furthermore, Schedule ‘A’ – Growth Areas categorizes the Subject Lands as “Greenlands” and the amendment proposes to categorize them as “Strategic Growth Area 1” to allow for the proposed development.

Part 2 – The Amendment

2.1 Preamble

This part of the document entitled “Part 2 – The Amendment” consisting of the attached schedules referred to in Subsection 2.2 below constitutes Amendment No. __ to the Official Plan of the Town of Midland.

2.2 Details of the Amendment

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

Schedule “A” – Growth Areas of the Town of Midland Official Plan is amended by changing the classification on the Subject Lands from “Greenlands” to “Strategic Growth Area 1” as shown on Schedule “A” attached hereto and forming part of this Amendment.

Schedule “B”- Urban Structure of the Town of Midland Official Plan is amended by changing the classification on the Subject Lands, from “Greenlands” to “Neighbourhood Districts” as shown on Schedule “B” attached hereto and forming part of this Amendment.

Schedule “C” – Land Use of the Town of Midland Official Plan is amended by changing the land use designation on the Subject Lands from “Natural Heritage” designation to “Neighbourhood Residential” designation as shown on Schedule “C” attached hereto and forming part of this Amendment.

2.3 Implementation

Amendment No. XX to the Official Plan of the Town of Midland will be implemented by an amendment to the Town of Midland Zoning By-law No.2004-09, as amended.

