

THE CORPORATION OF THE TOWN OF MIDLAND

BY-LAW 2025-57

A By-law to adopt Amendment No. 6 to the Town of Midland Official Plan.

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

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

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

WHEREAS the Council of The Corporation of the Town of Midland now deems it expedient to amend the Official Plan for the Town of Midland pursuant to the authority given to it under Sections 17 and 21 of the *Planning Act*;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREBY ENACTS AS FOLLOWS:

1. That the attached text which constitutes Amendment No. 6 to the Official Plan for the Town of Midland is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No. 6 to the Town of Midland Official Plan.
3. That this By-law shall come into force and effect on the final passage thereof

PASSED AND ENACTED THIS 15TH DAY OF OCTOBER 2025.

THE CORPORATION OF THE TOWN OF MIDLAND


BILL GORDON - MAYOR


SHERRI EDGAR - CLERK

Written approval of this By-law was given by Mayoral Decision MDE-2025-12 dated October 15, 2025.

AMENDMENT NO. 6

TO THE

TOWN OF MIDLAND

OFFICIAL PLAN

The attached explanatory text and Schedule "A" constituting Amendment No. 6 to the Official Plan for the Town of Midland, was prepared and adopted by the Council for the Corporation of the Town of Midland by By-law 2025-57 in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, Chapter P.13, on the 15th day of October 2025.



BILL GORDON - MAYOR

SHERRI EDGAR - CLERK

CORPORATE
SEAL OF
MUNICIPALITY



**AMENDMENT NO. 6 OF THE
TOWN OF MIDLAND
OFFICIAL PLAN**

RESPECTING 1017 and 1029 Brebeuf Road



CERTIFIED that the attached is a true copy of Official Plan No. 6 as enacted and passed by the Council of the Corporation of the Town of Midland on the 15th day of October 2025.


SHERRI EDGAR – CLERK

**AMENDMENT NO. 6 TO THE TOWN OF MIDLAND
OFFICIAL PLAN**

TABLE OF CONTENTS

THE CONSTITUTIONAL STATEMENT.....	6
PART A – THE PREAMBLE.....	7
TITLE.....	7
PURPOSE	7
LOCATION	7
BASIS	7
PART B - THE AMENDMENT	8
INTRODUCTION	8
ACTUAL CHANGES/DETAILS OF THE AMENDMENT	8
IMPLEMENTATION AND INTERPRETATION	8
PART C – THE APPENDICES	12
#1: Application Reports List (provided electronically)	
#2: Minutes of Public Meeting	
#3: Staff Reports	

THE CONSTITUTIONAL STATEMENT

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

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

PART B – THE AMENDMENT sets out the actual Amendment Number 1 to the Town of Midland Plan along with the specific policies to be added to the Town of Midland Official Plan set out in Schedule A.

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

PART A – THE PREAMBLE

TITLE

The title of this Amendment is “Amendment No. 6 to the Official Plan for the Town of Midland”, herein referred to as Amendment No. 6.

PURPOSE

The purpose of Amendment No. 6 is as follows:

- i. To amend Schedule ‘A’ Growth Areas, by removing the lands subject to the Amendment from this schedule; thereby, removing them from the “Greenlands” classification and “Town Strategic Area I” classification.
- ii. To amend Schedule ‘B’ Urban Structure, by changing the urban structure classification on the lands subject to the Amendment from “Mixed Use Districts” and “Greenlands” to “Rural Area”.
- iii. To amend Schedule ‘C’ Land use, by redesignating the lands subject to the Amendment from the “Commercial Corridor” and “Natural Heritage” designations to the “Aggregate Extraction Area” designation.
- iv. To amend the text of Section 6.2.4 (b) (Urban Service Limits) of the Town Official Plan to allow for the proposed development of a concrete mixing plant on the Subject Lands.

LOCATION

The Subject Lands are municipally addressed as 1017 and 1029 Brebeuf Road and are legally described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe. The Subject Lands comprise 5.7 hectares in area, and have a total frontage of approximately 207 metres along Brebeuf Road.

BASIS

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

This Amendment would redesignate the Subject Lands to facilitate the development of a concrete mixing plant and associated office building, silo towers and parking area.

PART B - THE AMENDMENT

INTRODUCTION

All of this part of the Amendment, entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. 6 to the Town of Midland Official Plan.

ACTUAL CHANGES/DETAILS OF THE AMENDMENT

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

1. To Amend Schedule 'A' – Growth Areas for the Town of Midland Official Plan by removing the lands described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe from the "Greenlands" and "Strategic Growth Areas 1" as shown on Schedule 'A' to this amendment.
2. To Amend Schedule 'B' – Urban Structure for the Town of Midland Official Plan by changing the classification on the lands described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe from the "Greenlands" and "Mixed Use Districts" to the "Rural Area" as shown on Schedule 'B' to this amendment.
3. To Amend Schedule 'C' – Land Use for the Town of Midland Official Plan by redesignating the lands described as L Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe from "Natural Heritage" and "Commercial Corridor" to the "Aggregate Extraction Area" designation as shown on Schedule 'C' to this amendment.
4. To amend Section 6 (Water) to permit the proposed development to be serviced by means of private services.

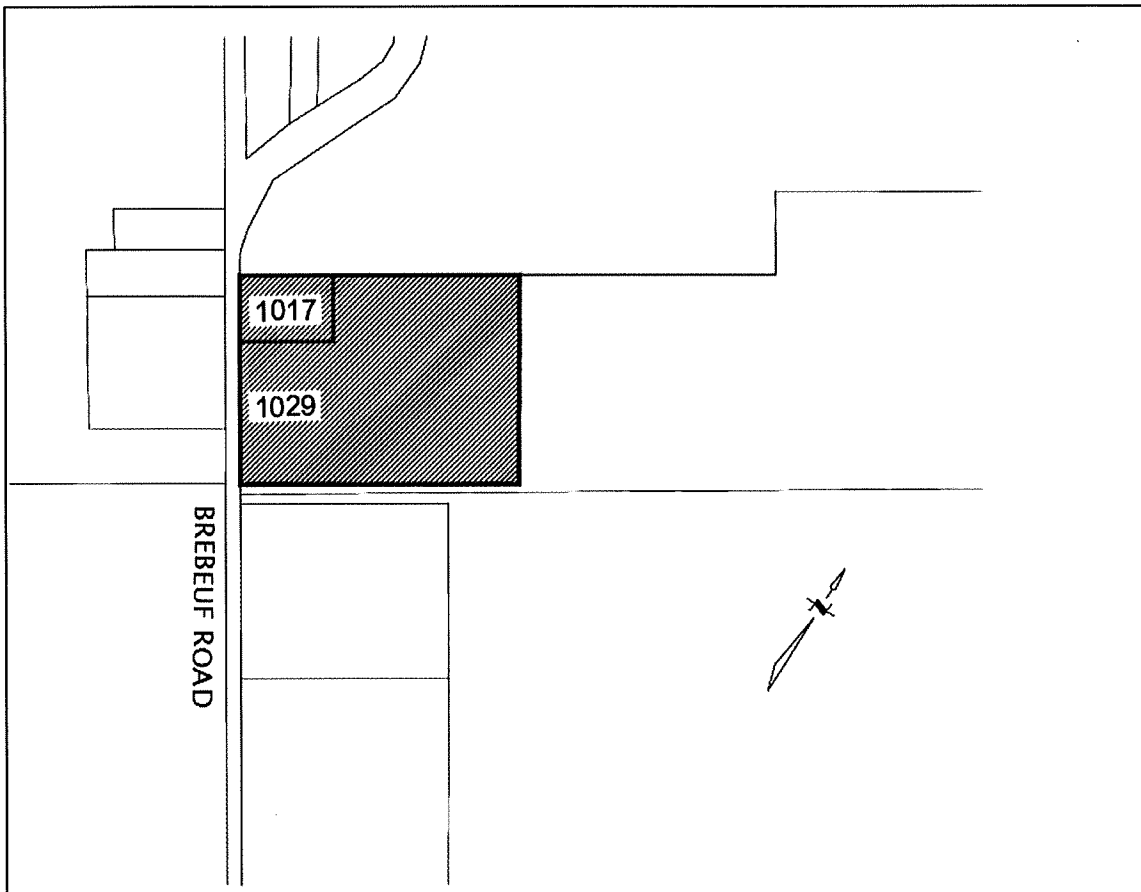
IMPLEMENTATION AND INTERPRETATION

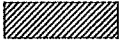
The provisions of the Official Plan for the Town of Midland, as amended from time to time, regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment.

INTERPRETATION

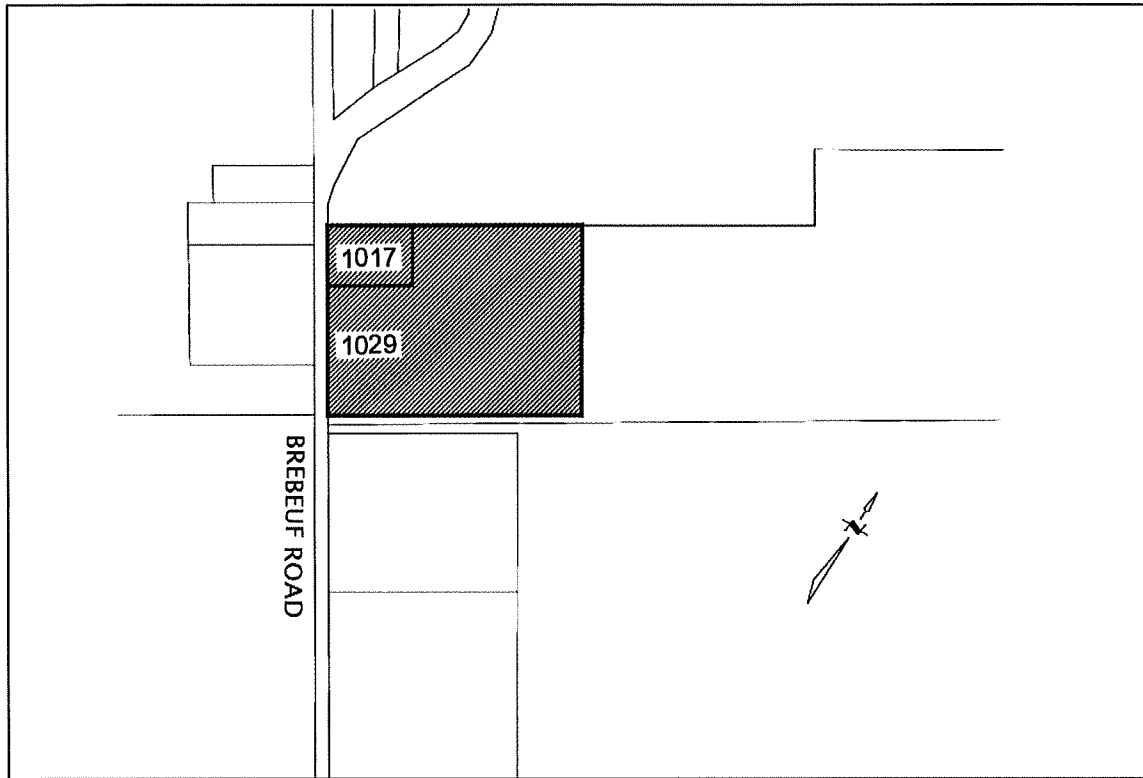
The provisions of the Official Plan of the Town of Midland, as amended from time to time, regarding the interpretation of that Plan, shall apply in regards to this Amendment.

