



## TOWN OF MIDLAND

# Official Plan Review Study

## Steering Committee Agenda

Date:: June 27, 2019

Location: Council Chambers — Municipal Office

Time: 3:30 pm

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1. Open Meeting
  2. Declarations of Pecuniary Interest
  3. **Presentation by Ron Palmer—The Planning Partnership**  
Memorandum dated June 13, 2019 and Public Comments Matrix
  4. **Staff Report**  
Staff Report PL-2019-50 dated June 20, 2019
  4. Other Business
  5. Adjournment



## Staff Report

**Department:** Planning and Building Services

**To:** Official Plan Review Steering Committee – Chair Bill Kernohan

**Meeting Date:** June 27, 2019

**Report No.:** PL-2019-50

**Report Title:** OPR Public Input Review

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### **Recommendation:**

**That Report PL-2019-50, OPR Public Input Review, dated June 27, 2019, be received; and**

**That the changes and revisions as recommended in the Memorandum dated June 13, 2019 from The Planning Partnership, and as revised by Committee, be approved; and**

**That Staff and Project Consultants be directed to update the new Official Plan as recommended by the OPR Steering Committee and to prepare the new Official Plan for adoption by Council; and**

**That Committee consider the options as identified in Staff Report PL-2019-50 with respect to the proposed Natural Heritage System and “Pause” and recommend to Council not to pause the OPR for the PPS or RGR.**

### **Background:**

Council directed the undertaking of the Official Plan Review (**OPR**) Project in March of 2015. Council selected The Planning Partnership in July of 2015 to undertake the **OPR** Project. Council appointed a Steering Committee, comprised of Council members and residents, to work closely with the Consultant and Staff to guide the **OPR** Project from start to completion.

Work has proceeded through 5 of the 6 Phases of the Work Plan which included an extended Scope of Work in 2017/2018 regarding the Natural Heritage System (Pause Phase 1) and Growth Plan Conformity Review (Pause Phase 2). The extended Scope of Work identified further refinements to the May 2017 “Draft for Public Comment” Official Plan (OP) which were incorporated into the Plan by the Consultant and Staff through the fall of 2018.

A Second Public Draft of the new OP was prepared approved by the **OPR Steering Committee** at its meeting of February 15, 2019. Steering Committee, at its February 15, 2019 meeting, directed that the Second Public Draft Official Plan be provided to Council for receipt and Committee recommended that the document be released for public consultation including the statutory public Open House and Public Meeting.

Council, at its March 6, 2019 regular meeting considered the recommendations of the **Official Plan Review Steering Committee** and passed the following motion as direction and instructions to staff:

*As recommended by the Official Plan Review Steering Committee, Council hereby directs that the “February 2019 – Second Draft for Public Comment – Town of Midland Official Plan” be released for public review and consultation as set out in Staff Report PL-2019-14 dated February 15, 2019.*

The public consultation and engagement process were undertaken in accordance with Council direction of March 6<sup>th</sup> and the following events were scheduled and held in accordance with the requirements of the *Planning Act*.

Event	Notice
Release of Second Draft	<ul style="list-style-type: none"> <li>• Notice provided in Midland Mirror on February 21<sup>st</sup></li> <li>• Notice provided on Town social media channels</li> <li>• Notice posted on Town website on February 21<sup>st</sup></li> <li>• Notice emailed to OPR Email list</li> </ul>
Public Open House and Public Meeting	<ul style="list-style-type: none"> <li>• Notice provided in Midland Mirror on March 28<sup>th</sup>, Town Page on April 4<sup>th</sup>, and April 11<sup>th</sup> (Public Meeting)</li> <li>• Notice provided on Town social media channels on March 15<sup>th</sup></li> <li>• Notice posted on Town website on March 15<sup>th</sup></li> <li>• Notice mailed or emailed to all required government ministries and agencies on March 28<sup>th</sup></li> <li>• Notice emailed to OPR Email list on March 28<sup>th</sup></li> <li>• Public Open House held April 9, 2019</li> <li>• Statutory Public Meeting held April 16, 2019</li> </ul>

Council, at its April 16<sup>th</sup>, 2019 Special OP Public Meeting, passed the following motion:

*That Council hereby refer the results of the Statutory Public Meeting with respect to the proposed new Official Plan for the Town of Midland as recommended by the Official Plan Review Steering Committee to Staff and Project Consultants for a report to the Official Plan Review Steering Committee on the input and comments received, and a planning opinion and*

*recommendations in response to each comment received, the proposed new Official Plan's consistency with the Provincial Policy Statement and conformity to Provincial and County Plans for review and recommendations to Council at its June 19, 2019 regular meeting.*

*That the original Notice of Motion dealing with the written request from the Minister of Municipal Affairs and Housing by letter 19-2037, to consider a pause to the Official Plan Review Process be deferred until the consultant has incorporated public comments into the Official Plan.*

By Memorandum dated May 6, 2019 Staff provided a status of the OPR and also provided a link to the input and comments received in response to the public consultation and engagement process and the Notices of Release, Open House and Public Meeting. Council had established a deadline for comments of April 26, 2019.

Attached to this report as #1 is the Memorandum dated June 13, 2019 from the Planning Partnership reviewing the public input and comments received and providing both an overview analysis of the comments and a detailed matrix review of the submitted comments and those received through the public consultation and engagement process.

The Memorandum also address the new Official Plan in light of the approval of the new Growth Plan 2019 as of May 16, 2019.

### **Analysis:**

As noted in previous Staff Reports on the OPR, public input and comment is a critical and important component in the preparation of a new Official Plan for the community. Council directed all comments received to Staff and the project Consultant for review and report back to the **Official Plan Review Steering Committee** for review and recommendations to Council. Committee review of the Memorandum dated June 13<sup>th</sup> is required to ensure its agreement and endorsement of the changes as recommended by our Consultant in response to the thoughtful comments and input received by the Town. As Committee will see, our Consultant has recommended many changes to the new Official Plan in response to the comments and input received - all towards making improvements to the document to make it clearer and more precise. Community input helps ensure that the Town has the best Official Plan possible at the end of the day.

There are two additional matters that require Committee review and recommendation to Council; first, the recommendation for a Pause as set out in the Council Motion and Ministers letter 19-2037 and second, approaches to the general public concerns with respect to the proposed Natural Heritage System.

### **Pause**

As Committee is aware, the Town received the attached letter (Attachment #2) from Minister Clark respecting a further review of the *Planning Act* and Provincial Policy Statement (PPS). Minister Clark suggests that the municipalities "may wish to consider

an interim pause on some planning decisions or reviews of major planning documents such as official plans or comprehensive zoning by-laws updates until this work is completed”.

As noted earlier in this report, the Town’s **Official Plan Review** commenced in 2015. The OPR has already included a pause for the 2017 Growth Plan and the election in 2018. More importantly, since its mandatory 5-year review date in 2008, the Town has started and stopped its Official Plan Review update twice; first in 2009 in response to the Simcoe Sub-area amendment to the Growth Plan and again in 2011 in response to the OMB appeal of the County Official Plan. The Town has routinely delayed its OPR in response to both Provincial and County initiatives and each time it has resulted in significant additional costs to the Town and further and significant delays.