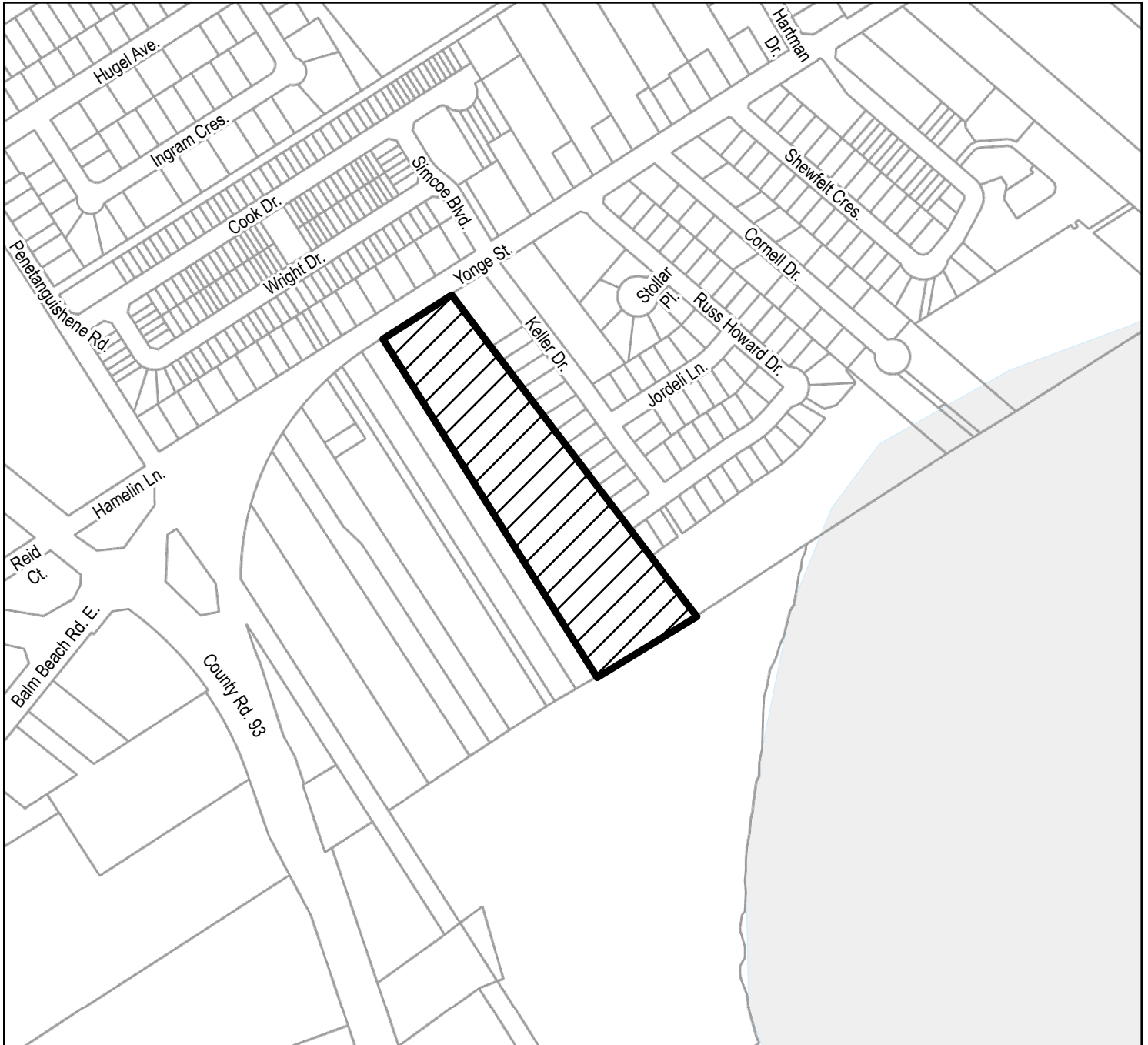
2.4 Interpretation


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 to this Amendment.

Official Plan Amendment No. _____

Schedule 'A'

Part of Lot 105 Concession 1
East of Penetanguishene Road
Town of Midland
County of Simcoe