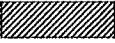
Schedule "A" – Amendment No. 6



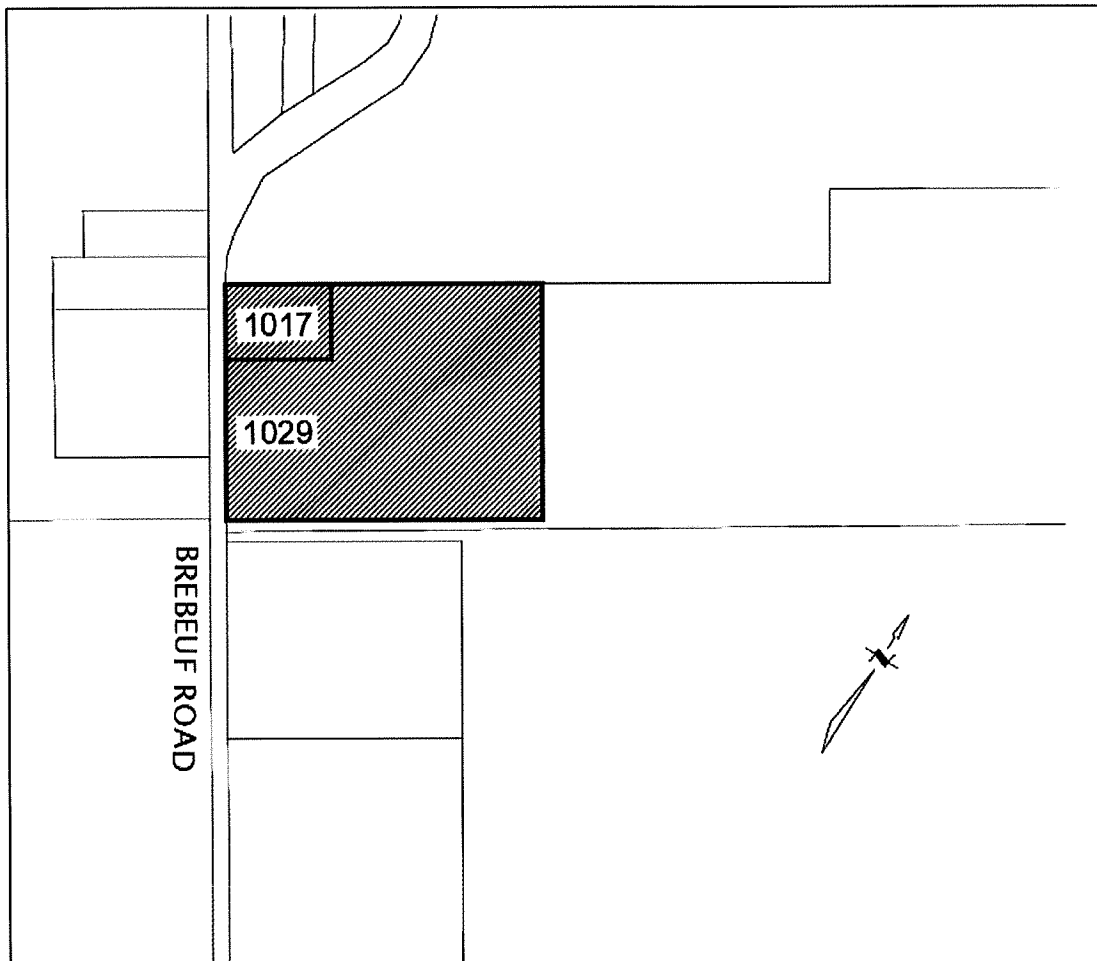
 Remove the "Greenlands" classification to "Strategic Growth Areas 1"

Schedule "B" – Amendment No. 6



 to remove the "Greenlands" and "Mixed Use Districts" to the "Rural Area"

Schedule "C" – Amendment No. 6



 To redesignate from "Natural Heritage" and "Commercial Corridor" to "Aggregate Extraction Area"

PART C: THE APPENDICES

Appendix #1: Application Reports List

- Planning Justification Report prepared by The Jones Consulting Group Ltd.
- Transportation Impact Study prepared by Tatham Engineering
- Hydrogeological Assessment prepared by Hard Environmental Services Ltd.
- Slope Stability Assessment prepared by Soil Engineers
- Environmental Impact Study prepared by Birks Environmental
- Functional Servicing and Stormwater Management Report prepared by Jones Engineering
- Stage 1-2 Archaeological Assessment prepared by AMICK Consultants Ltd.
- Stage 1-2 Archaeological Assessment Supplementary Documentation prepared by AMICK Consultants Ltd.
- Stage 3 Archaeological Assessment prepared by AMICK Consultants Ltd.



MINUTES

Regular Council

Wednesday, January 15, 2025

5:30 PM

Council Chambers/Hybrid

Present: Mayor Bill Gordon
Councillor Sheldon East
Councillor Catherine MacDonald
Councillor Bill Meridis
Councillor Jaz Patel
Councillor Howie Major

Regrets: Deputy Mayor Beth Prost
Councillor Roberta Bald
Councillor Jamie-Lee Ball

Also Present: Chief Administrative Officer Rhonda Bunn
Clerk Sherri Edgar
Deputy Clerk Sarah Cathcart

REGULAR COUNCIL

1. Call to Order

The Mayor called the meeting to order at 5:32 p.m.

2. Declarations of Conflict of Interest

There were none declared.

3. Motion to move into Closed Meeting

3.1 **RES-2025-1**

Moved by Bill Meridis
Seconded by Sheldon East

That Council move into closed session;

And further that this portion of the meeting be closed to the public pursuant to Section 239 of the Municipal Act, 2001, as indicated;

Section 239 Subsection 2b) personal matters about an identifiable individual

**•Committee/Board Appointments
CARRIED**

CLOSED MEETING

4. Closed Meeting Items

4.1 Committee/Board Appointments

Present for this item:

R. Bunn, Chief Administrative Officer

S. Edgar, Clerk

S. Cathcart, Deputy Clerk

The Deputy Clerk provided a verbal report and confidential correspondence dated December 6, 2025 received from the Downtown Midland BIA, for Council's review and consideration with respect to the BIA Board Applicant.

Following discussion, Council directed Staff to prepare the appropriate motion for consideration upon conclusion of the Closed Meeting Session.

5. Motion to rise to Open Session

5.1 **RES-2025-2**

Moved by Catherine MacDonald

Seconded by Howie Major

That this Closed Meeting of Council be adjourned at 5:37 p.m. and that Council now rise and report to Open Session.

CARRIED

OPEN SESSION – 6:00 PM

Staff now Present:

R. Bunn, Chief Administrative Officer

S. Edgar, Clerk

S. Cathcart, Deputy Clerk

S. Farquharson, Executive Director, Community & Growth

M. Sobil, Executive Director, Environment & Infrastructure/Town Engineer

D. Clarke, Executive Director, Digital Government, Customer & Recreation Services

L. Barron, Chief Financial Officer (Remote)

J. Manicom, Director of Human Resources

T. Wierzbza, Manager of Planning (left the meeting upon conclusion of Item 12.4)

A. Warzin, Senior Planner (left the meeting upon conclusion of Item 12.4)

J. Chantler, Planning Student (left the meeting upon conclusion of Item 12.4)

M. Campitelli, Chief Building Official (left the meeting upon conclusion of Item 12.2)

6. Mayor's Introductory Remarks/Land Acknowledgment Statement/Moment of Silent Reflection

The Mayor recited the Town's Traditional Land Acknowledgment and Safety Message which was followed by a moment of silent reflection.

7. Declarations of Conflict of Interest

There were none declared.

8. Motions arising from Closed Meeting discussions

8.1 **RES-2025-3**

Moved by Jaz Patel

Seconded by Catherine MacDonald

That further to the confidential correspondence dated December 6, 2024 received from the Downtown Midland BIA and related discussions during the Closed Meeting of Council on January 15, 2025, Council herein confirms that Richard Dillon be appointed to the Downtown Midland BIA for a term consistent with the Term of Council.

CARRIED

9. Approval of Agenda

9.1 **RES-2025-4**

Moved by Sheldon East

Seconded by Howie Major

That the contents of the Regular Council with Closed Session Agenda for January 15, 2025, be approved, as amended:

Item 17.1 CSR-2025-6 Council Composition for the 2026 Municipal Election:

- **Administrative change to page 1 of the Report to indicate the year of the KPMG Study was 2012**
- **Administrative change to page 2 of the Report - Comparison Chart within North Simcoe to show that Tay is an At-large election.**

CARRIED

10. Consent Agenda

10.1 **RES-2025-5**

**Moved by Catherine MacDonald
Seconded by Jaz Patel**

That the items and related recommendations contained within the January 15, 2025, Consent Agenda as consent items having been considered by Council be adopted.

CARRIED

10.1 Correspondence for consideration

There was none.

10.2 Council Minutes for adoption

10.2.1 Minutes of the Regular Meeting of Council with Closed Session - December 4, 2024

That the Minutes of the Regular Meeting of Council with Closed Session held December 4, 2024, be adopted as printed and circulated.

CARRIED

10.3 Council Information Packages for receipt

**10.3.1 CIP November 25 - 29, 2024
Received for information.**

**10.3.2 CIP December 2 - 6, 2024
Received for information.**

**10.3.3 CIP December 9 - 13, 2024
Received for information**

**10.3.4 CIP December 16 - 20, 2024
Received for information.**

10.4 All Reports

10.4.1 CSR-2025-1 Financial Report as at October 31, 2024

That Staff Report CSR-2025-1 Financial Report as at October 31, 2024, dated January 15, 2025, be received; and

1. That the recommended changes to the Capital Program be approved.

CARRIED

10.4.2 CSR-2025-2 Commercial Vacancy Tax Program

That Staff Report CSR-2025-2 Commercial Vacancy Tax, dated January 15, 2025, be received for information.

CARRIED

10.4.3 CSR-2025-3 2024 Strategic Land Use Planning Initiatives: Year-End Update

That Staff Report CSR-2025-3, 2024 Strategic Land Use Planning Initiatives: Year-End Update, dated January 15, 2025, be received for information.

CARRIED

10.4.4 CSR-2025-8 North Simcoe Sports and Recreation Centre Update

That Staff Report CSR-2025-8, North Simcoe Sports and Recreation Centre Update, dated January 15, 2025, be received for information.

CARRIED

10.4.5 CSR-2025-9 Sale of 415 William Street

That Staff Report CSR-2025-9, Sale of 415 William Street, dated January 15, 2025, be received; and

- 1. That Council approve the sale of 415 William Street; and**
- 2. That By-law 2025-1 be adopted transferring the land from the Municipality to the purchaser.**

CARRIED

10.4.6 CSR-2025-10 Building Services 2024 Ontario Building Code Update

That Staff Report CSR-2025-10, Building Services 2024 Ontario Building Code Update, January 15, 2025, be received for information.

CARRIED

10.4.7 CSR-2025-11 Habitat for Humanity – Affordable Housing Project
Address: 720 Ontario Street

That Staff Report CSR-2025-11, Habitat for Humanity – Affordable Housing Project, Address: 720 Ontario Street dated January 15, 2025, be received for information.

CARRIED

11. Motion to suspend Council into Committee of the Whole

11.1 **RES-2025-6**

**Moved by Sheldon East
Seconded by Bill Meridis**

That Council resolve into the Committee of the Whole.

CARRIED

COMMITTEE OF THE WHOLE

****Due to the absence of Deputy Mayor Beth Prost, the Mayor assumed the role of Chair for the Committee of Whole section of the Agenda.**

12. Public Meeting/Hearing

12.1 2025 Budget

The Mayor called the Public Meeting to order and advised that this Public meeting is being held in accordance with Section 16 & 18 of the Town's Notice By-law 2009-20 and the Procedure By-law 2022-2 to receive comments from the public regarding the proposed 2025 Budget.

The Municipal Clerk, S Edgar, confirmed that notification of the Public Meeting was provided in accordance with the Town's Notice By-law 2009-20 and Procedure By-law 2022-2

The purpose of the Public Meeting is to seek comments and input from the Public regarding the Town of Midland's 2025 Budget. The Mayor then opened the meeting to comments from the public.

No members of the public, either in attendance or online, provided any comments. The Mayor then called the Public Meeting to a close.

12.2 Building Permit Fees

Mayor Gordon called the Public Meeting to order and advised that the Public Meeting was being held under the *Section 7(6) of the Building Code Act*, to consider an amendment to the Town's Building Permit Fees.

The Mayor then asked the Town's Chief Building Official, Mike Campitelli, to provide a brief introduction. During this portion of the Public Meeting, Mr. Campitelli answered questions from Council.

The Mayor opened the meeting to comments from the public.

No members of the public, either in attendance or online, provided any comments. The Mayor then called the Public Meeting to a close.