Staff remains of the opinion that a further pause at this time is unnecessary and unwarranted for a number of reasons:

- The Town’s Official Plan is now 16 years old and is significantly out of date. The *Planning Act* has been amended 17 times since adoption, two new PPS’s have been repealed and approved in 2005 and 2014, the County of Simcoe has adopted a new Official Plan and had it approved by the OMB, and the Growth Plan for the Greater Golden Horseshoe was released in 2006, updated in 2012 and 2017, and replaced in 2019. The Town’s Official Plan is now become an impediment to growth and investment in the community and needs updating and replacement.
- The Town is spending significant resources to ensure that it is investment ready and is linking and harmonizing its infrastructure planning and land use planning. The new Official Plan is the foundation for a new Transportation Master Plan, Water Master Plan, Wastewater Master Plan, Recreation Master Plan and Transit Master Plan all of which are underway and at different stages (some nearing completion and others about earlier in the work plans). Subject to Council approval of the 2020 budget, the Town will likely also be undertaking a Stormwater Master Plan for the Town as required by the 2019 Growth Plan. Together, the new Official Plan and the various infrastructure master plans lay the road map for the Town’s ability to accommodate the forecasted growth and development in the community and sets the framework for an investment ready community. To “pause” the Official Plan would have significant impacts on all the master plan studies and would set the Town back even further than it currently is.
- The 2019 Growth Plan came into effect on May 16, 2019. The Memorandum dated June 13<sup>th</sup> from the Planning Partnership reports that the new Official Plan has been reviewed within the context of the 2019 Growth Plan and that, while minor revisions are recommended, no major or significant changes to the Official Plan are required. The review of the planning system has occurred and Bill 108, *More Homes, More Choices Act*, was enacted and granted Royal Assent on June 6, 2019. However, the changes to the *Planning Act* and *Development Charges Act* have not yet been enacted. The Province will release regulations that will provide

details on how Bill 108 will be implemented and how municipalities will transition current practices to the new legislation. At the time of writing this report the draft regulations had not yet been released. Staff have, however, reviewed the legislation and other than minor wording changes in the new Official Plan to harmonize with the removal of certain tools (bonusing by-laws and park land dedication) and adding a new tool (Community Benefits By-law) very little needs to be revised. Bill 108 focuses on the planning process in Ontario and little on the substance or content of Official Plans.

- The Minister has not provided a work plan or a timeline for a review or update to the PPS. To date, none of the changes to the Act nor the Growth Plan fundamentally changed the matters of provincial interest in the local planning process and matters to be included in lower tier official plans. This includes the Act and Plans approach and obligations towards the natural heritage system. Staff do not see fundamental changes to the PPS that would remove or significantly change our obligations to identify, preserve and protect a natural heritage system within the Town of Midland.
- Once adopted, the Town's new Official Plan must be submitted to the County of Simcoe for approval. The County has 6 months to make a decision on the new Official Plan. The general options for the County are approval, approval with modifications, or refuse the Town's new Official Plan. Modifications should be requested only where the County believes that Midland's new Official Plan is inconsistent with the PPS, fails to conform with or conflicts with the Growth Plan or, fails to conform with the County's Official Plan. Modifications are generally negotiated between the Town and County and are subject to Council approval. If, during the County review and approval process, changes to the PPS are made, the Town and County can ensure they are addressed through the modification process.
- On January 15th of this year the Province announced with a review of regional governments (RGR) including the County of Simcoe. The review includes examining the governance, decision making and service delivery functions of the County, 16 lower tier municipalities and the separated cities of Barrie and Orillia. The appointed Provincial facilitators held in-person consultations to hear directly from organizations and individuals, including the Town of Midland, earlier this year. Public consultation events were also held in April and May and on-line submission were being accepted by the Province until May 21<sup>st</sup>. Many organizations have submitted comments, including [Midland](#). The current time frame for the RGR is that recommendations are to be submitted to the Minister in early summer 2019. The facilitators may also be retained until September 30, 2019. The County Planning Department has indicated to the Town that it will continue to accept, review and approve (with modifications where necessary) municipal Official Plans and same will not be impacted by the RGR. The County has taken an informal stance to wait for the RGR results in respect of its Municipal Comprehensive Review, but this will not impact its review and approval of the Town's new Official

Plan. A pause in respect of the RGR isn't, in your Director's opinion, the right public message to give to those that are looking for a stable and open for business place to invest and should not be the message that the Town is sending to the private sector. The Town should and must continue to plan for the continued growth and development of this community and the new Official Plan is a foundational piece of that work.

- The total expenditures on the current **OPR** to date is \$126,911.67. To further delay or pause the OPR will add costs and time to a process that has already taken over 3 years.

The options for Committee to consider for recommendation to Council are:

1. Do not pause the OPR process at this time.
2. Pause the OPR process until the proposed modifications to the Provincial Policy Statement and/or RGR are released.
3. Pause the OPR process until the amended PPS and/or the RGR is approved and in effect.

As noted above, Staff is of the opinion that a further pause at this time is unnecessary and unwarranted.

## **NHS**

As Committee is aware, the proposed natural heritage system has generated both general opposition and site-specific property concerns from a number of residents in Town. The Planning Partnership (TPP), together with Plan B Natural Heritage, have reviewed the individual property requests both through the comprehensive NHS review in 2017 and in response to the input received through the public consultation and engagement process and set out in the Public Comment Matrix. Generally, TPP has advised that no changes to the NHS are recommended at this time as the new Official Plan is structured around the science-based NHS methodology undertaken as part of this project which has indicated that the lands identified meet the NHS criteria.

The Planning Partnership as directed and instructed by the OPR Steering Committee and Council, and as a result of a robust and extensive public consultation process, has rewritten the NHS policies in the new Official Plan to be as flexible and permissive as possible and yet still consistent with the PPS. The Province in its review of the 2<sup>nd</sup> Public Draft, as requested by the County, commented that the Town should consider revisions to the NHS policies as the policies were too flexible. The Town and its consultant have attempted to find a balance between its obligation and responsibilities under the *Planning Act* and PPS and establishing a policy framework and approach that is both flexible and responsive to local matters. Staff supports the opinion of The Planning Partnership that the current mapping and policy framework strikes the appropriate balance and while being consistent with the PPS.

Committee, and Council, have the following general options in respect of its obligations regarding the new Official Plan and its natural heritage system.

1. Defer the OPR until the changes to the PPS are known and in effect.
2. Undertake a Peer Review of the proposed NHS in the Town's new Official Plan.
3. Approve the new OP (and its NHS) as is (subject to the changes identified by TTP and agreed to by Committee) and submit the Plan to the County for approval.
4. Revise the NHS as directed by Committee or Council on a property by property basis. Committee and/or Council will need to specifically identify the properties to be removed from the NHS.
5. Request Staff to undertake an additional review of the NHS for specific properties. Committee and/or Council will need to specifically identify the properties to be reviewed by Staff. Staff could request assistance from the SSEA in preparing the report back to Committee or Council.

Staff is of the opinion that the Town has gone as far as it can in creating a new Official Plan that balances property owner concerns with its legal obligations under both the *Planning Act* and PPS. The new Official Plan proposes an NHS system and policy framework that provides significant protection to existing development permissions, creates a system that allows flexibility in determining the scope and level of EIS work required in support of development applications, and provides for opportunities in the implementation of the new Official Plan through a new Zoning By-law to further refine the NHS system at a much finer scale and recognizing existing and approved uses and development. Further changes of the NHS policy framework risks being inconsistent with the PPS and as such increases the risk that the County won't approve the new OP and the likelihood of the Province appealing the County's approval if it did.

