

**PLANNING STATEMENT REPORT IN SUPPORT OF OFFICIAL PLAN
AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS**

**GEORGIAN BAY GENERAL HOSPITAL
1112 ST. ANDREWS DRIVE & 9421 COUNTY ROAD 93
MIDLAND, ONTARIO**

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

ON BEHALF OF

**GEORGIAN BAY GENERAL HOSPITAL
&
GEORGIAN BAY GENERAL HOSPITAL FOUNDATION**

APRIL 2025

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1.0 INTRODUCTION

Georgian Bay General Hospital and Georgian Bay General Hospital Foundation (herein referred to as the '**landowners**') retained Innovative Planning Services (IPS) to prepare a Planning Statement Report ('**PSR**') to support the submission of Official Plan Amendment ('**OPA**') and Zoning By-law Amendment ('**ZBA**') Applications to support the (re)development of the Georgian Bay General Hospital located at 1112 St. Andrews Drive & 9421 County Road 93 in the Town of Midland, Ontario (herein referred to as the '**Subject Lands**', '**Proposed Development Lands**' and/or '**Hospital Lands**').

The Proposed Development Lands contemplate the implementation of a comprehensive revitalization plan for the Georgian Bay General Hospital. The Hospital Lands are planned to respond to public service facility needs within the Town of Midland, adjacent Penetanguishene, and other localities within the *Georgian Bay Area*. The proposed development framework plans to utilize existing infrastructure and construct new hospital buildings and structures to facilitate the provision of existing and planned public service facility service levels for the Town of Midland and Georgian Bay Area.¹

Applicable land use planning policies and regulations were reviewed in the preparation of this Report. It is through this review that the Report provides how the Proposed Development on the Hospital Lands will demonstrate consistency with the policies of provincial planning statements and exhibit general conformity with applicable policies and regulations within local and regional planning agency documents.

This Report reviews the following land use planning documents for applicable policies:

- *Planning Act*, RSO 1990, As Amended;
- Provincial Planning Statement, 2024 ('**PPS**');
- County of Simcoe Official Plan, 2023;
- Town of Midland Official Plan, 2019 and;
- Town of Midland Zoning By-law 2004-90.

Amendments to permit the Proposed Development within the Town of Midland Official Plan ('**Midland Plan**') and Midland's zoning by-law, *By-law 2004-90*, are sought through Official Plan Amendment ('**OPA**') and Zoning By-law Amendment ('**ZBA**') Applications.

¹ Refer to Section 2.0 – 'Framing the Subject Lands', for an overview of the Subject Lands' location and general framing of the lands within the Georgian Bay Area. Refer to Section 4.0 – 'Description of the Proposed Development', for a snapshot of the contemplated development framework for the Subject Lands.

Requested Amendments

The Planning Applications propose:

- (a) the redesignation of the Subject Lands to facilitate the (re)development of the Georgian Bay General Hospital into a new 5-storey(28.0-metre) hospital building and a new 5-storey (28.0-metre) mental health building.
 - Specifically, under Schedule B of the Midland Plan, lands identified as 9421 County Road 93 are proposed to be redesignated from “Greenlands” to “Mixed Use Districts”. Any lands not developed as outlined within the Conceptual Plan will be redesignated or remain designated as “Greenlands”
 - Consistent with the proposed changes above, under Schedule C of the Midland Plan, portions of the lands identified as 9421 County Road 93 are proposed to be redesignated from “Natural Heritage” to “Commercial Corridor”. Any lands not developed as outlined within the Conceptual Plan will be redesignated “Open Space”
 - Consistent with the changes above, under Schedule C, for the lands identified as 1112 Saint Andrews Drive the lands will be redesignated from “Natural Heritage” to “Commercial Corridor”. Any lands not developed as outlined within the Conceptual Plan will be redesignated to “Open Space”.
- (b) the rezoning of the Subject Lands to facilitate the (re)development of the Georgian Bay General Hospital.
 - Specifically, for lands identified as 9421 County Road 93, to rezone the lands from “Rural - RU” to “Institutional with Specific Provisions – I (I-XX). Any lands not utilized within the Conceptual Plan will be rezoned “Open Space”
 - Similar to above, for lands identified as 1112 Saint Andrews Drive, to rezone portions of the lands from “Institutional – I” to “Institutional with Special Provisions – I (I-XX)” as required by the proposed redevelopment, with the balance of the lands remaining zoned as “OS – Open Space”

This Report reviews the subject application in the context of applicable Provincial and Municipal policies to provide necessary rationale for the approval of the proposed development.