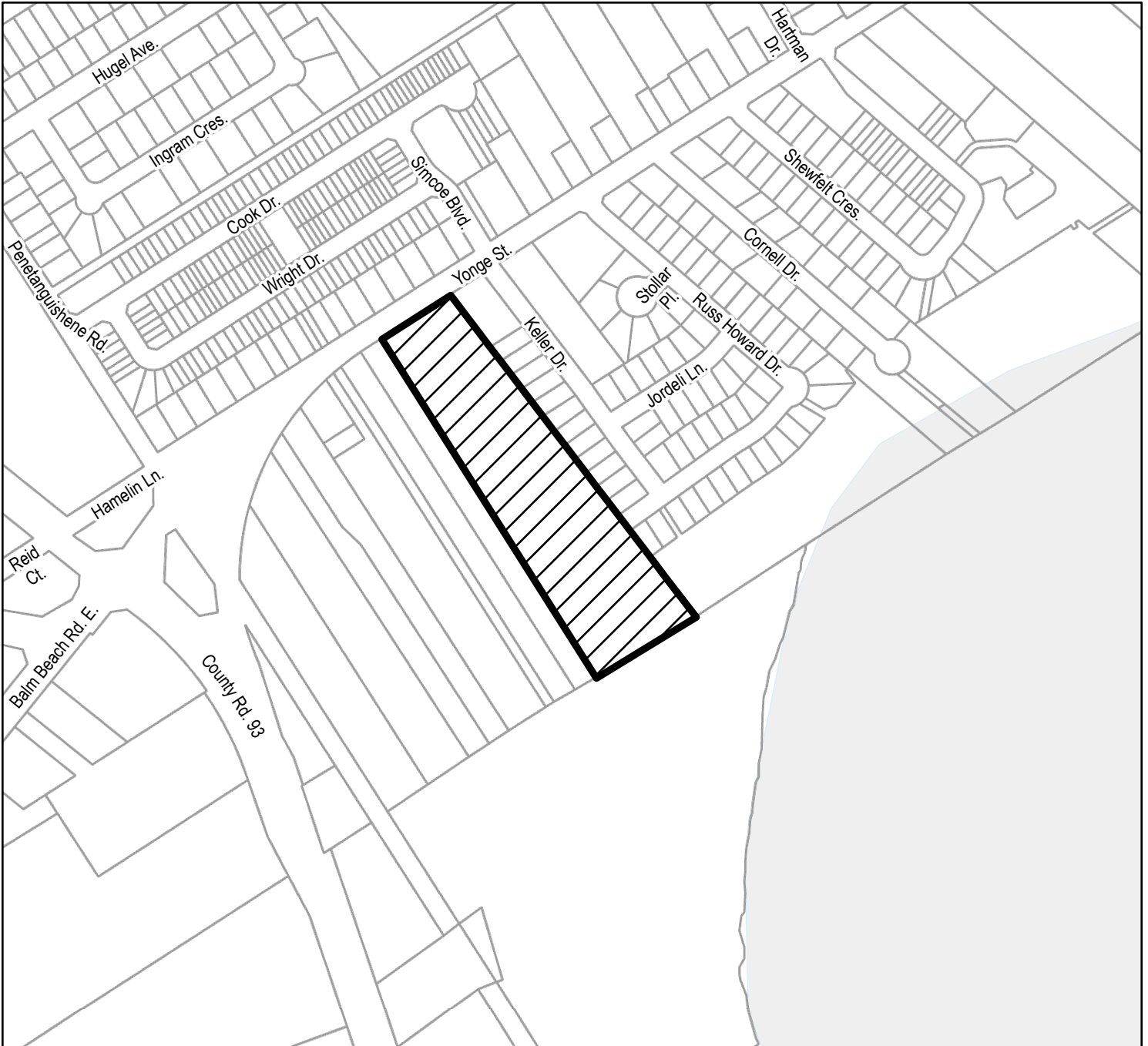



 Lands to be changed from Greenlands to Strategic Growth Areas 1

Official Plan Amendment No. _____

Schedule 'B'

Part of Lot 105 Concession 1
East of Penetanguishene Road
Town of Midland
County of Simcoe

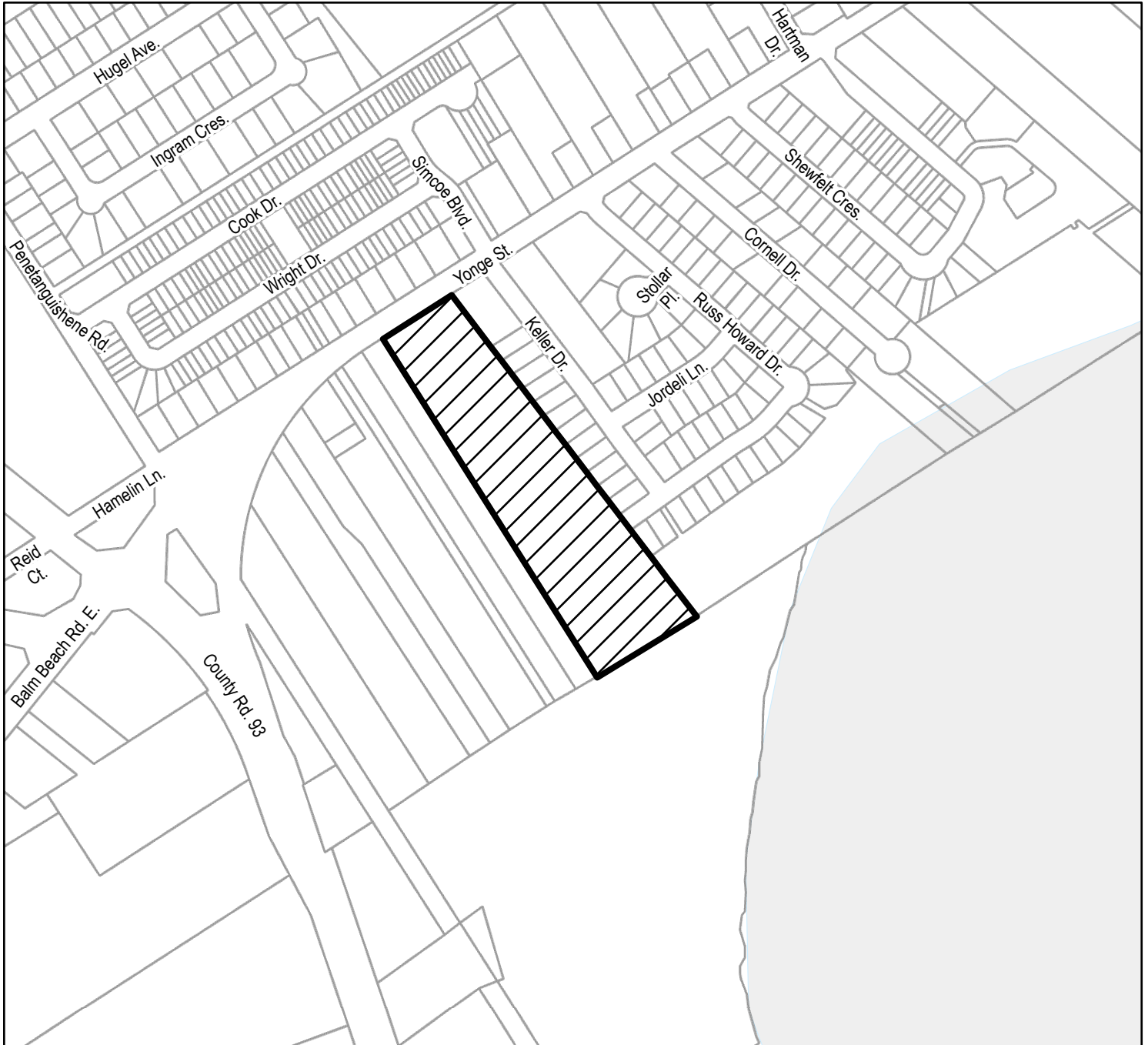


 Lands to be changed from Greenlands to Neighbourhood Districts

Official Plan Amendment No. _____

Schedule 'C'