Council reviewed Staff Report CSR-2025-7, Building Permit Fee Increase, dated January 15, 2025, and the following Motion was presented:

COW-2025-1

Moved by Sheldon East

Seconded by Howie Major

That Staff Report CSR-2025-7, Building Permit Fee Increase, dated

January 15, 2025, be received; and

1. That Council adopts the Building Permit Fees By-Law 2025-2.

CARRIED

12.3 Zoning By-law Amendment ZBA-04-24 924 King Street

Present:

Mr. Peter Chee, MiKo Urban Consulting Inc.

Mayor Gordon called the Public Meeting to order and advised that the Public Meeting was being held pursuant to Sections 22 and 34 of the Planning Act to consider a Zoning By-law Amendment for the property located at 924 King Street and receive comments from the public.

The Mayor then asked the Town's Planning Student, Jennifer Chantler, to introduce the Application, and confirm notification.

The Mayor then asked the Town's Planning Student, Jennifer Chantler to make note of any correspondence received from the public and then Ms. Jennifer Chantler, provided a PowerPoint presentation detailing the proposed change to the Town's Zoning By-law amendment. During this portion of the Public Meeting, Staff answered questions from Council.

The Mayor then asked Mr. Peter Chee, from MiKo Urban Consulting Inc., Planner on behalf of the applicant, to provide details of the proposal and provide any additional information. Mr. Chee provided a PowerPoint outlining the details of the Zoning By-law Amendment.

The Mayor then opened the meeting to comments from the public.

No members of the public, either in attendance or online, provided any comments. The Mayor then called the Public Meeting to a close.

Council reviewed Staff Report CSR-2025-5, Zoning By-law Amendment Public Meeting Report, File No. ZBA-04-24, 924 King Street, dated January 15, 2025, and the following Motion was presented:

COW-2025-2

Moved by Sheldon East

Seconded by Jaz Patel

That Staff Report CSR-2025-5, Zoning By-law Amendment Public Meeting Report, File No. ZBA-04-24, for 924 King Street, dated January 15, 2025, be received for information.

CARRIED

12.4 Official Plan Amendment OPA-04-24 & Zoning By-law Amendment ZBA-

05-25 1017 & 1029 Brebeuf Road

Present:

Ms. Amanda Newlove, The Jones Consulting Group Ltd.

Mayor Gordon called the Public Meeting to order and advised that the Public Meeting was being held pursuant to Sections 22 and 34 of the Planning Act to consider an Official Plan Amendment and a Zoning By-law Amendment for the property located at 1017 & 1029 Brebeuf Road., and to receive comments from the public.

The Mayor then asked the Town's Senior Planner, Andy Warzin, to introduce the Application, and confirm notification.

The Mayor then asked the Town's Senior Planner, Andy Warzin to make note of any correspondence received from the public and then Mr. Warzin provided a PowerPoint presentation detailing the proposed change to the Town's Official Plan and Zoning By-law. During this portion of the Public Meeting, Staff answered questions from Council.

The Mayor then asked Amanda Newlove, Planner at The Jones Consulting Group Ltd., on behalf of the applicant, to provide details of the proposal and provide any additional information. Ms. Newlove provided a PowerPoint outlining the details of the Official Plan Amendment and Zoning By-law Amendment applications.

No members of the public, either in attendance or online, provided any comments. The Mayor opened the floor to Council to ask questions of Staff and Ms. Amanda Newlove, Planner, on behalf of the applicant.

After the question-and-answer period the Mayor called the Public Meeting to a close.

Council reviewed Staff Report CSR-2025-4, Official Plan Amendment & Zoning By-law Amendment Public Meeting Report, File Nos OPA-04-24 and ZBA-05-24 for 1017 & 1029 Brebeuf Street, dated January 15, 2025, and the following Motion was presented:

COW-2025-3

Moved by Bill Meridis

Seconded by Howie Major

That Staff Report CSR-2025-4, Official Plan Amendment & Zoning By-law Amendment Public Meeting Report, File Nos OPA-04-24 and ZBA-05-24 for 1017 & 1029 Brebeuf Road, dated January 15, 2025, be received for information.

CARRIED

13. Presentations

There were none.

14. Integrity Commissioner - Recommendation Report

There were none.

15. Deputations/Petitions

15.1 YMCA

Ms. Jill Tettmann, CEO of the YMCA of Simcoe Muskoka provided a verbal update and PowerPoint presentation to Council regarding the services provided by the YMCA.

Following a question-and-answer period, Council thanked Ms. Tettmann for her presentation.

16. Committee/Local Board Delegation or Memo

There were none.

17. Reports and other items withdrawn from Consent Agenda for Council's consideration (includes presentations by consultants regarding a report under consideration.)

17.1 CSR-2025-6 Council Composition for the 2026 Municipal Election

Council reviewed Staff Report CSR-2025-6 and the following recommendations contained therein:

That Staff Report CSR-2025-6 Council Composition for the 2026 Municipal Election dated January 15, 2025 be received; and

1. That the Town of Midland Council composition be restructured for the 2026 Municipal Election to seven (7) Members as follows:
 - Mayor – elected at-large
 - Deputy Mayor – elected at-large
 - 5 Councillor positions – elected at-large

2. That the Clerk be directed to bring forward a By-law at the next Regular Council Meeting.

Due to the absence of three Council members at this meeting, which limited the opportunity for a fulsome discussion, the following Motion to defer was presented:

COW-2025-4

**Moved by Bill Meridis
Seconded by Sheldon East**

That Item 17.1 Staff Report CSR-2025-6, Council Composition for the 2026 Municipal Election dated January 15, 2025 be deferred to the February 26, 2025 Regular Meeting of Council Agenda for consideration.

CARRIED

18. Notices of Motion

18.1 Councillor MacDonald advised that she would be bringing the following Motion at the next Regular Council Meeting:

i) WHEREAS on January 9, 2025, the Association of Municipalities of Ontario released their "Municipalities Under Pressure" report; and

WHEREAS this report validates the only real path out of the homelessness crisis is to build supportive housing and to invest in the creation of permanent affordable housing; and

WHEREAS the Town of Midland, with the support of Simcoe County and the Midland Public Library hosted two Hope Housing & Health Symposiums; and

WHEREAS the Simcoe County Health Unit is prepared to work with the town on a poverty reduction strategy.

NOW THEREFORE BE IT RESOLVED that Staff be directed to prepare a report on establishing an Ad-hoc Committee which could compile the results of the Symposium and investigate a balanced approach of emergency supports, transitional and supportive housing.

19. General Announcements

Individual Members advised of various items, events and activities in the Municipality for information purposes.

20. Motion to close Committee of the Whole and to resume formal Council Session

20.1 **RES-2025-7**

**Moved by Howie Major
Seconded by Jaz Patel**

**That the Committee of the Whole rise and report.
CARRIED**

FORMAL SESSION

21. Motion to adopt actions of Committee of the Whole

21.1 RES-2025-8

**Moved by Jaz Patel
Seconded by Howie Major**

**That the recommendations of the Committee of the Whole for the meeting of January 15, 2025, be adopted as Resolutions of Council.
CARRIED**

22. Motions for which notice was given

22.1 RES-2025-9

**Moved by Sheldon East
Seconded by Jaz Patel**

That Council consider collaborating with the Legion in painting a memorial crosswalk to the Cenotaph; and

**That Staff provide a report detailing the feasibility and costs for this crosswalk.
CARRIED**

23. By-laws

23.1 RES-2025-10

**Moved by Bill Meridis
Seconded by Catherine MacDonald**

That the following By-laws:

By-law 2024-1 Authorize the sale of municipally owned lands legally described as Con 3 Tay, Pt Lot 20 RP 51R25728 Parts 1 & 2; in the Town of Midland, known municipally as 415 William Street.

By-law 2024-2 Amend By-law 2005-51 being a By-law to regulate the issuance of permits for the construction, demolition, alteration of buildings, plumbing and sewage systems and to repeal By-law 2023-34.

**be passed and enacted
CARRIED**

24. Confirmatory By-law

24.1 **RES-2025-11**

**Moved by Jaz Patel
Seconded by Bill Meridis**

That By-law 2025-3 being a By-law to adopt the proceedings of the Regular Council Meeting with Closed Session held January 15, 2025, be passed and enacted.

CARRIED

25. Adjournment

25.1 **RES-2025-12**

**Moved by Howie Major
Seconded by Sheldon East**

That this Regular Meeting of Council with Closed Session adjourn at 8:10 p.m.

CARRIED

Bill Gordon, Mayor

Sherri Edgar, Clerk



Staff Report

Department: Community and Growth

To: Mayor and Members of Council

Meeting Date: January 15, 2025

Report No.: CSR-2025-4

Report Title: Official Plan Amendment & Zoning By-law Amendment
Public Meeting Report
File Nos.: OPA-04-24 & ZBA-05-24
Address: 1017 & 1029 Brebeuf Street

Recommendation:

That Staff Report CSR-2025-4, Official Plan Amendment & Zoning By-law Amendment Public Meeting Report, File Nos OPA-04-24 and ZBA-05-24 for 1017 & 1029 Brebeuf Street, dated January 15, 2025, be received for information.

Background:

This report is being provided to Council as part of a Statutory Public Meeting for a proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications received by the Town for a property municipally known as 1017 & 1029 Brebeuf Road ('the subject lands'). The public meeting is being held in accordance with the provisions of the *Planning Act* to obtain comments about the proposed applications from members of council and the public.

The OPA application was received on November 12, 2024 and was subsequently deemed complete as per the requirements of the *Planning Act*.

The subject lands are located on the east side of Brebeuf Road, south of the intersection of Highway 12 and Brebeuf Road. The subject lands are municipally as 1017 & 1029 Brebeuf Road. The subject lands contain a combined lot area of approximately 54,000 m² (5.4 ha) with a combined lot frontage of approximately 210 metres along Brebeuf Road.

Each of the properties that make up the subject lands currently contain a detached dwelling unit and detached accessory buildings, respectively. A location map of the subject property is included as Attachment #1 to this Report.

The surrounding land uses are as follows:

North: Vacant Land
East: Aggregate Pit/Quarry
South: Rural
West: Golf Course/Rural/Residential

Application and Proposed Development:

The purpose and effect of the proposed Official Plan Amendment is to allow site-specific mapping and textual amendments to the Town of Midland Official Plan required in support of a proposed concrete mixing plant. The proposed amendments will:

- Amend Schedule 'A' Growth Areas, by removing them from the "Greenlands" classification and "Town Strategic Area I" classification to the "Rural Areas" classification.
- Amend Schedule 'B' Urban Structure, by changing the urban structure classification on the lands from "Mixed Use Districts" and "Greenlands" to "Rural Area".
- Amend Schedule 'C' Land use, by redesignating the lands subject from the "Commercial Corridor" and "Natural Heritage" designations to the "Aggregate Extraction Area" designation.

The purpose and effect of the Zoning By-law Amendment is to rezone the lands from the Industrial One Holding Provision (M1-H) Zone to a site-specific Industrial-Exception (M2-XX) Zone, effectively lifting the Hold (H) symbol, in order to permit a concrete mixing plant use. The submitted zoning bylaw amendment application also requires site-specific regulations for the buildings proposed which includes the following:

- permit a maximum building height of 15 metres for the concrete ready mix plant building; and,
- permit a maximum building height of 21 metres for the silo tower associated with the concrete ready mix plant.

A copy of the proposed site plan drawing for the proposed concrete mixing plant is included as Attachment #2 to this Report.

The following technical documents and plans were prepared and submitted in support of the OPA and ZBA applications:

- Planning Justification Report prepared by The Jones Consulting Group Ltd.
- Transportation Impact Study prepared by Tatham Engineering
- Hydrogeological Assessment prepared by Hard Environmental Services Ltd.
- Slope Stability Assessment prepared by Soil Engineers
- Environmental Impact Study prepared by Birks Environmental
- Functional Servicing and Stormwater Management Report prepared by Jones Engineering
- Stage 1-2 Archaeological Assessment prepared by AMICK Consultants Ltd.
- Stage 1-2 Archaeological Assessment Supplementary Documentation prepared by AMICK Consultants Ltd.
- Stage 3 Archaeological Assessment prepared by AMICK Consultants Ltd.

The above-mentioned technical documents are currently being reviewed by internal departments and external agencies. Any comments received after the posting of the agenda will be included in a future recommendation report.

