

Following a significant review of the natural heritage system and an evaluation of the impacts of the 2017 Growth Plan, the project team is well on its way to ensuring that Midland's Draft Official Plan includes the best possible policy framework to guide and support future development in the Town.

**Midland's draft Official Plan demonstrates that the Town is 'investment-ready' by promoting intensification and a broader range of mixed-use development opportunities and provides the Town with the tools it needs to support development and revitalization.** This Official Plan Review process further ensures that Midland has an Official Plan which is consistent with the Provincial Policy Statement and which conforms to the County Official Plan, and with the 2017 Growth Plan "to the extent possible". The expression "to the extent possible" is used to recognize that some 2017 Growth Plan policies cannot be included in Midland's Official Plan until the completion of the County's municipal comprehensive review, and implementation into the County's Official Plan.

Through an extensive public process, discussion with various stakeholders and agencies and recognizing Midland's unique context and potential, the Draft Official Plan achieves a number of important improvements to support new development, enhance Midland's liveable communities and ensure that it remains an attractive and successful hub for North Simcoe.

### Key features of Midland's Draft Official Plan include:

- Disaggregation of the Employment designation into Employment Lands, Employment Areas, Mixed Use Corridors and Commercial Corridors:

**EMPLOYMENT LANDS** recognize lands which are more integrated with existing residential areas, and anticipate potential future conversion to other uses to provide more flexibility to evolve over time.

**EMPLOYMENT AREAS** are designated for ongoing protection and to support their employment function and role in generating employment for the long term.

**MIXED USE CORRIDOR** and **COMMERCIAL CORRIDOR** designations support and encourage the evolution of Midland's major corridors and their role in accommodating intensification, mid and high-rise residential development and continuing commercial uses.

- Implementation of the **DOWNTOWN MASTER PLAN** recommendations to support ongoing development, investment and revitalization in Midland's Downtown.
- Existing **STABLE RESIDENTIAL NEIGHBOURHOODS** are identified and protected, with some limited opportunity for new development which maintains the unique character of these areas. By clearly articulating where intensification should occur within the Town, this Draft Official Plan will help to relieve development pressures in these residential neighbourhoods.



- Continuing to recognize opportunities for **NEW GREENFIELD DEVELOPMENT** through the secondary plan process to ultimately balance intensification with new greenfield neighbourhoods.
- Identification of **MIDLAND'S NATURAL HERITAGE SYSTEM** and the establishment of a policy framework which protects important natural heritage features and functions, while also providing opportunities for flexibility through the development review process to recognize a range of local contexts.
- Inclusion of detailed policies addressing Midland's **DUTY TO CONSULT** with Indigenous communities, as well as specific identification of involvement in heritage matters.
- Provision of stronger policies supporting a **MULTI-MODAL TRANSPORTATION SYSTEM** and the creation of healthy and successful communities.
- More comprehensive housing policy framework with an emphasis on the importance of and tools to achieve **AFFORDABLE AND ACCESSIBLE HOUSING**.
- New policies addressing **SUSTAINABLE DESIGN** and climate change mitigation.
- Update to **CULTURAL HERITAGE** policies.
- Implementation of new **VISION AND GUIDING PRINCIPLES**.



## STAY CONNECTED

Visit the Town of Midland Official Plan Review website to learn what has been completed to date. Get on our mailing list by sending us your email to receive updates. For further information contact:

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## NEXT STEPS

- Stay tuned for the next Public Information Centre scheduled for June 2018
- All recommended revisions will be incorporated in the Draft Official Plan over the summer of 2018
- "Pause" for the Municipal Election
- Restart of the Official Plan Review process in late fall/early winter
- The Final Draft Official Plan is targeted to be presented to Council for approval in spring 2019