Option 2 is unnecessary as both the County and SSEA have indicated that they support the Town's NHS as being consistent with the Provincially approved science-based methodology, subject to minor policy refinements. Staff's opinion on a pause based on a chance that a new PPS will fundamentally change our obligations in respect of identifying and protecting an NHS has been stated in the negative above. Staff are comfortable and confident that the new OP and the proposed NHS would meet the tests of compatibility and conformity and would be approved by the County and be defensible in response to appeals.

Committee and/or Council could recommend revisions to the proposed NHS on a property by property basis as set out in Option 4 (e.g. recommendation to Council to remove the NHS from XXXX Anystreet in the final OP) but this is neither prudent nor recommended. Without a basis for these changes, Committee and Council opens the door for more changes strictly on the basis of a simple request and would impact the integrity of not only the NHS but the OPR process itself.

Option 5 would in effect create a pause as staff tried to find the time to arrange site inspections and to undertake the detailed GIS and planning review and analysis required

Again, once this door is opened, Committee and Council would have to offer this option to every resident in Town who would make such a request.

### **Conclusions:**

Council has established an ambitious program of making Midland investment ready and fully prepared to accommodate the increases in population and employment growth that are forecasted and allocated by the Province and County as a Primary Settlement Area and complete community. Council has authorized a full suite of infrastructure Master Plans to ensure that the Town's land use planning and infrastructure planning are fully aligned, and that the Town is ready to receive the new growth and investment when it occurs. The new Official Plan is the foundation of this work and can only be fully implemented when adopted by Council and approved by the County. The Town has undertaken significant work and responded and reflected the broad public input into the new OP throughout the full process of crafting and drafting the Plan, right from the vision and principles stages to and including drafting the policy approaches around the NHS.

With the further changes and refinements recommended by The Planning Partnership, Staff support finalizing the new Official Plan for Council adoption.

### **Council's Strategic Priorities:**

It is staff position that the new Official Plan is consistent with the all three pillars of Council's Strategic Priorities.

### **Financial Impact:**

The Official Plan Review Project is within the 2019 Budget. Subject to further decisions by Committee and Council, there could be additional costs outside project scope and budget.

Prepared by: W. Crown, Director of Planning and Building Services

Approved by: J. Skorobohacz, CAO

Attachments:

1. Memorandum from The Planning Partnership dated June 13, 2019
2. Ministers Letter

# The Planning Partnership

Urban Design, Landscape Architecture, Planning, Communications

## MEMORANDUM

**To:** Town of Midland and Official Plan Review Steering Committee  
**From:** The Planning Partnership  
**Date:** June 13, 2019  
**Subject:** Summary of Public and Agency Comments RE: Second Public Draft of Midland's New Official Plan & Overview of Growth Plan 2019 Conformity Requirements

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The purpose of this Memorandum is to provide a summary of the public and agency comments received to date on the second Public Draft of Midland's new Official Plan (OP) and to provide an overview of the requirements for Growth Plan 2019 conformity, for discussion by the Official Plan Review Steering Committee. This Memorandum, and subsequent Committee discussion and direction, will support the final revisions to the New Midland Official Plan, prior to consideration for approval by Council.

### Public and Agency Comments

The public and agency comments which were received by the Town are summarized below, grouped into high level categories. Additionally, the attached Comment Matrix summarizes each individual comment as well as the Project Team's response and/or any recommended changes to the draft OP. For a more detailed consideration of the comments, the original submissions should be reviewed.

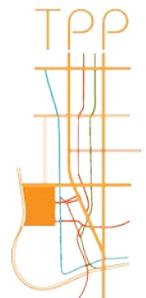
It should be noted that the Nation Huronne-Wendat indicated that they were comfortable with the content of the New Official Plan, and that the Metis Nation of Ontario chose not to engage at this time due to competing workloads.

A high level summary of the comments received is outlined as follows:

**Redesignation** – these comments relate to requests/comments from property owners who would like the designation shown for their property in the draft New Official Plan changed to another designation, as follows:

t 416.975.1556  
www.planpart.ca

1255 Bay Street, Suite 500  
Toronto, Ontario, M5R 2A9



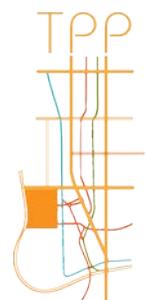
- Request for lands to be brought into Delineated Built Boundary and redesignated from Rural to Commercial Corridor/for urban uses;
- Would like most of golf course property redesignated from NHS to Open Space, since mostly man-made features, and because NHS designation adds greater study requirements for the development of new uses. Would like potential of new development for new uses without need for an OPA;
- Opposition for properties being designated NHS, either wholly, or in part;
- For several properties which are proposed to be designated NHS (previously other designations), property owners anticipate issues with existing sale agreements/development plans. It should be noted that several submissions were accompanied by site-specific studies/reports evaluating the presence of natural heritage features, including an EIS prepared as part of an ongoing application. In one case, environmental work is underway with target completion in June; and,
- Consider redesignating the ADM property from Employment Area to Employment Land.

**Other Property-Specific** – this group of comments relate to input on property-specific matters, excluding change in designation requests which are covered above:

- Recognize existing uses and built forms and allow flexibility for minor changes – concern about creation of legal non-conformity – could indicate requirements are for ‘new development’ (this could be property-specific or applied Town-wide);
- More greenspace/a wider public strip along the waterfront on Unimin Lands;
- Cycle lane indicated on unopened road allowance that is not planned on being constructed due to grade issues;
- Allow a hotel on Brooklea Golf Course (previously permitted in the old OP as a site-specific exception); and,
- Concern with Hanson NHS exception (would like NHS removed) and would like policy to acknowledge existing approvals without need for amendment to OP, including for minor modifications. Further request for site-specific schedules for roads and active transportation which reflect Hanson approvals/studies.

**Natural Heritage System** – these comments generally relate to opposition to the NHS or input on refining the associated policies/mapping:

- Remove NHS;
- Concern with the accuracy of the mapping of the NHS, terminology (i.e. aquatic vs. fish habitat), and the impact of the automatic vegetated buffer for watercourses;
- Lapsing date for Draft Plan Approval should be removed from the NHS exceptions, and this policy is too restrictive regarding redline revisions and ZBAs, since these will trigger the



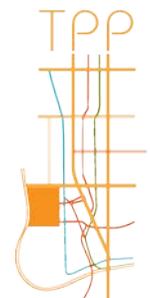
- need for an EIS despite existing Draft Plan Approval (also issue of requiring EIS as an ‘adjacent land’ for these properties);
- Opposition to “other natural heritage features” being included in NHS and subsequent adjacent lands requirements, not consistent with PPS and SAR legislation already prevails despite designations;
  - Confusion regarding whether 30m vegetated buffer along watercourses is on either side, or total (i.e. 15m on either side) and concern it is implemented without evaluation;
  - Concern with impacts on activities on private property (i.e. tree management, installing a well), property rights, added costs to property owners and costs for additional Town staff;
  - Should refer to the Endangered Species Act (provincial) rather than the Species At Risk Act, which typically applies only to federal lands; and,
  - Minor revisions to environmental-related legislation references, need for watercourse buffer when land is dedicated, add basic information on EIS and SAR evaluation requirements, clarifying what is included in NHS, revise references where SSEA is intended to be included, other revisions to policies relating to the NHS and source protection.

**Transportation** – these comments relate to the policies addressing all modes of transportation/supportive facilities and the associated schedules:

- Harbourview/Sunnyside should be identified for a road/intersection improvement;
- Too much emphasis on sidewalks, driving still best choice and should get equal treatment;
- Provide stronger requirements for winter maintenance of active transportation facilities, requiring utilities underground, identifying additional missing links for pedestrians, among other revisions to support active transportation/traffic calming; and,
- Policy about providing parking off site (for schools).