Analysis:

Staff will evaluate the merits of the applications and provide Council with a recommendation as part of a report to be provided at a future date. What follows is a brief overview of the applicable policies and regulations. The purpose of this overview is to provide context for the requested Official Plan and Zoning By-law amendments.

Town of Midland Official Plan (2021)

The subject lands are split-designated 'Natural Heritage' and 'Commercial Corridor' on Schedule C – Land Use, to the Town Official Plan, and located within the 'Greenlands' growth area and urban structure designations (Schedules A - Growth Areas and B – Urban Structure) of the Town Official Plan.

The proposed ready mix concrete plant is not permitted in the 'Natural Heritage' nor the 'Commercial Corridor' designations. As such, an Official Plan Amendment is required to redesignate the subject lands to an 'Aggregate Extraction Area' designation, as proposed by the applicant, to permit a concrete ready-mix plant on the subject lands.

Town of Midland Zoning By-law 2004-90

The subject lands are zoned Industrial Holding Provision (M1-H) Zone in the Town Zoning By-law. Section 7.1.2 of the Town Zoning By-law outlines the list of permitted uses for the M1 Zone which does not permit the proposed concrete mixing plant.

As such, the submitted rezoning application seeks to rezone the property to a site-specific Industrial-Exception (M2-XX) Zone in order to permit a concrete mixing plant. Further, the rezoning will lift a Hold (H) on the subject land to permit development to occur. Further, the zoning by-law amendment will establish site specific regulations for both the concrete ready-mix building and concrete silo. These standards need to be introduced by way of a zoning by-law amendment as there are no established regulations for a concrete ready mix facility in the Town's Zoning By-Law.

A copy of the draft zoning by-law amendment schedule is included as Attachment #3 to this Report.

Community Consideration/Impacts:

The Notice of Public Meeting was posted on the Town's News and Notices page on December 16, 2024. No Notice was mailed due to the ongoing Canada Post strike. Despite this, the Public Notice requirements of *Planning Act* were satisfied; Section 7.1 of *O. Reg 545: Zoning By-laws, Holding By-Laws, and Interim Control By-laws* permits municipalities to issue digital Notices where there is no operating newspaper with sufficient circulation. In addition to the prescribed digital Notice, a Public Notice Sign was posted on the subject property. The sign includes the date of the Statutory Public Meeting, a summary of the proposal, and a QR code that provides access to the Town's website where the supporting material for the application is available for public review.

Should any comments be received in advance of the public meeting, they will be noted as part of staff's presentation to Council.

The following agencies received the notification of complete application and notice of public meeting:

- As of the writing of this report, no comments have been received.

Any received comments will be included in a future recommendation report.

Options/Alternatives:

This report is for information purposes only at this time with a future recommendation report to follow.

Financial Impact:

There are no anticipated budgetary impacts as a result of the recommendation of this report.

Council's Strategic Plan:

The submitted application does not have a direct connection to the strategic priorities of Council.

Conclusions:

Staff will complete a review of the application from a policy context and consider the comments from Council, members of the public, external agencies, and Town staff, as part of a future recommendation report.

Prepared by: Andy Warzin, RPP Senior Planner

Reviewed by: Steve Farquharson, B. URPL, RPP, MCIP, Executive Director of
Community and Growth

Approved by: Rhonda Bunn, Chief Administrative Officer

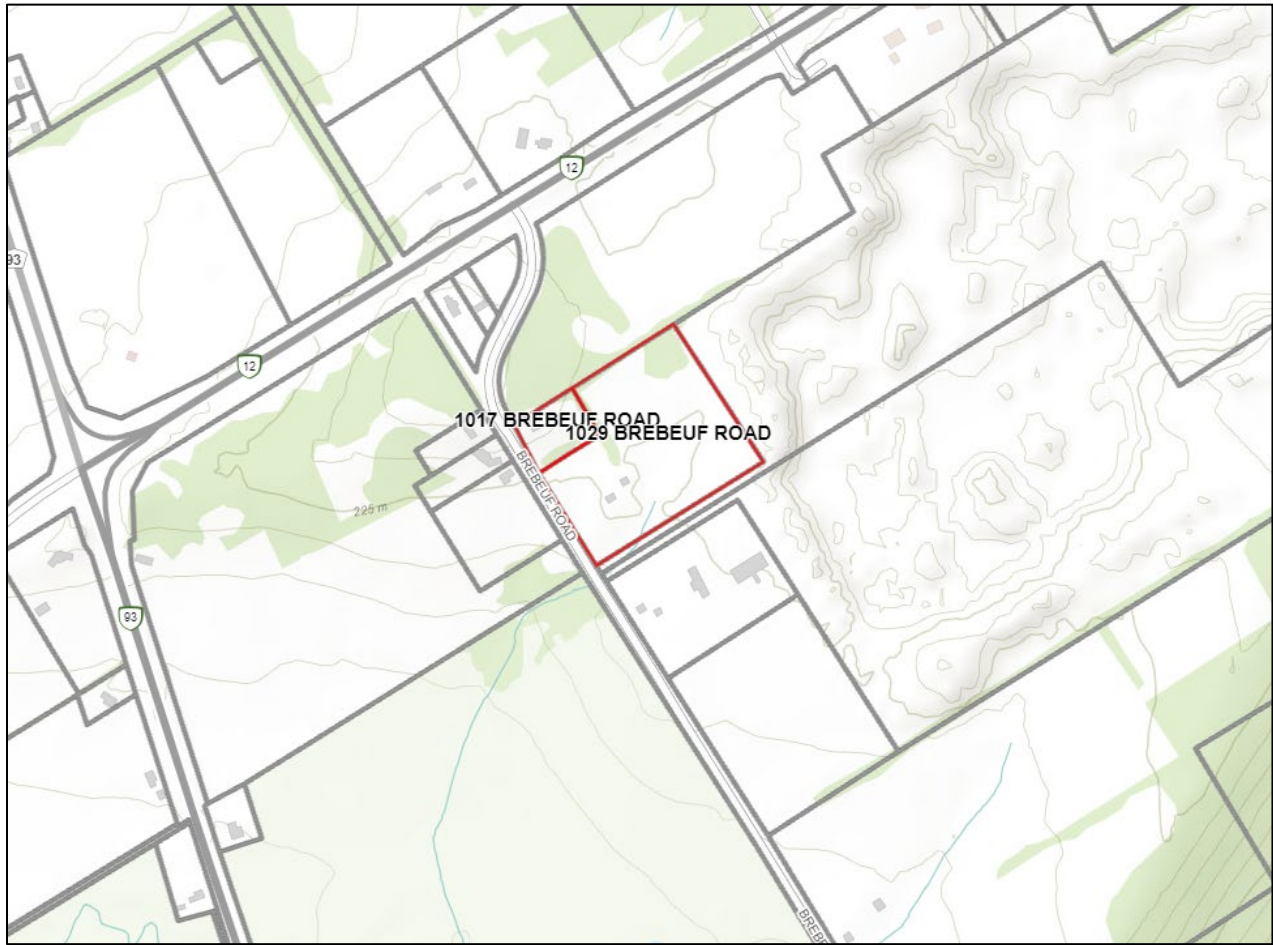
Attachment(s):