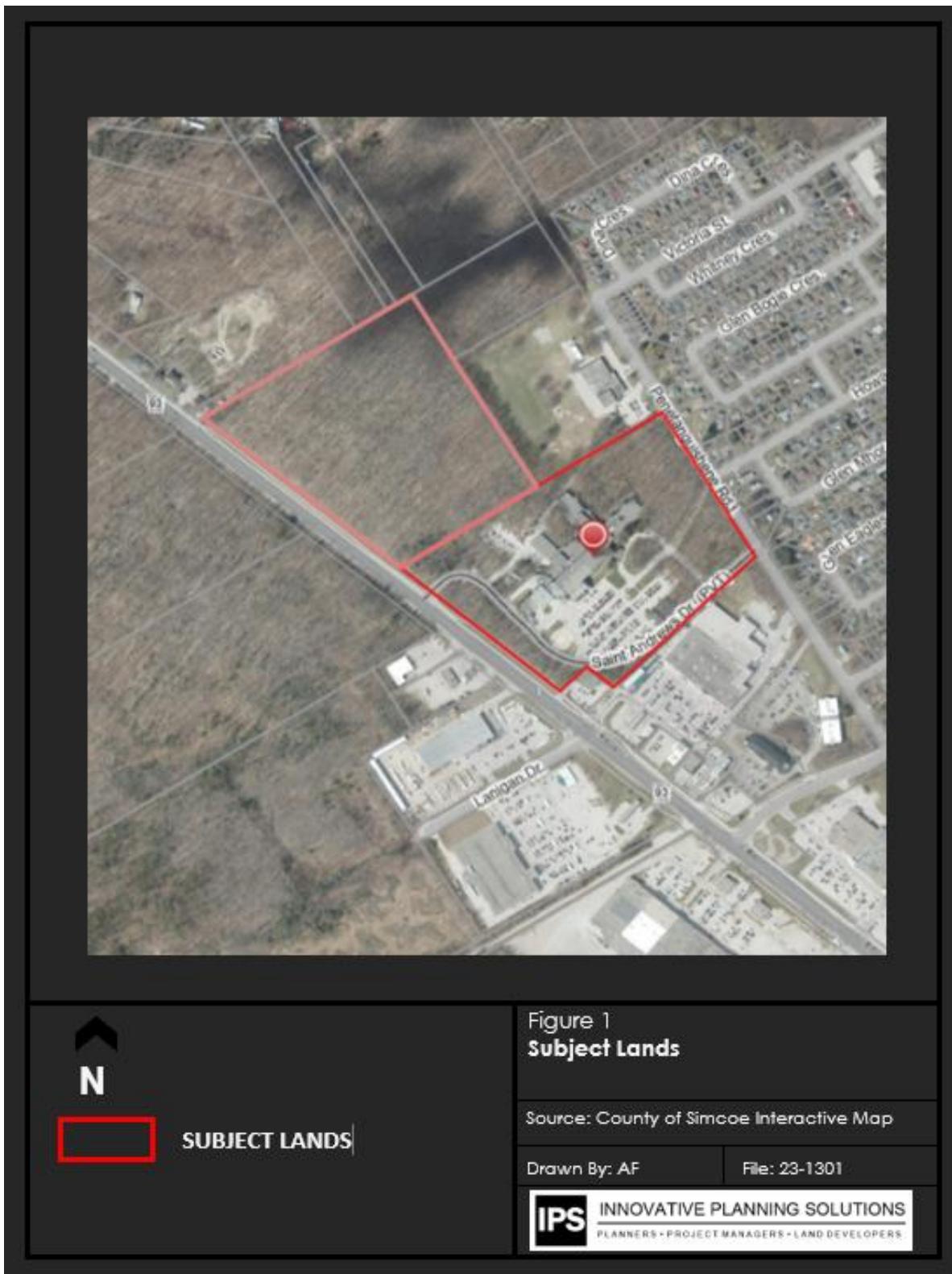


Figure 1: An aerial view of the Subject Lands, provided through the County of Simcoe Interactive Map.

2.0 FRAMING THE SUBJECT LANDS

The Subject Lands are located within the Town of Midland. It has an area of approximately 17.8ha (43 acres) with 235m of frontage along Penetanguishene Road, with the entirety of St. Andrews Drive (a private road) being within the property limits (see Figure 1). The 1112 St. Andrews Drive parcel is currently the location of the existing Georgian Bay General Hospital, with the parcel known as 9421 County Rd 93 being predominately forested area. The subject lands have a regular parcel shape, with defined edges along all borders of both parcels (see Figure 1).