**Detailed Policy Requirements** – this group of comments addresses the broad range of detailed policies guiding development in individual designations and as part of the ‘General Development Policies’. While some of these comments are from submissions which referred to a specific property, the comments included here were separated out as they could have more Town-wide impacts:

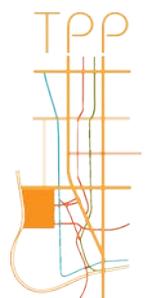
- Shouldn’t require LEED certification – can have a green building without formal evaluation;
- Concerned about market demand for the minimum 2 storeys required in some designations, and locating parking to the rear on County Road 93. Consider adding ‘where appropriate’ to create more flexibility and avoid the need for an OPA and/or allow one-storey buildings with 2-storey massing;
- Emphasize need for high quality architecture and materials, especially masonry, and enable the use of Design Guidelines throughout;
- Would like additional uses permitted in Commercial Corridor designation (i.e. employment, recreation and tourism uses);



- More permission for offices in Employment Area and general concern with the reduction of permitted uses from what is currently permitted;
- More detail regarding the requirement for a Master Environmental Servicing Plan;
- Acknowledge NHS used for trails/recreation as part of parkland dedication;
- Would like a less complex/prescriptive policy framework, concern with impacts on unique sites and/or market conditions where fulfilling all ‘design’ policies is not feasible. Could consider a general interpretation clause acknowledging some flexibility where appropriate;
- Unclear on definition of ‘major institutional uses’ and if it would impact school board’s ability to lease space for alternative schools and other uses beyond traditional schools in Employment Areas;
- Identify schools separately throughout Plan and provide more detailed parkland policies;
- Add Pupil Accommodation Analysis as a potential required study;
- Ensure garden centres, outdoor display/sales and outdoor storage are permitted as ancillary uses in the Commercial Corridor designation;
- Direct that employment uses be in compliance with provincial statutes, rather than require that they not ‘pollute’;
- Would like less compact and lower density also permitted in Strategic Growth Areas II;
- Less onerous tree/vegetation replacement and ecological offsetting requirements to reduce financial impacts on projects, and ensure same requirements are applicable for public sector projects;
- Need to ensure true affordability and address short/long term rentals;
- Long list of proposed changes from Hanson, addressing: more flexibility with respect to green/sustainable design, confidentiality of archaeological resources, location of medium density housing, NHS policies, active transportation/trails, street trees, private roads, pumping station cost responsibilities, parkland dedication, site plan delegated approval, road network, affordable housing etc.; and.
- Include age-friendly language.

#### Other

- Schedule C “Note” should refer to 4.5.4, rather than 4.5.3;
- Permissions for interim development in secondary plan areas (prior to secondary plan being developed), provided impacts are assessed;
- Would like clarity on the timing of secondary plans, restrictions from wellhead protection areas and groundwater recharge, and funding mechanisms for transportation and municipal infrastructure;
- Add definitions section with defined terms italicized (was a subject of settlement negotiations with the County OP);



- Range of proposed changes and questions regarding Source Protection and Water Takings, generally regarding avoiding repeating too much from the SPP and not going beyond its requirements;
- Consider identifying policies that Council does not support in another colour; and,
- Extend the Midland Bay Landing policy framework addressing impacts from ADM to any lands that might be impacted (illustrated on schedule or described in Plan).

**Comments from Simcoe County and the Province** – these comments include those received from the County and Province, but not including the comprehensive ‘tracked changes’ version of the New Official Plan provided by the County:

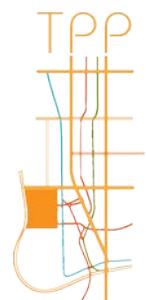
- Midland must identify a natural heritage system and protect this system in their Official Plan;
- Enhance recognition of the County and County Service Manager in providing affordable housing, improve connection between housing policies and the growth forecast and intensification and density targets, and remove barriers to creating second units;
- Clarify meaning of ‘accessible’ with respect to housing;
- Consider how proposed amendments to the Growth Plan may impact Employment Area policies in the future;
- Italicize defined terms and include definitions section;
- Consider removing ecological offsetting approach and tightening language for NHS (currently more permissive than the PPS);
- More thorough mapping/policies for aggregate resources and stronger link between agricultural uses and rural designation;
- Better policy framework addressing movement of goods; and,
- Better policy framework addressing water quality and quantity and hazards.

### **Growth Plan 2019 Conformity**

On May 16, 2019, an updated Growth Plan came into effect – A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan 2019) - which introduces a number of policy requirement changes. As part of Midland’s ongoing Official Plan Review, the new Official Plan will now have to be in conformity with the Growth Plan 2019, to the extent possible while also being in conformity with the Simcoe County Official Plan, particularly with respect to using 2031 growth projections. The following provides an overview of the key changes introduced through the Growth Plan 2019, and a commentary on any changes to be integrated in Midland’s new Official Plan at this time.

#### 1. Intensification and Density Targets

Gradient Intensification Targets: Previous target of 60 per cent of all residential development has been reallocated based on municipality. In Simcoe County, intensification targets will be



required to be established through the next municipal comprehensive review, which would maintain or improve existing targets. **No changes are anticipated for Midland’s new Official Plan.**

Gradient Greenfield Area Density Targets: Previous target of 80 residents and jobs per hectare is reduced to 40 residents and jobs per hectare for Simcoe County. The Simcoe County Official Plan identifies a density target of 50 residents and jobs per hectare for Midland, which is currently included in the new draft Official Plan. **To ensure conformity with the Simcoe County Official Plan, no changes are anticipated.**

## 2. Employment

Employment Land Conversions: Creates a “one-time window” to allow municipalities to undertake conversions between the effective date of the proposed amendments and their next municipal comprehensive review, where appropriate and subject to criteria. Includes requirement to maintain a significant number of jobs on those lands.

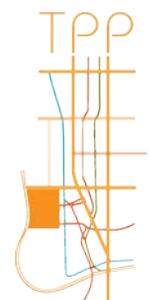
Provincially Significant Employment Zones: Identifies 29 “provincially significant” employment zones. These zones are not be subject to conversions outside of an initiated MCR. Also removes “prime employment area” designation.

Employment Density Targets: Requires municipalities to set multiple density targets for employment areas rather than a single target to reflect the type and scale of the employment that character this area. It also removes requirement for an “employment strategy”.

Designating Employment Areas: Upper- and single-tier municipalities can designate employment areas at any time before the next municipal comprehensive review, including adding existing lower-tier municipal designations.

Employment Land Use: Requires municipalities to retain space for a similar number of jobs when redeveloping employment lands. Also clarifies that within existing office parks, non-employment uses should be limited. Also requires municipalities to provide an appropriate interface to maintain land use compatibility between employment areas and adjacent non-employment areas.

**The above changes are not anticipated to impact Midland’s new Official Plan, as it is not proposing Employment Area conversions, there are no Provincially Significant Employment Zones in Midland, and Midland is a lower-tier municipality.**



### 3. Settlement Area Boundary Adjustments and Expansions

Adjustments: Settlement Area Boundaries may be adjusted by municipalities without an MCR when:

- There would be no net increase in the land within the settlement area;
- The adjustment would supply the ability to meet intensification and density targets;
- The normally applicable requirements for settlement area expansion found in policy 2.2.8.3 are met;
- The land is not within a Rural Settlement, or in the Greenbelt; and,
- The land is serviced and there is sufficient capacity.