Part of Lot 105 Concession 1
East of Penetanguishene Road
Town of Midland
County of Simcoe



 Lands to be redesignated from Natural Heritage to Neighbourhood Residential

4

Appendix 4

THE CORPORATION OF THE TOWN OF MIDLAND

BY-LAW NO. 2024-XX

Being a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, to amend By-law No. 2004-90, the Zoning By-Law of the Town of Midland.

WHEREAS the Council of the Corporation of the Town of Midland has received an application to rezone Part of Lot 105, Concession 1, East of Penetanguishene Road (Geographic Township of Tay), Town of Midland; and

WHEREAS the Council of the Corporation of the Town of Midland deems it advisable to amend By-law No. 2004-90, as amended, with respect to the lands described in this By-Law; and

WHEREAS Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended; and

WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plan of the County of Simcoe as currently in force and effect, and with the Town of Midland Official Plan by way of concurrent amendment to facilitate the proposed development; and

NOW THEREFORE the Council of the Corporation of the Town of Midland hereby enacts as follows:

1. **THAT** Schedule 'A' Zone Map 29 of the Zoning By-law No. 2004-90 is hereby further amended by rezoning portions of those lands described as Part of Lot 105, Concession 1, East of Penetanguishene Road (Geographic Township of Tay), from "Residential One – Holding" (R1-H) Zone to Residential Apartment with Exceptions (RA-XX), Residential Townhouse (RT) Zone, Residential Three with Exceptions (R3-XX), and Environmental Protection with Exceptions (EP-XX), as illustrated on Schedule 'A' to this By-law.
2. **THAT** Section 5.3.4 Zone Exceptions for the Residential Three (R3) Zone be further amended by adding the following new sub-section:

5.3.4.19 R3-19

Notwithstanding Section 5.3.3, the following regulations shall apply to those lands zoned R3-19 (Part of Lot 105, Concession 1, East of Penetanguishene Road):

- a) Minimum Lot Area (Detached) 430.0 m²/Dwelling Unit
- b) Minimum Lot Area (Semi-Detached) 280.0 m²/Dwelling Unit

3. **THAT** Section 5.7.4 Zone Exceptions for the Residential Apartment (RA) Zone be further amended by adding the following new sub-section:

5.7.4.14 RA-14-D99.BH12.6

Notwithstanding Section 5.7.3, the following regulations shall apply to those lands zoned RA-14-D99-BH12.6 (Part of Lot 105, Concession 1, East of Penetanguishene Road):

- a) Minimum Lot Frontage 31.5 m for Block 1
 - b) Minimum Lot Frontage 32.7 m for Block 2
 - c) Maximum Building Height 12.6 m for Block 1
 - d) Minimum Interior Side Yard 6.0 m for Block 1
4. **THAT** Section 9.2.4 Zone Exceptions for the Environmental Protection (EP) Zone be further amended by adding the following new sub-section:

9.2.4.4 EP-4

Notwithstanding Section 9.2.3, the following regulations shall apply to those lands zoned EP-4 (Part of Lot 105, Concession 1, East of Penetanguishene Road):

- a) Minimum Lot Area 0.734 ha
 - b) Minimum Lot Frontage 10.5 m
5. **THAT** this By-Law shall become effective on the date it is passed by the Council of the Corporation of the Town of Midland, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.
6. **THAT** the Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this XX day of XXX, 2024.

BILL GORDON, MAYOR

SHERRI EDGAR, CLERK

THE CORPORATION OF THE TOWN OF MIDLAND

- 1.0 This is Schedule "A" to By-law 2024-XX, being a portion of Schedule 'A' (Map No. 29) to By-law No. 2004-90, passed this ____ day of _____, 2024.