The Subject Lands are located on the north side of St. Andrews Drive, east of County Road 93 and west of Penetanguishene road and are municipally known as **1112 St. Andrew Drive and 9421 County Road 93** and are located within the Town of Midland (roll numbers 437403000129800 & 437403000130300 respectively). Both parcels of land have an approximate combined area of 17.84 hectares, with 1112 Saint Andrews Drive being approximately 9.42 hectare in size and 9421 County Road 93 being 8.41 hectares in size, with both parcels having varied average depths. 9421 County Road 93 has an approximate depth of 270 meters, while 1112 St. Andrews Drive has an approximate depth of 370 meters.

The parcel identified as 9421 County Road 93 is currently vacant, with an existing forested area currently occupying the property. The topography of the parcel is generally flat, with no structures or built form.

The parcel identified as 1112 St. Andrews Drive is the home of Georgian Bay General Hospital, with one main building, an accessory building and an area dedicated to parking comprising the parcel. Additionally, there is a helicopter pad on the lands, with access points through St. Andrews Drive to County Road 93 and Penetanguishene Road. The remainder of the parcel that is not developed for the hospital is predominately comprised of forested area, with similar natural features as the adjoining parcel. The topography of this parcel is relatively flat in nature.

Understanding that the Proposed Development will utilize the combined area of both parcels, and that the two parcels are intended to be merged on title at a future date, the description of the development will be discussed in relation to both parcels as one plot of land, rather than differentiating the property lines. However, the differentiation for the relevant Planning Act applications will be provided.

The surrounding land uses are described below (see Figure 2):

North:

- Immediately to the north are lands zoned as '**Rural**' lands. These lands remain vacant and are occupied by a large forested area that extends until Vindin Street. Immediately northeast of the subject lands is a residential subdivision, composed of single-detached homes.

East:

- Adjacent lands on the east are currently zoned '**Residential Zone 1**', with a single-detached residential subdivision occupying the lands. It is the same subdivision as identified under the "North" section above.

South:

- Immediately south of the subject lands are lands zoned '**Highway Commercial**', and as such consist of associated commercial uses which front onto the intersection of County Road 93 and Hugel Avenue.

West:

- To the west of County Road 93, lands are currently utilized for commercial purposes and are accordingly zoned '**Highway Commercial**' identical to the uses found to the south as identified above. However, these uses are directly across from the 1112 St. Andrews Drive Parcel. Directly across from the 9421 County Road 93 parcel, the lands are instead identified as vacant lands with forested areas and are subsequently zoned '**Rural**'.



Figure 2: An illustration of the surrounding uses adjacent to the Subject Lands, provided by County of Simcoe Interactive Mapping.

3.0 EXISTING LAND USE PERMISSIONS

The Subject Lands afford existing land use permissions under the following documents:

- County of Simcoe Official Plan (2023)
- Town of Midland Official Plan (2019)
- Town of Midland Zoning By-law 2004-90

This Section of the Planning Statement Report ('PSR') provides an overview of key land use parameters afforded to the Subject Lands.

3.1 County of Simcoe Official Plan (2023)

The County of Simcoe Official Plan ('County Plan') provides,

- that County Road 93 is a *Primary Arterial – Controlled Access*, as identified in Schedule 5.5.1, *County Transportation Systems*, and a *County Road* within the *Existing Road Network* category in Schedule 5.5.2, *Future County Transportation Systems*.
- that the Subject Lands are designated as *Settlements* within Schedule 5.1, *Land Use Designations*.
 - through Section 3.5, objectives and policies associated with the *Settlement* land use designation.
- through Policy 3.5.8 the following:

Settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted. Lands may only be redesignated from lands not for urban uses to lands for urban uses in accordance with Sections 3.5.9 or 3.5.11 of this Plan. Residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use. Land use designation changes within settlement area boundaries do not require a County Official Plan amendment. The uses permitted in the land use designations within settlement area boundaries may be further restricted or prohibited in the local municipal official plans in order to facilitate urban development.

The existing Hospital use on 1112 St. Andrews Drive is in conformity with the County of Simcoe Official Plan. Given that the other parcel remains undeveloped, its existing feature

of vacant forested area also conforms to the Official Plan, however any redevelopment of this parcel is subject to all the applicable policies that apply to settlement areas under the County OP.