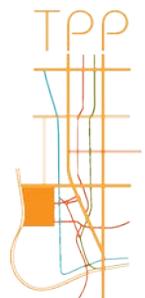
Expansions: Settlement Area boundaries may be expanded without an MCR when:

- The lands will meet resident and job density targets, or employment area density targets;
- The normally applicable requirements for a settlement area expansion in policy 2.2.8.3 are met;
- The land is not a rural settlement, or in the Greenbelt;
- The land is serviced and there is sufficient capacity;
- The land, and accompanying growth will be accounted for in the next MCR; and,
- The land to be expanded is no greater than 40 ha.

**While Midland is a Settlement Area in its entirety, and therefore adjustment or expansion to a Settlement Area would not be applicable, this policy section and its criteria is also applicable to the redesignation for development of lands currently designated for agricultural or rural uses in the Simcoe Sub-Area, as stated by policy 6.3.5. Therefore, it may be appropriate for these additional criteria to be included in Midland's new Official Plan to guide the potential redesignation of Midland's Rural Area.**

#### Bill 108

In addition to the new Growth Plan 2019, the Province recently introduced Bill 108, which received Royal Assent on June 6, 2019. Further discussion will need to occur to fully understand the implications for Midland's new Official Plan.



## Public Comment Matrix – Second Public Draft of the Midland OPR

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
1	March 7, 2019	Diane Amon	Email	Concern with identified road/intersection improvements – wants Harbourview/Sunnyside added	<p><b>No change recommended at this time.</b></p> <p>This should be addressed through the ongoing Transportation Master Plan, which will inform future updates of the Official Plan.</p> <p>The currently identified ‘improvements’ also resulted from separate transportation studies, not through the OPR process.</p>
2	March 8, 2019	James Stevenson, Foresight Development  8709 Highway 93	Letter	Requesting that land included in the delineated built boundary and designated as Commercial Corridor (rather than Rural) – argues that it impacts the efficient provision of services since built boundary leapfrogs this property	<p><b>No change recommended at this time.</b></p> <p>The delineated built boundary was established by the Province, and any changes must be approved by the same.</p> <p>The lands designated as Rural are consistent with the mapping in the existing Official Plan. The redesignation of lands from Rural to a designation for urban uses may only occur in accordance with specific criteria outlined in the Growth Plan.</p>
3	March 10 & April 9, 2019	Roy Mulders	Email	<p>Ensure true affordability for housing; shouldn’t put too much emphasis on sidewalks, issues of snow, lawsuits, vehicle still best choice and should get equal treatment; don’t reduce visitor parking; shouldn’t require LEED certification – can have green building without; minimize signs in residential areas.</p> <p>Would like easy online access to past Council minutes restored</p>	<p><b>No change recommended at this time.</b></p> <p>Affordability is defined by the Growth Plan and is based on the average costs in the regional market area.</p> <p>The Official Plan is not dismissing the car as a valid form of transportation. However, as it has been given preference as the principal mode of transportation for decades, it does not necessarily need the same level of policy support as other modes. Further, Provincial and County policy requires that more emphasis be placed on</p>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
					<p>promoting alternative forms of transportation to accomplish a variety of goals, which is supported by planning best practices.</p> <p>Policy 3.1.6 includes flexibility from LEED certification by stating “or equivalent standard”.</p> <p>Signs: Detailed rules regarding signs are laid out in the Town’s Sign By-law.</p> <p>Council minutes: out of scope of OPR.</p>
4	March 22, 2019	Murray Tait	Letter	Identification of a number of concerns with the existing and future development of Bayport Village	<b>No change recommended at this time.</b> Out of scope of OPR
5	March 27, 2019	Ben McCauley, Zelinka Priamo Ltd., on behalf on Choice Properties REIT 9292 County Road 93 990 Jones Road 277 King Street 9186 County Road 93	Letter	Want to ensure revisions to land use designations provide flexibility for minor changes and recognize existing uses; would like requirement for minimum 2-storey building in Downtown to be loosened, concerned about creation of legal non-conforming building and lack of market for 2 storey buildings (same for required first floor height); concerned about direction for parking to not be between County road and building (and creation of legal non-conforming situation), suggest add ‘for new development’ and ‘where appropriate’ so no OPA needed if impractical.	<b>Change recommended.</b> Existing uses are already permitted in the proposed designations. Requested changes to the development policies are not consistent with the intent of the new Official Plan. <b>However, it is recommended that wording be added to indicate these requirements are for new development or redevelopment, and therefore not applicable to existing buildings.</b>
6	April 8 & 9, 2019	Brian Goodreid, Goodreid Planning Group, on behalf of Brooklea Golf and Country Club	Email & Letter	Would like golf course to not be designated NHS, suggest designate as Open Space instead since man-made features (except watercourse); concerned with study requirements for redesignation of NHS for	<b>Change recommended.</b> <b>It is recommended that the reference on Schedule C be corrected.</b> The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources,

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
				residential/commercial, also policies guiding this transition without the need for an OPA subject to servicing and studies. Provided NHS mapping from MNR 'make a map' NOTE: Schedule C "Note" should refer to 4.5.4, rather than 4.5.3. Provides "makes a map" schedule which doesn't include golf course	indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping. Should the property owner wish to amend the property's designation, they may submit appropriate studies in support of a future Official Plan Amendment.
7	April 9, 2019		Open House Comment Sheet	Emphasize need for high quality architecture and materials, especially masonry; enable use of Design Guidelines throughout	<b>Change recommended.</b> Some additional language regarding architectural detail is recommended to be added to policy 7.4.2.a) ii.
8	April 9, 2019	Bill Smith	Letter	Remove NHS from Midland	<b>No change recommended at this time.</b> The Planning Act and PPS require the identification, designation and protection of an NHS in Midland.
9	April 10, 2019	Marg Hamelin  932 Yonge Street	Email	Does not believe that property should be designated NHS; continuously being destroyed by high school students; lack of help from Town/police/high school	<b>No change recommended at this time.</b> The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping.
10	April 12, 2019	James Stevenson, Foresight Development Consultants, on	Letter	Would like property on south-east corner of County Road 93 and Hwy 12 (Bremont Homes Corporation property) included in delineated built boundary	<b>No change recommended at this time.</b> The delineated built boundary was established by the Province, and any changes must be approved by the same.