#1: Location Map

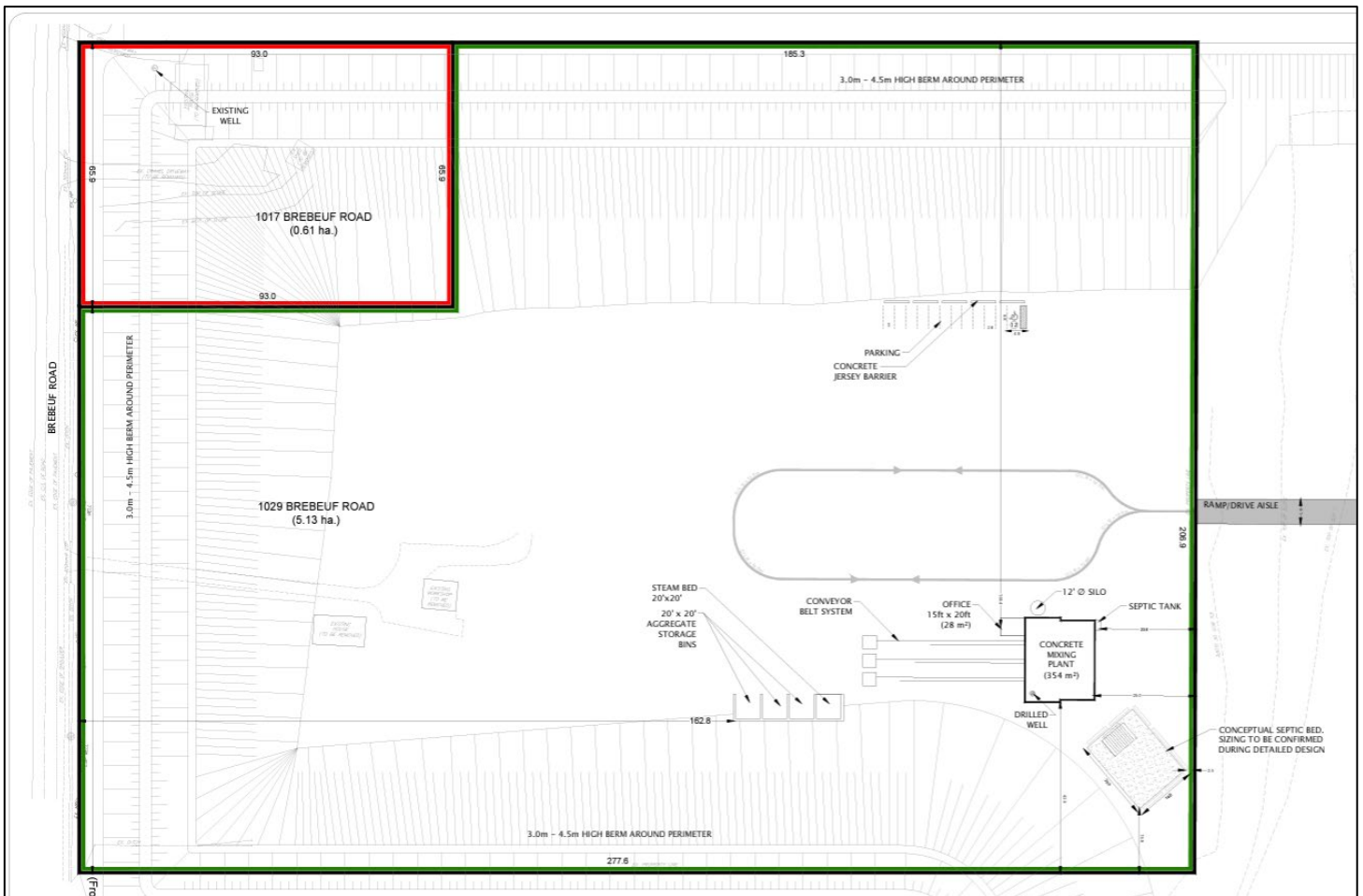
#2: Conceptual Site Plan Drawing

#3: Draft Zoning Schedule

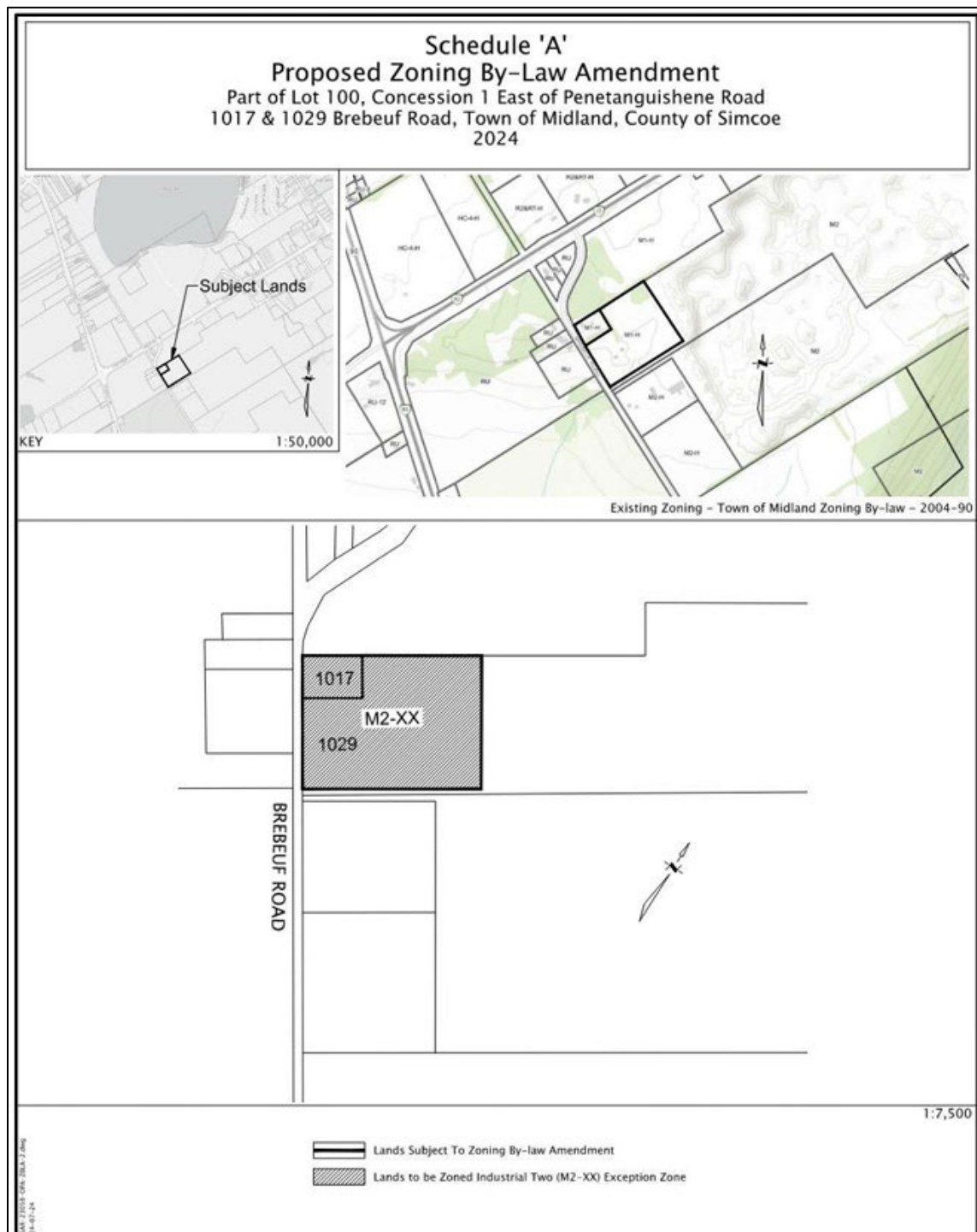
Attachment #1: Location Map



Attachment #2: Conceptual Site Plan Drawing



Attachment #3: Draft Zoning Schedule





Staff Report

Department: Community & Growth - Planning
To: Mayor and Members of Council
Meeting Date: October 15, 2025
Report No: CSR-2025-099
Report Title: Official Plan Amendment & Zoning By-law Amendment Recommendation Report
File No. OPA-04-24 & ZBA-05-24
1017 & 1029 Brebeuf Street

Recommendation:

That Staff Report CSR-2025-099 Recommendation Report Official Plan & Zoning By-law Amendment, File No. OPA-04-24 & ZBA-05-24, 1017 & 1029 Brebeuf Street, dated October 15, 2025, be received; and

- 1. That the By-law included in Attachment #3 of this Report, be enacted to Adopt Official Plan Amendment No. 6 to Amend the Town's Official Plan, and;**
- 2. That the By-law included in Attachment #. 4 of this Report, be enacted to permit a Site-Specific Amendment to the Town's Comprehensive Zoning By-Law 2004-90, as amended.**

Background:

The purpose of this report is to provide a recommendation to Council on two Planning Act applications to amend the Town's Official Plan (OP) and Comprehensive Zoning By-law (ZBL) pursuant to Sections 22(6.1) and 34(10.4) of the *Planning Act*, R.S.O 1990, c. P. 13, as amended (*Planning Act*).

The proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) are site-specific, affecting properties municipally known as 1017 and 1029 Brebeuf Road, being 'the subject lands' (see Attachment #1 for location map).

The subject lands are located on the east side of Brebeuf Road, approximately 230 metres south of the intersection of Highway 12 and Brebeuf Road. The subject lands contain a combined lot

**Regular Council
October 15, 2025**

**Official Plan Amendment & Zoning By-law
Amendment Recommendation Report
File No. OPA-04-24 & ZBA-05-24
1017 & 1029 Brebeuf Street
CSR-2025-099**

area of approximately 54,000 m² (5.4 ha) with a combined lot frontage of approximately 210 metres along Brebeuf Road.

The subject lands include a single detached dwelling and accessory building at 1017 Brebeuf Road. The dwelling is proposed to remain in use and occupied until the current residents leave. Meanwhile, 1029 Brebeuf Road is now vacant following the demolition of a single detached dwelling.

The surrounding land uses are as follows:

North:	Vacant Land
East:	Aggregate Pit/Quarry
South:	Rural
West:	Golf Course/Rural/Residential

The subject lands are currently split-designated Natural Heritage and Commercial Corridor on Schedule 'C' to the Town Official Plan and are zoned Industrial Holding Symbol (M1-H) in the Town Zoning By-law #2004-90, as amended.

Application and Proposed Development:

Official Plan Amendment

As outlined in the submitted applications, the purpose and effect of the proposed OPA is to consider site-specific amendments to the Town of Midland Official Plan in support of a proposed concrete mixing plant on the subject lands. The proposed amendments include the following:

- Amend Schedule 'A' - Growth Areas by changing the land classification from "Greenlands" to "Town Strategic Area I" and "Rural Areas".
- Amend Schedule 'B' - Urban Structure by changing the urban structure classification from "Mixed Use Districts" and "Greenlands" to "Rural Area".
- Amend Schedule 'C' - Land use, by redesignating the subject lands from "Commercial Corridor" and "Natural Heritage" to "Aggregate Extraction Area" designation.

Zoning By-law Amendment

The purpose and effect of the submitted ZBA is to rezone the subject lands from the Industrial One Holding Symbol (M1-H) Zone to a site-specific Industrial-Exception (M2-6) Zone as well as lift the Holding (H) symbol to permit the development of a concrete mixing plant. The proposed ZBA includes an exception as site-specific regulations are required for the buildings proposed on the subject lands. The site-specific regulations are:

- permit a maximum building height of 15 metres for the principle concrete mixing plant building;

- permit a maximum building height of 21 metres for the silo tower associated with the concrete mixing plant; and,
- Lift the Holding (H) symbol from the zoning of the lands.

Proposed Development

The submitted applications are required in support of a proposed concrete mixing plant on the subject lands. The proposed concrete mixing plant will be merged and function as part of the existing pit and quarry aggregate use on abutting lands to the east (16892 Highway 12). The proposed concrete mixing plant has been designed to include access through the pit and quarry to the east on Beamish Road. The subject lands will be graded to be consistent with the extraction pit. As such, the concrete mixing plant will be approximately 13 to 20 metres lower in grade than Brebeuf Road. The proposed concrete mixing plant will include the mixing building and office space with associated washrooms. The site will also contain aggregate storage bins, a conveyor belt system, and a silo tower. The proposed development is positioned as far from Brebeuf Road as possible to minimize the impact of the plant on abutting lands. There is no proposed vehicular access directly to Brebeuf Road, but rather all traffic would be directed through the existing aggregate pits entrance on Beamish Road

The site will be serviced by a septic system located to the south of the building, and a private drilled well. A parking area to accommodate 12 parking spaces, including a barrier-free parking space is also proposed as part of the design of the concrete mixing plant.

Should council approve the submitted applications to permit the concrete mixing plant, a future site plan control application will be required under the *Planning Act*. This site plan control application serves as a detailed technical review, requiring the applicant to demonstrate full compliance with Ministry guidelines and all applicable provincial, county, and municipal standards. Through this process, the municipality exercises control over site functionality, design, and mitigation measures to ensure minimal impact on adjacent properties.

A copy of the proposed site plan drawing is included as Attachment #2 to this Report.

Supporting Studies

The applicant has prepared several studies in support of the proposed OPA & ZBA applications. The Town as part of the Pre-Submission review process outlined that the below studies were to be included with the formal applications.

- Planning Justification Report prepared by The Jones Consulting Group Ltd.
- Transportation Impact Study prepared by Tatham Engineering
- Hydrogeological Assessment prepared by Hard Environmental Services Ltd.
- Slope Stability Assessment prepared by Soil Engineers
- Environmental Impact Study prepared by Birks Environmental
- Functional Servicing and Stormwater Management Report prepared by Jones Engineering
- Stage 1-2 Archaeological Assessment prepared by AMICK Consultants Ltd.
- Stage 1-2 Archaeological Assessment Supplementary Documentation prepared by AMICK Consultants Ltd.

Regular Council
October 15, 2025

Official Plan Amendment & Zoning By-law
Amendment Recommendation Report
File No. OPA-04-24 & ZBA-05-24
1017 & 1029 Brebeuf Street
CSR-2025-099

- Stage 3 Archaeological Assessment prepared by AMICK Consultants Ltd.

Analysis:

The following section provides an analysis of the applicable legislation, policies, and regulations as it relates to the proposed OPA and ZBA.

Planning Act

The *Planning Act* is the primary legislation that regulates land use planning in Ontario. Section 2 of the *Planning Act* requires that municipal councils shall have regard to, among other things, matters of provincial interest. Staff have reviewed the matters of provincial interest outlined in Section 2 of the *Planning Act* and are of the opinion that the submitted ZBA adheres to matters of provincial interest as noted in Section 2 of the *Planning Act*.

Staff also acknowledge that the submitted Planning Justification Report prepared by Jones Consulting Group Ltd. also expressed their professional planning opinion that the proposed Official Plan Amendment and Zoning By-law Amendment have regard to the Matters of Provincial Interest identified in the *Planning Act*.

Provincial Planning Statement (PPS) (2024)

The Provincial Planning Statement (PPS) (2024) is a streamlined province-wide land use planning policy framework. The PPS is a policy statement issued under the authority of Section 3 of the *Planning Act* and came into effect on October 20, 2024. All planning decisions shall be consistent with the PPS, as required by the *Planning Act*.

Section 2.3 of the PPS identifies settlement areas as the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas. Land use patterns within settlement areas should be based on densities and a mix of land uses. Additionally, the PPS encourages planning authorities to support the achievement of a complete community by accommodating for an appropriate range and mix of land uses, housing options, transportation options, employment, public service facilities and other institutional uses, parks and open space to meet long-term needs.

Mineral Aggregate Operations

Section 4.5.2.4 of the PPS identifies that mineral aggregate shall be protected for the long-term use. Subsection (4) of the PPS further expresses that mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

As the subject lands and proposed concrete mixing plant are to be consolidated and form part of the active pit and quarry, the proposed OPA and ZBA would align with the policies of the PPS as the

continue use and function of the existing pit and quarry would be maintained and expanded upon through the proposed concrete mixing plant.

Land Use Compatibility

Section 3.4 of the PPS includes policies regarding establishing industrial land use in proximity to sensitive land uses, including but not limited to residential uses. To ensure minimal impact on sensitive land uses as a result of an industrial use being introduced, the Province established guidelines to assist land use planning authorities in evaluating the appropriateness of new developments or land uses, with the goal of minimizing impacts on public health and the environment.

In specific, the D-6 Guidelines established by the Ministry of the Environment, Conservation and Parks classifies industrial facilities into three different classification based on the type of industrial land use. The proposed concrete mixing plant would be considered a Class 3 industrial use as the characteristics of the operations include a high potential for dust emissions from cement, sand, and aggregate handling, frequent noise from machinery, trucks, and batch operations, vibration and odour may be present depending on the scale and materials used, and outdoor storage and truck traffic contribute to off-site impacts. A Class 3 industrial use includes a minimum separation distance of setback of 300 metres from the point of receptor to surrounding sensitive land uses.

In terms of surround land uses, there are existing residential dwellings located on the west side of Brebeuf Road. In consideration of the proposed concrete mixing plant being situated at the south east corner of the subject lands, the distance from the concrete mixing plant to those existing residential dwellings in approximately 300 metres from the concrete ready-mix plant, complying with the D6 separation distance as a Class 3 industrial use.