3.2 Town of Midland Official Plan (2019)

The Town of Midland Official Plan ('**Town Plan**') provides,

- that the Subject Lands are within the Town of Midland *Urban Service Area* per Schedule 'F', Infrastructure.
- that the portion of County Road 93 that the Subject Lands front is designated as a *County Road* within Schedule 'E', Roads.
- that the following elements in Schedule 'D', Active Transportation are applicable / relevant to the Subject Lands:
 - *County Road 93 Improvements, Multi-Use Trails*
 - *Proposed Multi-Use Trails (Conceptual)*
 - *Missing Pedestrian Links*
- that the Subject Lands are assigned *Mixed Use Districts* and *Greenlands* designations within **Schedule 'B', Urban Structure**.
 - Specifically, the parcel identified as 9421 County Road 93 is designated Greenlands in its entirety.
 - The parcel identified as 1112 Saint Andrews Drive is designated as Mixed-Use Districts and Greenlands.
- that the Subject Lands are afforded Commercial Corridor and Natural Heritage designations within **Schedule 'C', Land Use** (Refer to Figure 3 in this Report):
 - Specifically, the parcel identified as 9421 County Road 93 is designated Natural Heritage in its entirety.
 - The parcel identified as 1112 Saint Andrews Drive is designated as Commercial Corridor and Natural Heritage.
- That the parcel identified as 9421 County Road 93 is identified as being within a Secondary Plan Area within **Schedule 'A', Growth Areas**.
 - Specifically, this Secondary Plan Area is to be established in the future and currently provides no direction on development within these areas.

- within Section 4.4, that
 - a) *Mixed Use Districts have the potential to accommodate significant growth, in an intensified built form, with mid-rise and high-rise residential buildings and population related employment uses, including community or regionally scaled retail commercial, office and institutional facilities. The Mixed Use Districts also play a crucial role in defining the planned urban structure of the Town, in accommodating growth through intensification and in supporting a successful transit system.*
 - b) *The Mixed Use Districts are intended to be flexible and responsive to land use pattern changes and demands, and permit a broad range of uses at different scales and intensities depending on the location within the Town's urban structure. An appropriate mix and range of commercial, retail, office, institutional and residential uses at different scales and intensities will be encouraged and supported within the various Mixed Use Districts.*
- that within the *Mixed Use Districts* that there are four land use designations, including *Commercial Corridors*.
- that policy 4.4.4.a) states,

Lands designated Commercial Corridor on Schedule C - Land Use are intended to serve the commercial/retail needs of the Town. They are characterized as major corridors for retail activity in the Town that, in addition to commercial uses, allow for higher density forms of housing, and a full range of institutional, community and service commercial land uses. Lands within the Commercial Corridor designation are considered to be key routes for an enhanced transit system.

- In policy 4.4.4.d):
 - *Permitted uses on lands designated as Commercial Corridor, as identified on Schedule C – Land Use, may include:*
 - i. *Land uses lawfully existing on the date of the approval of this Plan;*
 - ii. *Retail, service commercial uses and restaurants of all types and scales, including auto-focused uses such as motor vehicle sales facilities, service centres and repair shops;*
 - iii. *Office uses of all types and scales;*

- iv. *High-rise and above grade residential uses, which may include special needs housing and housing for seniors;*
- v. *Institutional uses of all types and scales, including hospitals, schools or other uses pursuant to the Education Act;*
- vi. *Hotels and motels, including ancillary uses;*
- vii. *Convention/conference facilities;*
- viii. *Cultural, recreational and theatre facilities, including private athletic clubs;*
- ix. *Entertainment uses;*
- x. *Places of worship;*
- xi. *Child care facilities;*
- xii. *Funeral homes;*
- xiii. *Parking facilities at-grade and/or in structure;*
- xiv. *Parks and open spaces;*
- xv. *Public service facilities;*
- xvi. *Long term care facilities and retirement homes;*
- xvii. *Micro-breweries and micro-distilleries and associated retail sales and hospitality facilities;*
- xviii. *Public uses and public and private utilities;*
- xix. *Research and development facilities, including data processing businesses; and,*
- xx. *Ancillary garden centres and outdoor storage.*

- Policy 4.4.5.b), which identifies that,

Areas within the Mixed Use Corridor designation have evolved, and will continue to evolve over time. These corridors typically include an array of compatible land uses including retail and service commercial uses, mid-rise and high-rise residential uses, as well as institutional uses. These corridors are expected to accommodate significant intensified development, while maintaining a broad mix of land uses that support investment in transit and the achievement of a complete community.