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
		<p>behalf of Bremont Homes Corporation, North American Development Group and Brooklea Golf and Country Club</p> <p>Properties along County Road 93</p>		and designated for urban uses. Natural Heritage Constraints Report provided.	<p>The lands designated as Rural are consistent with the mapping in the existing Official Plan. The redesignation of lands from Rural to a designation for urban uses may only occur in accordance with specific criteria outlined in the Growth Plan.</p> <p>The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Should the property owner wish to amend the property's designation, they may submit appropriate studies in support of a future Official Plan Amendment.</p>
11	April 12, 2019	Oz Kernal, MHBC, on behalf of North American Development Group	Letter	Would like to add additional permitted uses to the Commercial Corridor designation: warehousing, research and development facilities, wholesale outlets and personal and professional uses, recreation and tourism and employment uses; clarity regarding timing of secondary plans and permissions for interim development; clarity regarding restrictions from wellhead protection areas and groundwater recharge; remove minimum height; clarity about funding mechanisms for transportation and municipal infrastructure	<p><b>No change recommended at this time.</b></p> <p>A full range of appropriate uses are permitted in the Commercial Corridor. It was determined that the other requested changes are not necessary or not appropriate/inconsistent with the intent of the new Official Plan.</p> <p>Comments regarding the funding mechanism for transportation infrastructure are better addressed through the ongoing Transportation Master Plan.</p>
12	April 16, 2019	Nicola Mitchinson, Mitchinson Planning & Development Consultants, on	Email	Concern with geographic extent and definition of NHS (i.e. aquatic habitat vs. fish habitat), the vegetated buffer; would like more permission for offices in the employment area; suggest overall	<p><b>Change recommended.</b></p> <p><b><i>Recommended that the term 'aquatic habitat' be replaced with 'fish habitat' to better align with the PPS.</i></b></p>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
		behalf of Pratt Development		a less complex, prescriptive policy framework overall; add definitions section	<p>Clarification that the 30m buffer for watercourses is intended to be measured from both sides (i.e. total of 60m) and assists in meeting Environmental Canada's recommendations for minimum riparian vegetation cover.</p> <p>It is the intent of the new Official Plan to direct stand-alone office uses to the Town's Strategic Growth Areas, and not permit them in the Employment Areas. Weakening the policy requirements of the new Official Plan is not consistent with achieving its intent.</p> <p>It was decided to not include a definitions section and to instead refer to the definitions of upper tier and Provincial documents.</p>
13	April 9 & 16, 2019	Ed Boyd	Email	Opposes/doesn't see the need for an NHS and concerned with impacts on activities on private property i.e. tree management, installing a well, and infringement on property rights; concerned with added costs for property owners, and added costs for Town staff etc. (tax implications) resulting from NHS; asks whether the OP addresses short and long term rentals	<p><b>No change recommended at this time.</b></p> <p>The Planning Act and PPS require the identification, designation and protection of an NHS in Midland.</p> <p>The new Official Plan is not the appropriate place to address detailed regulations for short and long term rentals.</p>
14	April 17, 2019	Judy Thomas	Email	Would like more green space/a wider public strip along waterfront on Unimin Lands	<p><b>No change recommended at this time.</b></p> <p>The land use plan for the Unimin Lands (Midland Bay Landing) was developed through a separate public process – the OPR is only implementing this previous decision.</p>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
15	April 22, 2019	Veeran Kota	Email	Requesting that accommodation units be permitted on Brooklea Golf Course property (previously permitted in the old OP as a site-specific exception)	<b>Change recommended.</b> <i>It is recommended that the existing site-specific exception be carried forward and added to section 4.5.4.1.</i>
16	April 23, 2019	Vivian Chan, Simcoe County District School Board	Email	Unclear on definition of 'major institutional uses', and if it would impact the school board's ability to lease space for alternative schools, learning centres and co-op uses in employment areas, which is common practice; would like policy addressing providing parking off-site; separately identify schools in several policies; add Pupil Accommodation Analysis as a potential required study; add additional detail to parkland policies	<b>Changes recommended.</b> <i>It is recommended that 'small scale' institutional uses be added as permitted uses in the Employment Area and Employment Land Designations.</i> Major institutional uses (i.e. new secondary schools, hospitals etc.) will continue to be prohibited.  Schools are included under the term "public service facilities" as per the Growth Plan definition, and school sites are generally not considered as parkland dedication. As such, it was determined a new policy is not required. It has further been the approach of this new Official Plan to only include studies requested by the Town, and not those requested by other agencies/governmental bodies.
17	April 23, 2019	Adrian Sauvageot	Email	Concerned that existing employment land is now NHS, not permitting the planned self-storage facility	<b>No change recommended at this time.</b> The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping.  Should the property owner wish to amend the property's designation, they may submit appropriate studies in

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
					support of a future Official Plan Amendment.
18	April 23, 2019	Ken Cave, on behalf of Bill and Maureen Norman  Gervais Street	Email	Concerned with NHS designation, since have an agreement for purchase for a subdivision – undertaking environmental work to determine if any significant features/species at risk but won't be done until June, which should identify if property should be taken out of NHS	<b>No change recommended at this time.</b>  The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping.  Should the property owner wish to amend the property's designation, they may submit appropriate studies in support of a future Official Plan Amendment.
19	April 24, 2019	Frieda Baldwin	Email	Would like stronger wording to require winter maintenance of active transportation facilities; require utilities to be underground; separate directions of travel on trails; variety of other specific suggestions to support active transportation/traffic calming, including identifying additional missing pedestrian links	<b>Change recommended.</b>  These comments would generally be better addressed through the Town's ongoing Transportation Master Plan exercise. <b>It is recommended that alternatives to a landscaped berm for multi-use trails be added as per the comment.</b>
20	April 22 & 25, 2019	George Dixon	Email	Range of proposed changes and questions regarding Source Protection and Water Takings, generally suggesting revisions where the OP policies significantly repeat the Source Protection Plan or exceed its requirements	<b>No change recommended at this time.</b>  This OPR incorporated the previously adopted Source Protection policies.

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
				Suggests identifying policies required by other levels of government which Council does not agree with, with a different colour	
21	April 24, 2019	David A. McKay, MHBC, on behalf of Home Depot	Letter	Would like to ensure that garden centres, outdoor display/sales and outdoor storage are permitted as ancillary uses in the Commercial Corridor designation	<b>No change recommended at this time.</b> Garden centres, outdoor display/sales and outdoor storage would be considered as accessory commercial uses and no further policy revisions are necessary.
22	April 25, 2019	Vivian Patel, JLL Real Estate, on behalf of the Reynolds Marcellus family 1165 Brunelle Side Road	Email	Request for lands to stay residential, rather than being largely included in the NHS	<b>No change recommended at this time.</b> The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping.
23	April 25, 2019	Matthew M. Freebairn, ADM Agri-Industries Company	Email	Recommend that ADM be designated Employment Area; extend the Midland Bay Landing policy context addressing impacts from ADM to any lands that might be impacted (illustrated on schedule or described in Plan); suggest policy wording be revised to direct that employment uses be in compliance with provincial statutes etc., rather than prevent pollution	<b>Changes recommended.</b> <i>It is recommended to include a policy under the Complete Applications section which would identify the need for an appropriate noise and vibration impact study as part of any application for development on lands in proximity to ADM. It is further recommended to change the designation of the subject lands to Employment Area.</i> <i>Recommend revising policy 4.2.2.f)/4.2.3.f) to refer to 'impacts' rather than 'pollution'.</i>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
24	April 25, 2019	Rev. Thomas Burke 739 Balm Beach Road	Letter	Opposes designation of property to NHS, risk that sale of property will not go through	<p><b>No change recommended at this time.</b></p> <p>The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping.</p> <p>Should the property owner wish to amend the property's designation, they may submit appropriate studies in support of a future Official Plan Amendment.</p>
25	April 26, 2019	WSP, on behalf of 16821 Highway 12 (Hanson Development Group)	Email	Concern with the NHS exception for Hanson, and would like the NHS removed; request for a policy to acknowledge existing approvals without need for amendment to OP, including for minor modifications; would like site-specific schedules for roads and active transportation for Hanson lands which reflect approvals/studies; generally provide comments to introduce more flexibility with respect to street/lot patterns, affordable housing, location of neighbourhood-supporting uses and that Hanson lands should be shown as fully serviced	<p><b>Changes recommended</b></p> <p><b><i>It is recommended to remove the lapsing dates for the section 4.5.4.1 Existing Development Approvals exceptions.</i></b></p> <p>The NHS on this property is already consistent with the applicant's EIS. The 4.5.4.1 exception provides the right to proceed without further EISs as long as no changes are needed to existing approvals.</p> <p><b><i>It is recommended to update Schedule F to accurately identify the fully serviced area of the Town.</i></b></p> <p>The other requested revisions are not consistent with the intent of the Official or are not appropriate/unnecessary.</p>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
26	April 26, 2019		Open House Comment Sheet	Oppose being designated NHS	<b>No change recommended at this time.</b> The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping.
27	April 29, 2019	Severn Sound Environmental Association	Letter	Minor revisions to environmental-related legislation references, need for watercourse buffer when land is dedicated, add basic information on EIS and SAR evaluation requirements, clarifying what is included in NHS, revise references where SSEA is intended to be included, other policy-specific revisions with respect to NHS and source protection	<b>Changes recommended.</b> <i>It is recommended that the revisions suggested by SSEA generally be implemented, where appropriate, and/or clarification be provided.</i>
28	April 30, 2019	Larry J. Ferris, on behalf of Midland Senior's Council	Email	Include age-friendly language	<b>Change recommended.</b> It is recommended that age-friendly language be added to policy 3.1.1.b)i.
29	May 2, 2019	Melissa Dolezel	Email	Request for NHS to be removed from portion of property to the extent that a house can be built (similar to neighbours)	<b>No change recommended at this time.</b> The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping. Policy 4.5.4.2 specifically outlines the process for building a house on the