The lands abutting the subject lands to the south also includes a detached dwelling unit along with outdoor storage and a detached building. Although the proposed concrete mixing plant would not be setback 300 metres from the existing residential dwelling, it is worthy to note, that the current zoning of the property is Industrial (M2) does not permit residential uses, and should the residential nature of the property cease, residential land uses would not be permitted to be reestablished on the property.

It should be noted that in order for the concrete ready-mix plant to operate, there is a requirement for the completion of an Environmental Compliance Approval (ECA) related to air and noise in accordance with the Environmental Protection Act. Furthermore, the mitigate the potential impacts of the concrete mixing plant, a minimum 3.0 metre high landscaping berm is proposed along the lot north, west and south lots lines to provide additional separation to the roadway and surrounding properties. There is also a hill proposed which will lower the grade of the subject lands as it relates to abutting properties to further reduce noise impacts on the existing residential units on the surrounding lots. These design and any mitigation measures will be implemented through the future site plan control application.

In consideration of above, planning staff is of the opinion that the proposed concrete mixing plant will address the intent of provincial guidelines as any potential impacts will be minimized and be

considered through the proposed location of the concrete mixing, through the inclusion of the berms and site alteration/change in grade and through the completion of an Environmental Compliance Approval (ECA) through the Province.

Natural Heritage

As the subject lands contains a Natural Heritage designation in the Town Official Plan, Section 4.1 of the PPS would apply to the submitted applications. In consideration of these policies, particularly 4.1.5 and 4.1.7, the submitted applications are required to demonstrate conformity with the policies of the PPS. To achieve this, the applicant has prepared an Environmental Impact Study (EIS) to evaluate impacts on natural heritage features and their ecological functions.

The EIS submitted in support of the proposed OPA and ZBA was circulated to the Seven Sound Environmental Associated (SSEA) for review and comment. As part of the review of the document by the SSEA, agreed that the woodlot on the subject lands did not meet the provincial standards to be considered a significant woodlot, however, there was the potential observed habitat for a Bank Swallow which is a protected species of bird. Through additional field work, it was further confirmed that the potential habitat for the Bank Swallow was on adjacent lands, being the aggregate pit, and that there was no identified habitat on the subject lands proposed for the concrete mixing plant. As such the policies noted in Section 4.1 of the PPS have been addressed.

Cultural Heritage and Archeology

In terms of cultural heritage and archaeology, Section 4.6.2 Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

A Stage 1-2 Archaeological Assessment was prepared for the subject lands which concludes a site of historic artifacts was identified. A Stage 3 Archaeological Assessment was also prepared which concluded the site has been cleared of archaeological concern. Furthermore, the Archaeological Assessments have been submitted to the Ministry of Tourism, Culture and Sport.

In consideration of above, the submitted application generally conforms to the policies of the PPS.

County of Simcoe Official Plan (SCOP) (2024)

The Town of Midland is a lower-tier municipality within the County of Simcoe, whereby the policies of the SCOP apply to development applications submitted to the Town. Additionally, the County of Simcoe is also the approval authority for OPAs within the Town. The following section provides an overview of the applicable SCOP policies and an analysis of how the submitted applications conform to the SCOP.

A noted in Schedule 5.1 of the SCOP, the Town of Midland is designated as Settlements. Furthermore, Schedule 5.1.2 of the SCOP identifies the Town of Midland as a primary settlement

area. As outlined in Section 3.5 of the SCOP, outlines that settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted settlements are to focus population and employment growth and development within settlements, with particular emphasis on primary settlement areas. Furthermore, primary settlement areas are larger settlements suitable for high intensification targets, public transit services, and high density targets for designated Greenfield areas and have full municipal water services and municipal sewage services.

Natural Heritage

The SCOP's development policies broadly guide the protection of natural heritage resources, aligning with the PPS. These policies apply county-wide and uphold the 'no negative impact' standard for development near significant natural heritage features.

As noted above, EIS was submitted in support of the proposed OPA and ZBA. The EIS was circulated to the Severn Sound Environmental Association for review and consideration.

Based on the comments received from the SSEA, the woodland does not meet provincially recommended significant woodland criteria for overall woodland size, or ecological functions such as woodland interior or diversity, uncommon characteristics, or economic and social functional values.

As noted above, through the EIS work, Bank Swallow habitat was identified on the adjacent licensed aggregate pit, not on the subject lands. The Severn Sound Environmental Association reviewed the EIS and confirmed that since no habitat was found on the subject lands, and a process exists for mitigating impacts on adjacent lands, the natural heritage policies of the PPS, SCOP and Town Official Plan regarding the Bank Swallow have been addressed. Despite this, it remains the responsibility of the property owner to ensure compliance with the *Endangered Species Act* during development and site alteration. Additionally, a site plan control application will be required for the proposed concrete mixing plant, which will include an agreement covering design elements and any ESA or Species at Risk requirements.

Cultural Heritage

Section 4.6 of the SCOP includes policies that direct how cultural heritage resources, including archaeological resources, are to be conserved. As the subject lands are undeveloped, there are no built cultural heritage resources to be conserved. However, the proposed OPA and ZBA are supported by a Stage 1 & 2 and Stage 3 Archeological Assessment to determine if there are any archeological resources on the subject lands. The Archeological Assessment does not identify any archeological resources on the subject lands and no further investigation is recommended. Based on this, Section 4.6 of the SCOP are satisfied.

As part of the Stage 3 Archeological Assessment prepared by AMICK Consultants Ltd., the Assessment notes the historic Euro-Canadian archaeological site was excavated and all artifacts were retained and recorded. The Assessment resulted in the recovery of 2378 artifacts; however, no cultural features were encountered. The Report states that due to high levels of disturbance, a lack of

cultural features, a low frequency of diagnostic artifacts predating the last quarter of the 19th century and a high level of very recent 20th century and 21st century artifacts, the Site contains no further Cultural Heritage Value or Interest. The Report concludes the site has addressed any provincial interest in archaeological resources and is cleared of archaeological concern. The Archaeological Reports have been submitted to the Ministry of Tourism, Culture and Sport for review. Confirmation that the documents have been reviewed and registered with the Ministry will be undertaken as part of the formal site plan control application.

Infrastructure

Section 4.7 of the SCOP outlines policies regarding infrastructure including sewage and water services which expresses that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where a study concludes that the provision of full municipal sewage services and municipal water services or private communal sewage services and private communal water services cannot be implemented, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

As noted above, a functional servicing and Stormwater Management Report was prepared in support of the proposed concrete mixing plant which demonstrated that the plant can operate and function through private services.

The subject lands are located within the Settlement Area of the Town of Midland which is intended to include a variety of land uses. The proposed concrete mixing plant is associated with the active aggregate pit which is currently in full operation. At present, there is no available municipal infrastructure to service the proposed concrete mixing plant. However, the proposed concrete mixing plant will operate on private services.

In consideration of the above, the submitted applications conform to the policies of the County of Simcoe Official Plan.

Town of Midland Official Plan (2021)

The subject lands are split-designated 'Natural Heritage' and 'Commercial Corridor' on Schedule C – Land Use, to the Town Official Plan, and located within the 'Greenlands' growth area and urban structure designations (Schedules A - Growth Areas and B – Urban Structure) of the Town Official Plan.

The proposed ready mix concrete plant is not permitted in the 'Natural Heritage' nor the 'Commercial Corridor' designations. As such, an OPA is required to redesignate the subject lands to an 'Aggregate Extraction Area' designation, as proposed by the applicant. As outlined in Section 4.6.3 (b)(iii), a concrete plant is noted as a permitted use within that designation. The subject lands are to be merged with the existing pit and quarry and would function as part of the aggregate operation.

Natural Heritage

As the subject lands contain a Natural Heritage Designation, the policies of Section 4.5.3 of the Town Official Plan require the applications to demonstrate no negative impact on any identified natural features on the subject lands. As previously noted, the applicant prepared and submitted an EIS to demonstrate conformity with the noted section of the Town Official Plan. Based on the review and comments provided by the SSEA, the woodland located on the subject lands does not meet the provincially recommended criteria for significant woodlands in terms of overall size or ecological functions, including woodland interior, diversity, uncommon characteristics, or economic and social value.

Further, the EIS identified Bank Swallow habitat on the adjacent licensed aggregate pit, with no habitat found on the subject lands. The SSEA has reviewed the EIS and confirmed that the natural heritage policies of the Town Official Plan have been appropriately addressed, given the absence of habitat on-site and the availability of mitigation processes for adjacent lands.

Please note, the property owner will remain responsible for ensuring compliance with the Endangered Species Act and Species at Risk regulations throughout development and site alteration.

Infrastructure

Through the review of the application, it was also noted that relief from Section 6.0 (Municipal Infrastructure) of the Town OP is also required to permit the subject lands and proposed development to be serviced through private services even those the subject lands are located within the Urban Service Limits as noted on Schedule 'F' to the Town OP. Section 6.2.3 of the Town OP outlines that full municipal services are the preferred form of servicing for new development and redevelopment. The priority for new urban development is to be focused within the Delineated Built-up Area, followed by the Urban Areas. It is further expressed that where full municipal services are not available, the Town may allow the use of private services provided that site conditions are suitable for the long-term provision of such services with no negative impacts. As part of the future site plan control application, the applicant will be required to demonstrate how the concrete mixing plant will be serviced through private services.

In consideration of the above, planning staff are of the opinion that the submitted OPA and ZBA conforms to the policies of the Town Official Plan. A copy of the Official Plan Amendment Adoption Package included as Attachment #2 to this Report.

Town of Midland Zoning By-law 2004-90

The subject lands are zoned Industrial Holding Provision (M1-H) Zone in the Town Zoning By-law, which does not permit the proposed concrete mixing plant.

As such, the submitted rezoning application seeks to rezone the property to a site-specific Industrial-Exception (M2-6) Zone in order to permit a concrete mixing plant. Further, the rezoning will lift a Hold (H) on the subject lands. The zoning by-law amendment will also establish site-specific regulations for

both the concrete ready-mix building and concrete silo. These standards need to be introduced by way of a zoning by-law amendment as there are no established regulations for a concrete mixing plant in the Town's Zoning By-Law.

Permitted Use – Proposed Concrete Mixing Plant

The ZBA proposes a site-specific Industrial (M2-6) Zone to allow a concrete mixing plant. The proposed concrete mixing plant will function as a component to the existing pit and quarry operation on the adjacent lands to the east. Furthermore, existing lands to the south of the subject lands also include the M2 Zoning which contemplates industrial and industrial related uses, including permitting the proposed concrete mixing plant within the M2 Zone.

Requested Height Increase

The ZBA seeks an increase to maximum permitted height from 11.0 metres to 21 metres in support of the silos associated with the concrete mixing plant. The proposed height of the concrete mixing plant will be 15 metres. As the grade of the subject lands is to be reduced to match the grade of the existing aggregate pit on abutting lands to the east, planning staff does not anticipate any adverse impacts on abutting lands due to the increase in height. Furthermore, the inclusion of the proposed 3-4 metre landscaping berm around the perimeter of the subject lands will further provide visual relief of the proposed silos associated with the concrete mixing plant.

In consideration of the above, planning staff is of the opinion that the submitted OPA and ZBA are appropriate for the subject lands. A copy of the amending zoning by-law zoning by-law is included as Attachment #4 to this Report.

Stakeholder Considerations/Impacts:

The Notice of Complete Application and Public Meeting was posted on the Town's News and Notices page on December 16, 2024, along with Notice Signage being installed on the subject lands. As a result of the notification, planning staff received written comments from one (1) resident and several internal and external commenting agencies. The comments from internal and external agencies are technical in nature, while the comments from a resident along Brebeuf Road expressed concern regarding the submitted application and proposed development. These comments are discussed further below, with staff response in italics.

Residential Comment:

1024 Brebeuf Road – The owner expressed objection to the submitted applications and proposed development due to noise pollution and increased noise levels in the area and particularly relating to my property.

Staff Response:

To address the owner's concerns and minimize noise impact, the grade of the subject lands will be lowered to match the adjacent aggregate pit, aligning with the ready-mix concrete plant's operations.

Additionally, a 3.0–4.5 metre high landscaping berm around the site's perimeter has been proposed to further mitigate noise impacts on surrounding properties.