- *Mixed Use Corridors permit the following uses in Policy 4.4.5.d):*

- i. *Land uses lawfully existing on the date of the approval of this Plan;*
- ii. *Moderately scaled retail, service commercial uses and restaurants of all types, motor vehicle service centres and repair shops;*
- iii. *Commercial, medical, social service, administrative and institutional office uses of all types and scales;*

- iv. *Low and mid-rise residential uses, including above grade residential, live-work units and communal housing, which may include special needs housing and housing for seniors;*
 - v. *Second Units;*
 - vi. *Home occupations;*
 - vii. *Bed and breakfast establishments;*
 - viii. *Moderately-scaled institutional uses of all types, including schools or other uses pursuant to the Education Act;*
 - ix. *Hotels and motels, including ancillary uses; Convention/conference facilities;*
 - x. *Cultural, recreational and theatre facilities, including private athletic clubs;*
 - xi. *Entertainment uses;*
 - xii. *Places of worship;*
 - xiii. *Child care facilities;*
 - xiv. *Funeral homes;*
 - xv. *Parking facilities at-grade and/or structured;*
 - xvi. *Parks and open spaces;*
 - xvii. *Long term care facilities and retirement homes;*
 - xviii. *Public service facilities; and,*
 - xix. *Public uses and public and private utilities.*
- The *Commercial Corridor* and *Mixed Use Corridor* designations applicable to the Subject Lands permit a range of use, including but not limited to the below, as outlined in policies 4.4.4.d) and 4.4.5.d):
 - *the existing hospital use, which lawfully exists on the land on the date that the Midland Plan was approved.*
 - *institutional uses of all types and scales, including hospitals, schools and other uses pursuant to the Education Act.*
 - *parking facilities at-grade and/or in-structure.*
 - *Public service facilities.*
 - *Long term care facilities and retirement homes.*
 - that Section 4.5.3 outlines the policies that apply to the *Natural Heritage* designation. The Natural Heritage System is defined in Policy 4.5.3.a) to:
 - *recognize the importance of protecting, restoring and enhancing the natural environment of Midland for the long-term and the contribution that natural*

heritage features and ecological and hydrological functions make to the creation of a vibrant, sustainable and livable Town

- *[develop] a natural heritage system [that] utilizes the “science based” approach that is under the Provincial [Planning] Statement for protecting natural heritage features and ecological and hydrological features. The Town is guided by the Natural Heritage Reference Manual prepared by the Ministry of Natural Resources and Forestry, the policies of Fisheries and Oceans Canada and the Ontario Endangered Species Act.*
 - *A natural heritage system approach recognizes the interdependence of natural heritage features and ecological and hydrologic functions, and thus seeks to maintain connections among features so that existing ecological, hydrologic and hydrogeological functions are maintained or enhanced for the long-term. The natural heritage system for the Town is set out in Schedule C – Land Use, and is designated Natural Heritage.*
- that in Policy 4.5.3.b), the Natural Heritage designation is intended to:
 - i. *Protect significant wetlands, woodlands, valleylands, wildlife habitat, areas of natural and scientific interest, coastal wetlands, fish habitat and the habitat of endangered species and threatened species located within the Town;*
 - ii. *Maintain ecosystem biodiversity and provide for the long-term sustainability and viability of the natural heritage system by only .e)approving developments that are compatible with natural heritage features and ecological and hydrologic functions;*
 - iii. *Encourage and promote the use of a variety of resource management approaches and techniques to protect, restore and enhance the natural heritage system for the long-term; and,*
 - iv. *Ensure that any development proposed within, adjacent to, or in proximity to the Natural Heritage designation is adequately studied through the Town’s Environmental Impact Study (EIS) process as well as a Species at Risk Screening/Evaluation, as required.*
 - that the following uses are permitted in the *Natural Heritage* designation per policy 4.5.3.e) & f):
 - *Conservation uses;*
 - *Silviculture and woodlot management;*
 - *Scientific research and education;*
 - *Wildlife management activities;*

- *Buildings or structures necessary for flood or erosion control;*
 - *Existing agricultural uses; and/or,*
 - *Existing lawful uses, restricted to the provisions of the applicable existing zoning as of the date of the approval of this Plan.*
 - *Public or private trails and other associated passive recreational opportunities and facilities that do not require substantial site alterations; and/or,*
 - *Buildings or structures appropriate and supportive of public or private trails and other associated passive recreational opportunities and facilities; and/or,*
 - *The extension of municipal infrastructure, in accordance with the policies of this Section.*
- The Subject Lands exhibit natural heritage features throughout the property, with 9421 County Road 93 being entirely composed of forested areas. Regarding 1112 Saint Andrews Drive, abutting areas to the Hospital site also contain forested lands. It is through the subject application that an amendment to the Midland Plan that the *Natural Heritage* designation will be modified on Schedule C, *Land Use Designations*, to facilitate the Proposed Development. The natural heritage features on the Subject Lands have been assessed through an Environmental Impact Study ('EIS') prepared by Azimuth Environmental, and it is through this document that supports the re-designation of certain areas of the Subject Lands from *Natural Heritage* to *Commercial Corridor*.