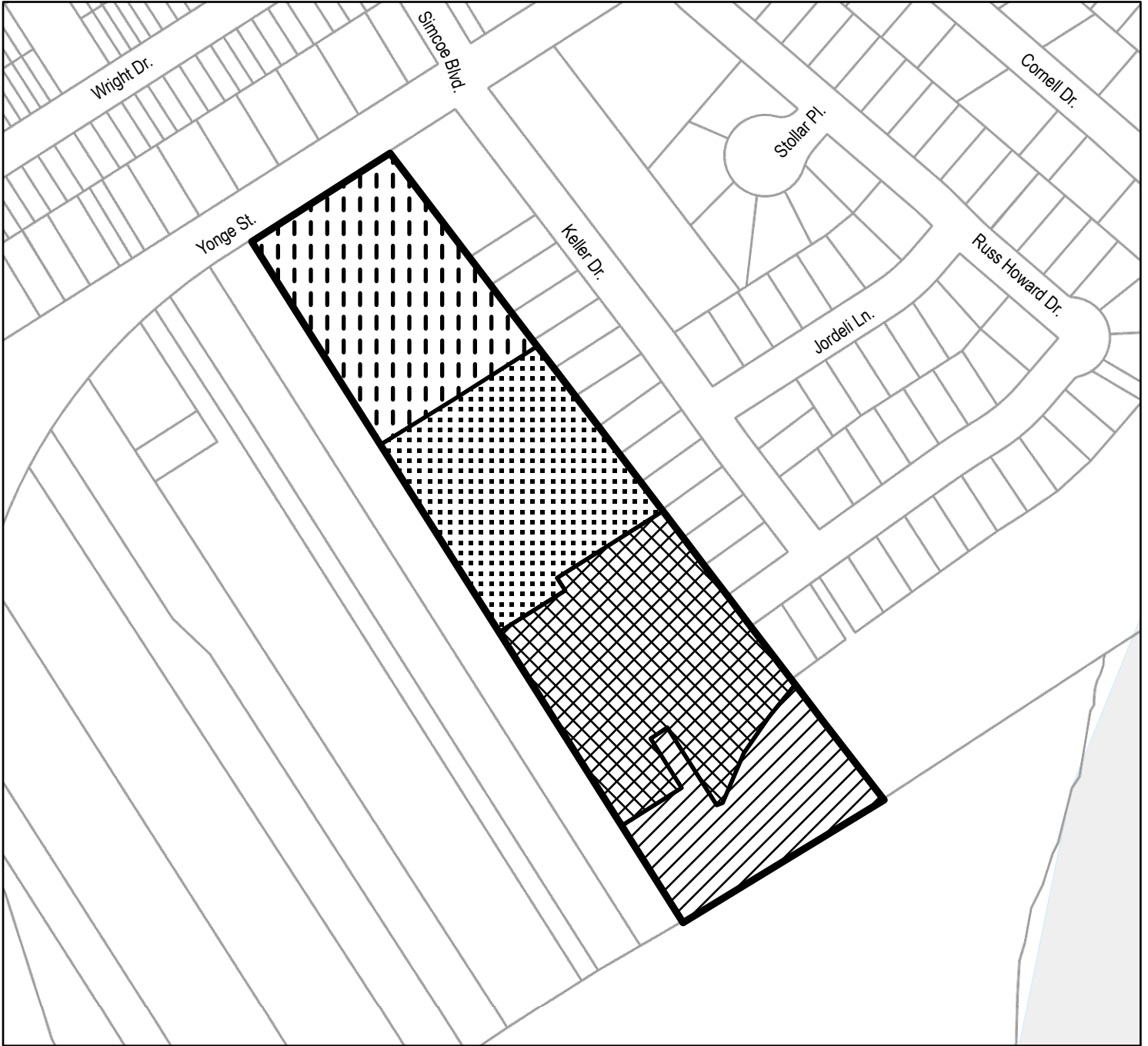
BILL GORDON, MAYOR





SHERRI EDGAR, CLERK

DRAFT

Schedule 'A'

Part of Lot 105 Concession 1
East of Penetanguishene Road
Town of Midland
County of Simcoe



-  Lands to be rezoned from Residential One - Hold (R1-H) Zone to Residential Apartment Exception (RA-XX) Zone
-  Lands to be rezoned from Residential One - Hold (R1-H) Zone to Residential Townhouse (RT) Zone
-  Lands to be rezoned from Residential One - Hold (R1-H) Zone to Residential Three Exception (R3-XX) Zone
-  Lands to be rezoned from Residential One - Hold (R1-H) Zone to Environmental Protection Exception (EP-XX) Zone

This is Schedule 'A' to Zoning By-law 2004-09
Passed this ____ day of _____, 2024

Mayor

Clerk