Furthermore, the proposed concrete mixing plant will require the completion of an Environmental Compliance Approval (ECA) related to air and noise in accordance with the Environmental Protection Act. An ECA is a permission that allows businesses to operate their facility or site with environmental controls that protect human health and the natural environment. This item will be addressed during the formal site plan control application process.

Statutory Public Meeting

The statutory public meeting was held on January 15, 2025 following the issuance of the Statuary Notice in compliance with the *Planning Act*.

No members of the public were attendance for the meeting however the agent representing the owner provided a presentation to Council detailing the submitted application and proposed development.

Internal Departments / External Agency Comments:

The applications were circulated to both internal departments and external agencies, and comments received have been incorporated into this report and formed part of the recommendation.

Options/Alternatives:

Council has the authority to refuse the proposed OPA and ZBA despite the staff recommendation to approve same, which may result in an appeal to the Ontario Land Tribunal ('OLT') by the applicant.

Financial Impact:

There are no anticipated financial or budgetary impacts as a result of this application. Should the applications be appealed to OLT by either the applicant or residents, there could be financial implications on the Town to participate in the appeal hearing.

Council's Strategic Plan:

This recommendation is not related to an of Council's Strategic Priorities.

Conclusions:

The proposed OPA and ZBA applications seek to redesignate the subject lands to permit the development of a ready mix concrete plant. In consideration of all of the above, planning staff are of the opinion the submitted application is consistent with the PPS, conforms to the County of Simcoe

Official Plan and Town Official Plan. As such, planning staff recommend the approval of the submitted OPA and ZBA as outlined in Attachment #3 and Attachment #4.

Prepared by: Andy Warzin, Senior Planner

Reviewed by: Tomasz Wierzba, Manager of Planning Services

Steve Farquharson, Executive Director, Community and Growth

Approved by: Rhonda Bunn, Chief Administrative Officer

Attachments:

[Attachment #1 Location Map](#)

[Attachment #2 Proposed Site Plan Drawing](#)

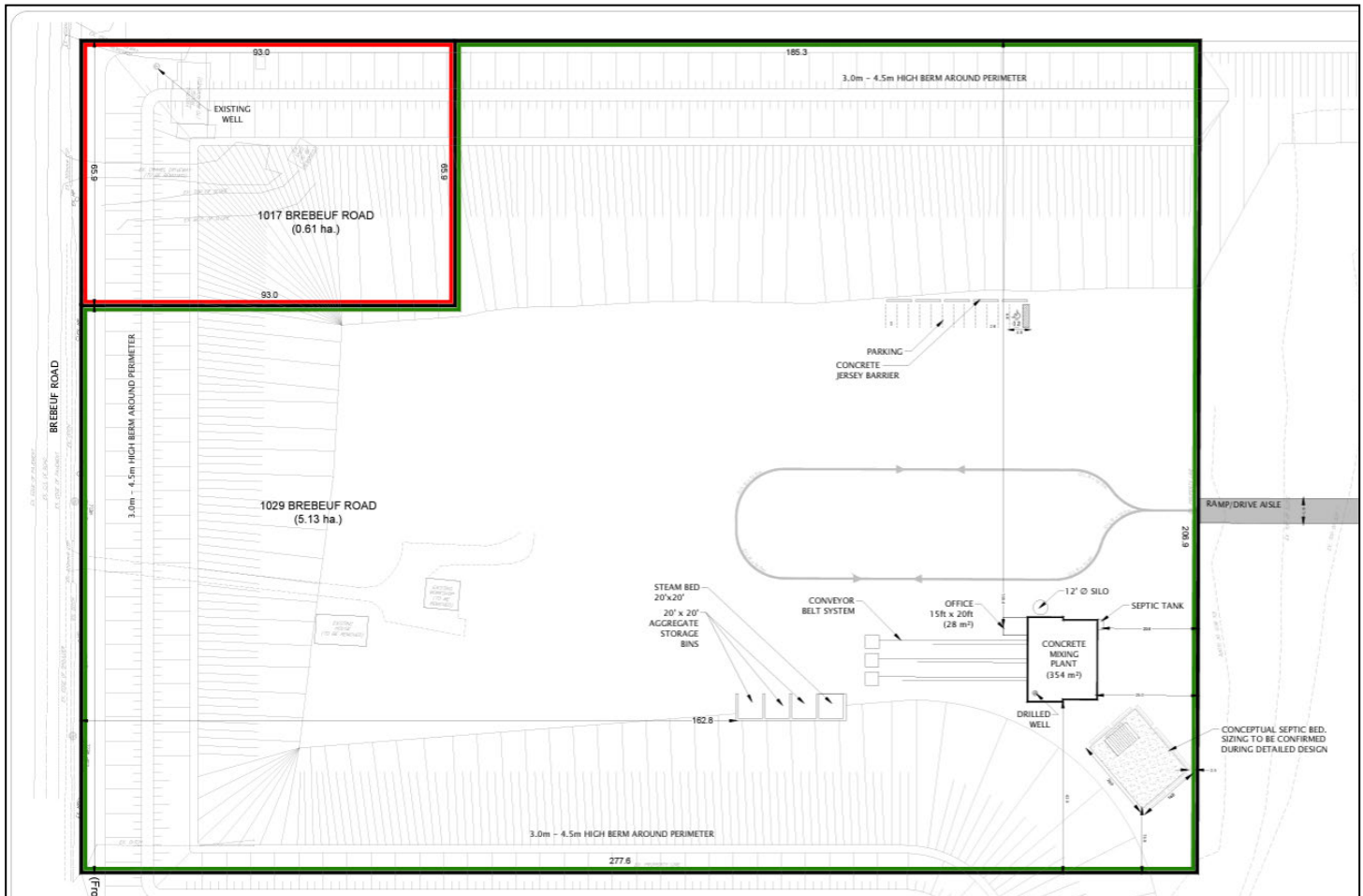
[Attachment #3 OPA Adoption Package](#)

[Attachment #4 Amending By-law 2025-XX - October 2025](#)

Attachment #1: Location Map



Attachment #2: Conceptual Site Plan Drawing



THE CORPORATION OF THE TOWN OF MIDLAND

BY-LAW 2025-X

A By-law to adopt Amendment No. 6 to the Town of Midland Official Plan.

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

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

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

WHEREAS the Council of The Corporation of the Town of Midland now deems it expedient to amend the Official Plan for the Town of Midland pursuant to the authority given to it under Sections 17 and 21 of the *Planning Act*;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREBY ENACTS AS FOLLOWS:

1. That the attached text which constitutes Amendment No. 6 to the Official Plan for the Town of Midland is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No. 6 to the Town of Midland Official Plan.
3. That this By-law shall come into force and effect on the final passage thereof

PASSED AND ENACTED THIS 15TH DAY OF OCTOBER, 2025.

THE CORPORATION OF THE TOWN OF MIDLAND

BILL GORDON - MAYOR

SHERRI EDGAR - CLERK



AMENDMENT NO. 6 OF THE

TOWN OF MIDLAND

OFFICIAL PLAN

RESPECTING 1017 and 1029 Brebeuf Road



CERTIFIED that the attached is a true copy of Official Plan No. 6 as enacted and passed by the Council of the Corporation of the Town of Midland on the 15th day of October, 2024.

SHERRI EDGAR - CLERK



AMENDMENT NO. 6

TO THE

TOWN OF MIDLAND

OFFICIAL PLAN

The attached explanatory text and Schedule "A" constituting Amendment No. 6 to the Official Plan for the Town of Midland, was prepared and adopted by the Council for the Corporation of the Town of Midland by By-law 2025-XX in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, Chapter P.13, on the 15th day of October, 2025.

BILL GORDON - MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

SHERRI EDGAR - CLERK



**AMENDMENT NO. 6 TO THE TOWN OF MIDLAND
OFFICIAL PLAN**

TABLE OF CONTENTS

THE CONSTITUTIONAL STATEMENT	6
PART A – THE PREAMBLE	7
TITLE	7
PURPOSE	7
LOCATION	7
BASIS	7
PART B - THE AMENDMENT	8
INTRODUCTION	8
ACTUAL CHANGES/DETAILS OF THE AMENDMENT	8
IMPLEMENTATION AND INTERPRETATION	8
PART C – THE APPENDICES	9
#1 Application Reports List (provided electronically)	Error! Bookmark not defined.
#2 Minutes of Public Meeting	Error! Bookmark not defined.
#3 Staff Reports	Error! Bookmark not defined.



THE CONSTITUTIONAL STATEMENT

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

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

PART B – THE AMENDMENT sets out the actual Amendment Number 1 to the Town of Midland Plan along with the specific policies to be added to the Town of Midland Official Plan set out in Schedule A.

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

PART A – THE PREAMBLE

TITLE

The title of this Amendment is “Amendment No. 6 to the Official Plan for the Town of Midland”, herein referred to as Amendment No. 6.

PURPOSE

The purpose of Amendment No. 6 is as follows:

- i. To amend Schedule ‘A’ Growth Areas of the Town Official Plan, by removing the lands subject to the Amendment from this schedule; thereby, removing them from the “Greenlands” classification and “Town Strategic Area I” classification.
- ii. To amend Schedule ‘B’ Urban Structure of the Town Official Plan , by changing the urban structure classification on the lands subject to the Amendment from “Mixed Use Districts” and “Greenlands” to “Rural Area”.
- iii. To amend Schedule ‘C’ Land use of the Town Official Plan, by redesignating the lands subject to the Amendment from the “Commercial Corridor” and “Natural Heritage” designations to the “Aggregate Extraction Area” designation.
- iv. To permit the proposed development of a concrete mixing plant on the Subject Lands on private services.

LOCATION

The Subject Lands are municipally addressed as 1017 and 1029 Brebeuf Road and are legally described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe. The Subject Lands comprise 5.7 hectares in area, and have a total frontage of approximately 207 metres along Brebeuf Road.

BASIS

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

This Amendment would redesignate the Subject Lands to facilitate the development of a concrete mixing plant and associated office building, silo towers and parking area.



PART B - THE AMENDMENT

INTRODUCTION

All of this part of the Amendment, entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. 6 to the Town of Midland Official Plan.

ACTUAL CHANGES/DETAILS OF THE AMENDMENT

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

1. To Amend Schedule 'A' – Growth Areas for the Town of Midland Official Plan by removing the lands described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe from the "Greenlands" and "Strategic Growth Areas 1" as shown on Schedule 'A' to this amendment.
2. To Amend Schedule 'B' – Urban Structure for the Town of Midland Official Plan by changing the classification on the lands described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe from the "Greenlands" and "Mixed Use Districts" to the "Rural Area" as shown on Schedule 'B' to this amendment.
3. To Amend Schedule 'C' – Land Use for the Town of Midland Official Plan by redesignating the lands described as L Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe from "Natural Heritage" and "Commercial Corridor" to the "Aggregate Extraction Area" designation as shown on Schedule 'C' to this amendment.
4. Notwithstanding Section 6 (Water) of the Town Official Plan, the proposed development is permitted to be serviced by means of private services.