Proposed Official Plan Amendment

- The subject application intends to redesignate the Subject Lands based on the below criterion:

1. 9421 County Road 93

Under Schedule B, from Greenlands to Mixed Use Districts. Any Greenlands space not impacted by the proposed expansion will retain this designation.

Under Schedule C, from Natural Heritage to Commercial Corridor. Any Natural Heritage space not impacted by the proposed expansion will be redesignated Open Space.

2. 1112 Saint Andrews Drive

Under Schedule B, to delineate portions of the lands designated Greenlands to Commercial Corridor. Any remaining Greenlands space will retain this designation.

Under Schedule C, to delineate portions of the lands designated Natural Heritage to Commercial Corridor. Any remaining Natural Heritage Space will be redesignated to Open Space.

The revised Schedule B and C of the Town of Midland Official are presented in the appendix below to demonstrate this delineation, and are labelled as Appendix 2 and 3, respectively.

3.3 Town of Midland Zoning By-law 2004-90

The Town of Midland Zoning By-law 2004-90 ('**By-law 2004-90**') provides,

- that Maps 22 and 23 in Schedule 'A' that the Subject Lands are split zoned with the *I - Institutional Zone* applying to 1112 St. Andrews Drive, and the *RU – Rural Zoned* applying to 9421 County Road 93.
- that Section 8 of By-law 2004-90 prescribes the regulations applicable to the *I - Institutional Zone*'. Regulation 8.1.2 in By-law 2004-90 permits the following uses in the Institutional Zone:
 - *Child Care Centre*
 - *Crisis Care Facility*
 - *Fire Station*
 - *Hospital*
 - *Library*
 - *Museum*
 - *Nursing Home*
 - *Place of Worship*
 - *Post Office*
 - *Post Secondary Education Facility and Campus*
 - *Public Use*
 - *Retirement Home*
 - *School, Public*
 - *Senior Citizens' Home*
- Hospital uses are permitted within the Institutional Zone.

- that Section 9 of By-law 2004-90 provides the regulations applicable to the *RU – Rural Zone*. Regulation 9.1.2 permits the following uses in the Rural Zone:
 - *Accessory Building*
 - *Animal Hospital*
 - *Conservation Use*
 - *Detached Dwelling Unit*
 - *Farm*
 - *Garden and Nursery Supply Outlet*
 - *Golf Course including Banquet Hall, Conference Facility, Eating Establishment*
 - *Home Occupation*
 - *Kennel*
 - *Lumber Mill*
 - *Public Use*
 - *Riding Stable*
 - *Second Unit*
 - *Snow Skiing Facility*

Proposed Zoning Bylaw Amendment

- The subject application intends to re-zone the Subject Lands from the Rural to Institutional Zone with site-specific provisions (I-XX Zone). In addition, any lands designated “Natural Heritage” within the parcel identified as 9421 County Road 93 that are unaffected by the proposed development are intended to be rezoned from Rural to Open Space. The Zoning By-law Amendment alters Schedule ‘A’ of the Town of Midland Zoning By-law. The Zoning By-law Amendment and the delineation of the requested zone categories is presented in Appendix 4.
- The Special Provisions to be enacted as part of this Zoning By-law Amendment within the Institutional (I-XX) Zone are as follows”
 - Height (Maximum) 28.0m