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
					property in the case where there are existing development rights (i.e. the existing zoning permits a house).
30	May 17, 2019	Nicola Mitchinson, Mitchinson Planning and Development Consultants, on behalf of Pratt Development Inc.	Letter	Request a definitions section; reduce tree replacement requirements and require same requirements for public projects; concern with reduction of permitted uses for Employment Areas, compared to existing zoning permissions; request an additional portion of property be designated Neighbourhood Residential for expansion of subdivision, currently proposed to be mostly NHS and some Employment Area; concern with extent of NHS and study requirements for adjacent lands negating the NHS exception (attached NHS memo); other recommended revisions/concerns with respect to NHS policies such as terminology, 'other' natural heritage features, vegetated buffer, parkland credit for trails on NHS lands, offsetting requirements etc.; cycle lane indicated on subject lands not being built; clarification for select source protection and stormwater policies; suggests an overall more flexible, permissive policy approach, considering all policies may not be possible on all property configurations	<p><b>Change recommended.</b></p> <p>NHS: The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping. (see response to Azimuth Environmental Consulting below)</p> <p>It should be noted that the exception for the Draft Plan Approved lands (4.5.4.1) would also exempt the subject lands from requiring an EIS as 'adjacent lands', provided the same conditions are met, and the policy notes that the Town may scope the EIS requirements in consideration of the scale of proposed changes. <b><i>It is recommended that the proposed revisions/corrections to terminology within the NHS policies be implemented, and to clarify policy 4.5.3.6. i) with respect to other application types.</i></b></p> <p>Clarification that the 30m buffer for watercourses is intended to be measured from both sides (i.e. total of 60m) and assists in meeting Environmental Canada's</p>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
					<p>recommendations for minimum riparian vegetation cover.</p> <p>Definitions: It is was determined to not provide a separate definitions section and to instead direct readers to the definitions of applicable, relevant documents.</p> <p>Employment uses: The permitted uses included in the Employment Area are generally consistent with existing permissions, considering that commercial lands have now been separated out into different designations. Should note that 'public service facility' includes a wide range of public uses (see Growth Plan definition) and that Official Plans generally include a less detailed, higher level list of permitted uses.</p> <p>It is the intent of the new Official Plan to direct stand-alone office uses to the Town's Strategic Growth Areas.</p> <p>Redesignation: The property owner will be required to apply for an Official Plan Amendment to redesignate the subject lands.</p> <p>Cycle lane: Should be considered through ongoing Transportation Master Plan</p> <p>The level of policy requirements is consistent with fulfilling the intent of the new Official Plan.</p>
31	April 9, 2019	Jim Broadfoot & Scott Tarof, Azimuth	Letter	Identified a series of comments and questions regarding the NHS policies,	<p><b>Changes recommended.</b></p> <p>Policy 4.5.3b(i) – "Other Natural Heritage Features" such as smaller</p>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
		Environmental Consulting		site-specific concerns/findings and the EIS requirements	<p>woodlands and unevaluated wetlands have been included in the NHS, in part due to their potential to support habitat for species at risk but also to help achieve the minimum woodland and wetland cover requirements of Environment Canada.</p> <p>Policy 4.5.3c (i-vii) – The “other natural heritage features” are an important component of Midlands’s NHS and should be fully investigated as part of an EIS to confirm opportunities/constraints to development and ecological off-setting options (where appropriate).</p> <p>Policy 4.5.3.2e – 30 m MVPZ – One of the fundamental goals of the OP is to protect, restore and enhance the natural environment for the long-term. To achieve this goal, a minimum 30 m buffer is recommended for all natural heritage features, including watercourses (measured from both sides of the channel). Opportunities for reducing the buffer may be feasible, subject to ecological off-setting.</p> <p>Policy 4.5.3.2g – The intent of this policy is not to preclude options for channel re-alignment or channel removal (with appropriate compensation or off-setting), where supported by technical studies and agency review.</p> <p><b><i>Policy 4.5.4.1a – The policy wording will be revised to include reference to the Endangered Species Act (2007)</i></b></p>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
					<p><b><i>The wording of the OP text should be revised to replace “aquatic” with “fish” habitat so that it better aligns with the over-arching policy documents.</i></b></p> <p>EIS Requirements – Considering the “do nothing alternative” and identifying alternative development options for a property is a sound and fundamental component of an EIS. The inclusion of planning, design and construction practices is also appropriate for an EIS, and is regularly requested by the agencies (e.g. house design measures to minimize bird strikes, construction timing, etc.).</p> <p>Buffers – one of the key goals of the Midland OP is to protect, restore and enhance the natural environment for the <i>long-term</i>. The provision of a minimum 30 m buffer from natural heritage features will assist in achieving this goal. Subject to the findings of an EIS, and where there are no suitable alternatives, reduction in the 30 m buffer may be feasible with appropriate ecological off-setting.</p>
32	May 10, 2019	Chad John-Baptiste, WSP, on behalf of Coland Developments Corporation 16928 Highway 12	Letter	Request that 1 storey buildings be permitted in the Commercial Corridor designation, provided by have a 2-storey building massing	<p><b>No change recommended at this time.</b></p> <p>Comment not consistent with the intent of the new Official Plan</p>
33	May 10, 2019	Chad John-Baptiste, WSP, on behalf of Coland		Request that Strategic Growth Areas II also permit lower density, less compact uses, that interim development be	<p><b>No change recommended at this time.</b></p> <p>Comments not consistent with the intent of the new Official Plan</p>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
		Developments Corporation 783 Balm Beach Road East		permitted in Secondary Plan Areas subject to assessment of impacts, and that 1 storey buildings be permitted in the Commercial Corridor designation, provided by have a 2-storey building massing  Concerned that bulk of property designated NHS, contrary to Town's intent to extend servicing	The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping.  Should the property owner wish to amend the property's designation, they may submit appropriate studies in support of a future Official Plan Amendment.
34	May 10, 2019	Chad John-Baptiste, WSP, on behalf of Coland Developments Corporation 710 Balm Beach Road and 1277 & 1337 Sundowner Road		Concerned majority of lands are designated NHS, recently submitted EIS report with Site Plan Application, and assert should be designated Mixed Use Corridor; request that 1 storey buildings be permitted in the Commercial Corridor designation, provided by have a 2-storey building massing	<b>No change recommended at this time.</b> The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping.  Should the property owner wish to amend the property's designation, they may submit appropriate studies in support of a future Official Plan Amendment.  Comment regarding 1 storey building not consistent with the intent of the new Official Plan
35	April 9, 2019		Verbal comments received	Need updated active transportation data for mapping, and consider	<b>Changes recommended.</b> <b><i>Recommend obtaining updated active transportation data from Town, and</i></b>