IMPLEMENTATION AND INTERPRETATION

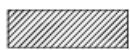
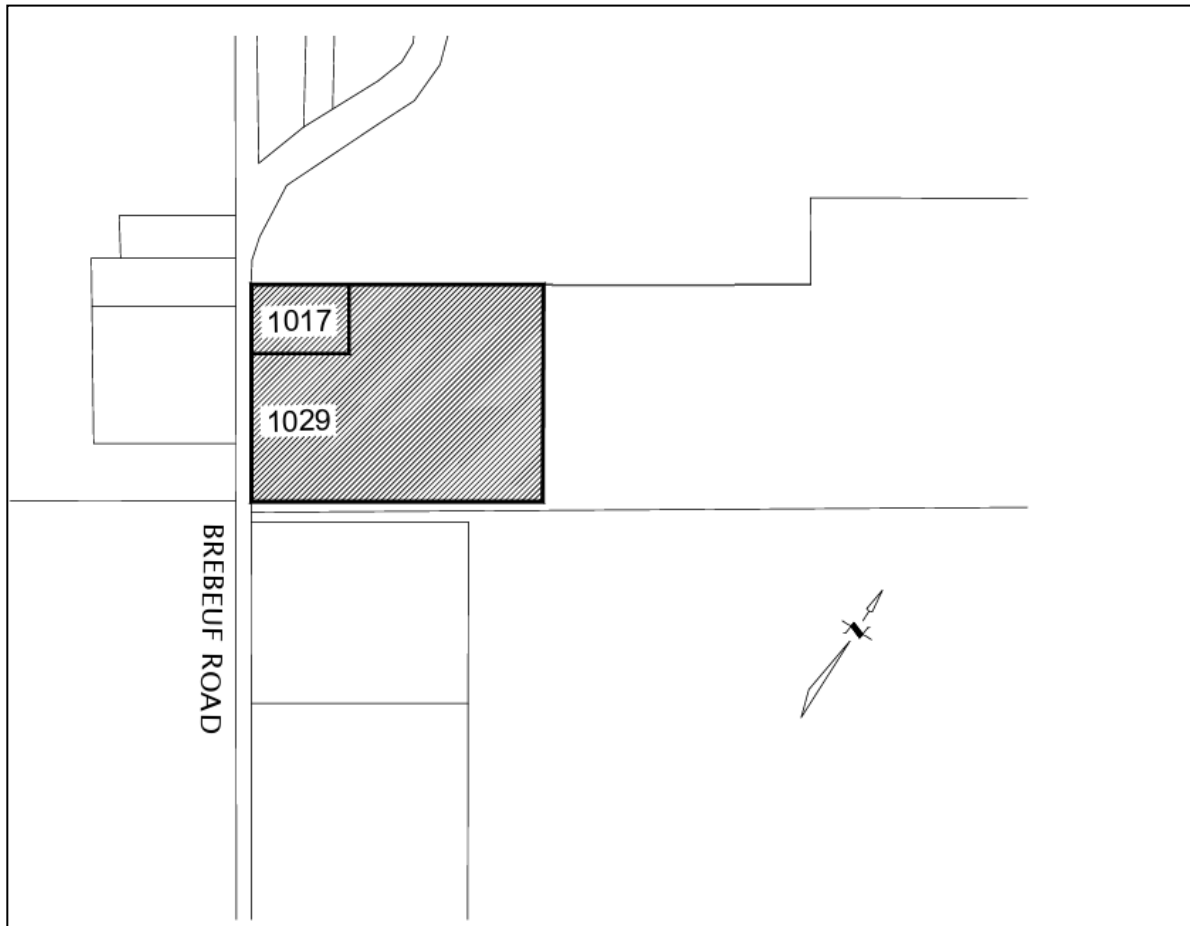
The provisions of the Official Plan for the Town of Midland, as amended from time to time, regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment.

INTERPRETATION

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

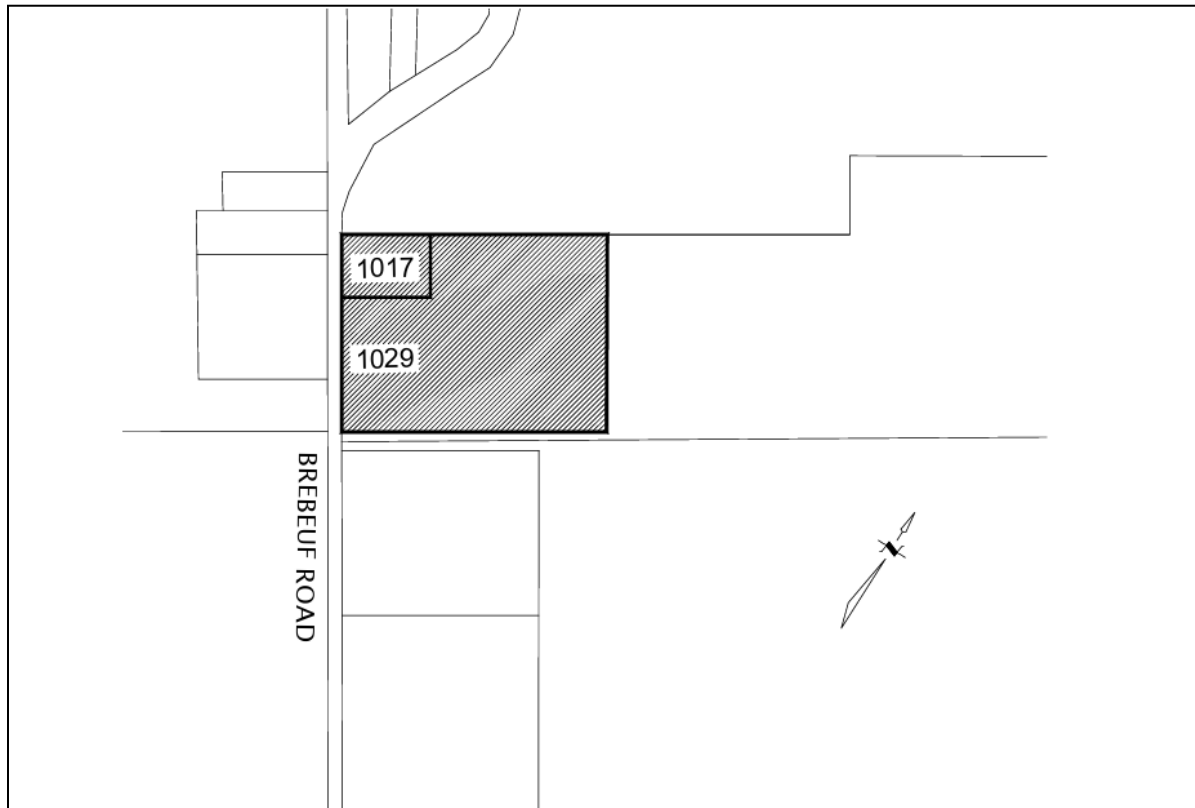


Schedule "A" – Amendment No. 6



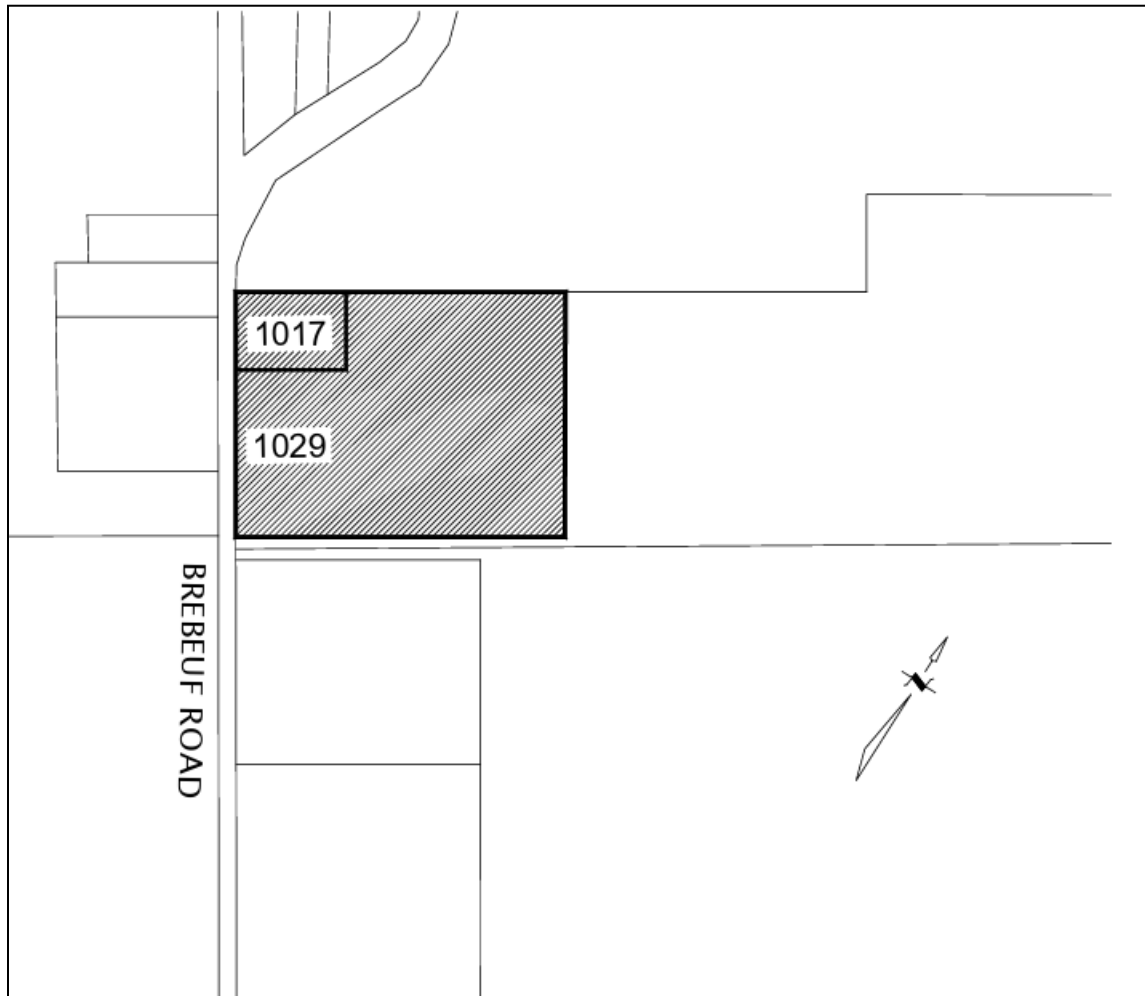
Remove the "Greenlands" classification to "Strategic Growth Areas 1"

Schedule “B” – Amendment No. 6



 to remove the “Greenlands” and “Mixed Use Districts” to the “Rural Area”

Schedule "C" – Amendment No. 6



 To redesignate from "Natural Heritage" and "Commercial Corridor" to "Aggregate Extraction Area"

PART C – THE APPENDICES

1. Minutes of Public Meeting
2. Staff Planning Report CSR-2025-004
3. Staff Planning Reports CSR-2025-099



THE CORPORATION OF THE TOWN OF MIDLAND
BY-LAW 2025-XX

to amend Zoning By-law 2004-90, as amended, for the lands municipally known as 1017 and 1029 Brebeuf Road, in the Town of Midland.

WHEREAS the Council of the Corporation of the Town of Midland passed Zoning By-law 2004-90, known as the Zoning By-law, on the 22nd day of November 2004, to regulate the development and use of lands within the Town of Midland; and,

AND WHEREAS the Council of The Corporation of the Town of Midland has received an application to Amend Zoning By-law 2004-90 and has approved the Application; and,

AND WHEREAS the Council of The Corporation of the Town of Midland now deems it expedient to amend Zoning By-law 2004-90, pursuant to the authority given to it under Section 34 of the Planning Act, R.S.O. 1990;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREBY ENACTS AS FOLLOWS:

1. That the lands described as Part of Lot 100, Concession 1 East of Penetanguishene Road, in the Town of Midland, County of Simcoe, and having a municipal address as 1017 and 1029 Brebeuf Road, as shown on Schedule 'A' attached hereto shall be subject of this By-law.
2. That the lands described above and on Map '42' of Schedule "A" to Zoning By-law 2004-90 and as shown on Schedule "A" attached hereto and forming part of this By-law, shall be rezoned from the "Industrial (M1) Zone to the "Industrial-Exception (M2-6)" Zone
3. That a new section, being 7.2.4.5 – M2-6, be added, and that the following regulations be added under this new subsection:

Notwithstanding Section 7.2.3 of the Zoning Bylaw, the following shall apply to lands known municipally as 1017 and 1029 Brebeuf Road:

- a) Permit a maximum building height of 15 metres for the principle concrete mixing plant building;
- b) Permit a maximum building height of 21 metres for the silo tower associated with the concrete mixing plant; and,

- c) Lift the Holding (H) symbol from the zoning of the lands.
- 4. That all provisions of Zoning By-law 2004-90, as amended, except those expressly amended herein shall apply to the subject land.
- 5. That this By-law shall come into force and effect on the final passage thereof.

PASSED AND ENACTED THIS 15TH DAY OF OCTOBER, 2025.

THE CORPORATION OF THE TOWN OF MIDLAND

BILL GORDON – MAYOR

SHERRI EDGAR - CLERK

Schedule "A" to By-law 2025-XX



Lands to be rezoned from Industrial-Holding (M1-H) to Industrial-Exception (M2-6)