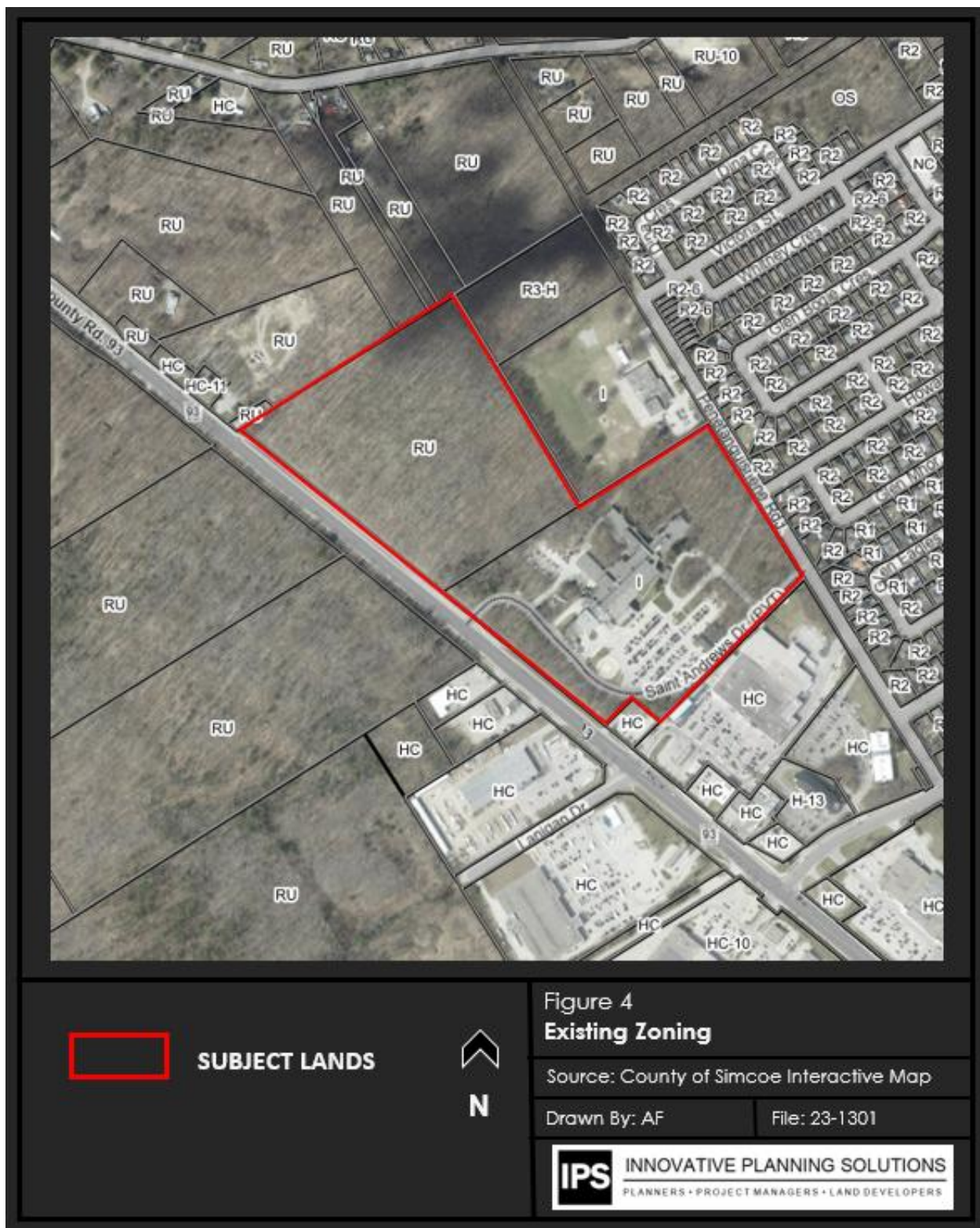


Figure 4: An illustration of the existing Zone categories currently applied to the Subject Lands, including Rural – 'RU' and Institutional – 'I'. Imagery from County of Simcoe Interactive Mapping.

4.0 DESCRIPTION OF DEVELOPMENT

OPA and ZBA Applications are submitted under the *Planning Act* to facilitate the Proposed Development on the Subject Lands. This Section of the PSR provides an overview of the parameters of the Proposed Development.

The subject application plans for the comprehensive (re)development of the Georgian Bay General Hospital to support the construction of the following built-form elements:

- A new hospital building with a height of 5-storeys (28.0-metres) sited on both parcels comprising the Subject Lands.
- A new mental health building with height of 5-storeys (28.0-metres) sited on the southern portion of the Subject Lands.
- The provision of 1778 at-grade parking spaces.
- Two vehicular accesses onto County Road 93 and one vehicular access through the existing private road, St. Andrews Drive, to Penetanguishene Road.

The Proposed Development is anticipated to be phased with portions of the Hospital Lands maintaining their hospital uses and existing buildings and structures, as part of the construction phase of the development.

The Proposed Development also includes the following development parameters:

- Lot Frontage of 235.1 metres.
- Lot Coverage of 8.9%.
- Front Yard Setback of 22.3 metres.
- Rear Yard Setback of 99.5 metres.
- Interior Yard Setback of 19.4 metres.

The Proposed Development focuses on addressing public service facility needs within the Town of Midland and the Georgian Bay Area. This comprehensive development plan for the Subject Lands contemplates the construction of new hospital and medical (mental health) facilities and at this time, provides for a framework to implement over 80,000 square metres of public service facilities to the local community and region. The Proposed Development understands the current environmental features of the Subject Lands, and plans to adopt a development framework that conserves, preserve and enhances the existing natural heritage features.

The detailed design phase in the planning process will provide the Subject Lands the opportunity to build further on the Hospital Lands' proposed comprehensive (re)development vision.

5.0 TECHNICAL REPORTS AND STUDIES

The following section will provide a summary of the reports and studies conducted in support of the subject applications.