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
			during Public Open House	reflecting multi-use nature of trails in legend Consider labelling waste disposal sites so that they can be identified as per policies	<b><i>refining labelling on schedules, as suggested.</i></b>
<b>Comments from Statutory Public Meeting where no written comments were submitted</b>					
36	April 16, 2019	Marty Starkman, Sportstar Capital Inc. 718 Wilson Ave, Unit 202, Toronto	Verbal comments received during Statutory Public Meeting	Suggest that Town use solar energy	<b>No change recommended at this time.</b> The new Official Plan is supportive of renewable/green energy, particularly in section 6.7.
37	April 16, 2019	Christina Strong 280 George Street	Verbal comments received during Statutory Public Meeting	Supports the NHS and considers green space a significant value.	NA
38	April 16, 2019	William Ballard c/o 9293 Highway 93	Verbal comments received during Statutory Public Meeting	Concerns with top-down planning approach in Ontario. Suggests waiting for County MCR to progress further before proceeding with the new Official Plan.	<b>No change recommended at this time.</b> The Project Team is proceeding in accordance with Council direction.
39	April 16, 2019	Ashley Andrews, Boating Ontario 658 Victoria Street	Verbal comments received during Statutory Public Meeting	Proposes to incorporate additional ways for tourism and access through waterways, as well as increase number of transient slips in the harbour.	<b>No change recommended at this time.</b> Section 3.3.2 specifically acknowledges the importance of tourism to the economy. The new Official Plan is not the appropriate tool for creating additional transient slips.
40	April 16, 2019	John Todd	Verbal comments received during	Concerned with speed of development and would like to know if natural features can be protected on properties zoned Industrial. Will property retain	<b>No change recommended at this time.</b> Environmentally significant features, including those on industrial properties are protected as part of the NHS. The

No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
			Statutory Public Meeting	permitted industrial uses with the new proposed NHS.	NHS is a designation, and therefore properties will not retain a previous designation. However, section 4.5.4.2 addresses properties which have existing development rights through existing zoning, and therefore may be applicable.
41	April 16, 2019	Dave Puddicombe 361 Puddicombe Road	Verbal comments received during Statutory Public Meeting	Request for land, or part of land to be redesignated from NHS to allow for development.	<b>No change recommended at this time.</b> The science-based NHS methodology undertaken as part of this project, which includes data from a number of sources, indicates that the lands meet the NHS criteria. Therefore, the Planning Act and PPS require the designation and protection of these lands and as such we are recommending no changes to the mapping.  Should the property owner wish to amend the property's designation, they may submit appropriate studies in support of a future Official Plan Amendment.

## Province/County Comment Matrix

SECOND PUBLIC DRAFT MIDLAND OPR – PUBLIC COMMENT MATRIX					
No.	Date	Name & Address	Method	Comment Summary	Response/Recommendation
1	March 15, 2019	Aldo Ingraldi, MMAH	Letter	<ul style="list-style-type: none"> <li>Enhance recognition of the County and County Service Manager in providing affordable housing; improve connection between housing policies and growth forecast as well as intensification and density targets; remove barriers to creating second units; clarify meaning of 'accessible'</li> </ul>	<b>Changes recommended.</b> <b><i>Will generally make suggested housing revisions, as appropriate,</i></b> and subject to the following comments: approach for this OP has been to avoid cross-referencing other policies, second unit policies are considered permissive and simply refer to the future, reasonable

				<ul style="list-style-type: none"> <li>• Consider how proposed amendments to the Growth may impact Employment policies in the future</li> <li>• Italicize defined terms and include definition section</li> </ul>	<p>zoning standards, locational policies for affordable housing are to ensure such housing is built in areas which support future residents (rather than isolated locations).</p> <p><b><i>Will revise the term ‘accessible’ to ‘barrier free’ with respect to housing to better communicate its meaning.</i></b></p> <p>Will consider new Growth Plan employment requirements.</p> <p>It has been the approach of this Official Plan to not include a definitions section, and to instead refer readers to the definitions of the applicable upper tier/Provincial policies.</p>
2	March 22, 2019	MMAH	Notes from teleconference with County	<ul style="list-style-type: none"> <li>• Consider removing ecological offsetting approach and tightening language for NHS. States that Midland’s NHS policies are too flexible</li> <li>• More thorough mapping/policies for aggregate resources and stronger link between agricultural uses and rural designation</li> <li>• Better coverage of movement of goods</li> <li>• Better coverage of water quality and quantity and hazards</li> </ul>	<p><b>Changes recommended.</b></p> <p>The NHS policy section was the result of an extensive and robust public process and is science-based. It is believed that it is consistent with the Provincial Policy Statement while also responding to local concerns, creating a balanced approach. As such, it is not recommended that substantial changes be implemented.</p> <p><b><i>Will add more policy detail for rural and aggregate extraction area designations</i></b></p> <p>It was the Town’s approach to not identify aggregate resource areas on its schedules, as these areas are frequently in serviced areas, have existing uses and/or would require significant land assembly to establish an aggregate operation.</p> <p>The movement of goods will be addressed through the Town’s ongoing</p>

					<p>Transportation Master Plan, which will inform future OP revisions.</p> <p>The Source Protection policies were a previously approved framework which was integrated through this exercise.</p> <p><b><i>It is recommended that additional policies be added to address hazards.</i></b></p>
3	April 23, 2019	Kristin Pechkovsky, County of Simcoe	Email	Comprehensive set of County Comments on entire OP and schedules	<p><b>Changes recommended.</b></p> <p><b><i>To be considered and implemented, where appropriate, during the next revision of the new Official Plan.</i></b></p>
4	May 21, 2019	David Parks, Simcoe County	Letter	Midland must identify, designate and protect an NHS in its Official Plan	<p><b>No changes recommended at this time.</b></p> <p>This has been done.</p>

Ministry of  
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and Housing

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19-2037

Dear Head of Council:

As the consultation on our government's Housing Supply Action Plan has come to a close, I wanted to draw your attention to one part of that work that is focused on land use planning – the need to increase supply and streamline the development approval process to speed up the time it takes to get the right kind of housing built in the right places. We have received some great suggestions in that consultation that will inform potential changes.

Our Government for the People is going to take swift action to streamline the development approvals system. Earlier this year we introduced proposed changes to the Growth Plan for the Greater Golden Horseshoe. These proposed changes are in response to the implementation challenges our government heard about when we took office. Consultation on these changes closes on February 28, 2019.

Given that land use planning and development approvals are critical to achieving housing and job-related priorities in communities across Ontario, my Ministry is also reviewing the *Planning Act* and Provincial Policy Statement to ensure they are calibrated to achieve our streamlining and housing supply objectives.

My intention is to bring forward legislation and concrete policy changes that would impact planning province-wide in the coming months. I encourage you to consider the context of this streamlining work and its focus on the *Planning Act* and the Provincial Policy Statement, as it may help to inform your local actions. You may wish to consider an interim pause on some planning decisions or reviews of major planning documents such as official plans or comprehensive zoning bylaw updates until this work is completed.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Clark".

Steve Clark  
Minister