5.1 Archaeological Assessment

A Stage 1 and Stage 2 Archaeological report has been prepared by Irvin Heritage Inc. dated November 2024. This assessment has been undertaken to confirm that the Proposed Development complies with the current Archaeological Assessment Guidelines (OmCzCR 1993) and the Ontario Heritage Act (RSO 1980). The following is a summary of the findings provided by Irvin Heritage Inc.:

- It is the professional opinion of the archaeological licensee, Thomas Irvin (P379) that the identified post-1900 715 GBRH Site has been sufficiently documented in the assessment undertaken and retain no further Cultural Heritage Value or Interest. No further archaeological investigation is required per Section 2.2 Standard 1 of the Standards and Guidelines for Consultant Archaeologists.
- It is the professional opinion of the archaeological licensee, Thomas Irvin (P379) that the Study Area has been sufficiently assessed and is free of further archaeological concern.

5.2 Environmental Impact Study

An Environmental Impact Study (EIS) was completed by Azimuth Environmental Consulting, Inc. dated November 2023 for the subject area. The Environmental Impact Study has been prepared to provide the Town of Midland and other review agencies (Severn Sound Environmental Association – SSEA) with an understanding of natural environmental conditions and potential for impacts related to the proposed development on significant natural heritage features and functions of the property on adjacent lands. The report also aimed to document natural environmental features present on the property and adjacent lands regarding woodlands, Species at Risk and their habitat. The following is a summary of the findings provided by Azimuth:

- The proposed development is consistent with the applicable natural heritage policies of the PPS, ESA, County of Simcoe OP and Town of Midland OP;
- Our impact assessment has considered habitat requirements of all SAR assumed and documented to occur in the area, and results indicate the proposed

development will not result in negative direct or indirect impacts to habitat of SAR, providing conformance is demonstrated to mitigation measures described in Section 8.0. The proposed development is consistent with MECP direction in regard to development not resulting in loss of overall ecological habitat function for SAR bats in areas where woodland canopy cover is extensive;

- The proposed works are not expected to negatively impact the ecological functions of the habitat for Threatened or Endangered species, Candidate Significant Woodland or Candidate Significant Wildlife Habitat outlined in Section 5.0 if the appropriate mitigation measures outlined in Section 8.0 are followed; and,
- No ephemeral, intermittent or permanent drainage features, open water units, fish or fish habitat are expected to be impacted as a result of proposed works.

In addition to the above, the EIS was submitted November 16th to the Town of Midland and then sent to the Severn Sound Environmental Association (SSEA) for the purpose of a preliminary review. SSEA provided comments within their letter dated December 8th, 2023. Additional work was completed by Azimuth and a re-submission was provided to SSEA dated January 23, 2025 that addressed comments received.

6.0 PROVINCIAL AND MUNICIPAL LAND USE POLICY

The *Planning Act*, RSO 1990 (The Act), is provincial legislation governing land development in Ontario. The approval of any land development application in Ontario must have regard for matters of provincial interest and be consistent or comply with provincial policy statements. It is further recognized that any land development is subject to conformity with municipal land use planning documents. The purpose of this section is to confirm how these matters have been addressed with regard to the Proposed Development.

6.1 Planning Act

Section 2 of the *Planning Act* requires that all land use planning activities under the Act shall have regard for matters of Provincial Interest. In our assessment, relevant interests include:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (b) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities*
- (k) the adequate provision of employment opportunities;*
- (m) the co-ordination of planning activities of public bodies;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, accessible, attractive and vibrant.*

The OPA and ZBA applications have had regard to S. 2 of the *Planning Act* in that:

- The subject property is located within the Town of Midland Settlement Area and as such is an appropriate location for development.
- The Proposed Development will be serviced with municipal water and sanitary services and appropriate storm water management control providing for the protection of public health and safety.
- The Proposed Development provides expanded public services to better meet the needs of a growing community that is healthy and safe.
- There is minimal impact on the broader ecologic function of the area, despite the removal of a portion of the northern forested area. The Environmental Impact Study prepared by Azimuth, dated November 2023 and the resubmission materials dated January 23, 2025 indicate that the removal of this area will have minimal impacts on the broader ecologic function. As confirmed by SSEA, *“The SSEA agrees that there would be limited impacts to forest interior habitat from the proposal, given that only a small area of 100m interior habitat is present on the subject lands, and considering that many forest interior-nesting birds require habitat that is at least 200 m from a forest edge and this type of habitat not present on the property.”*

- The Stage 1 and 2 Archaeological Assessment performed by Irvin confirms there are no significant archeological or cultural features on the subject lands.
- The proposed development will contribute to a safe and healthy community through the inclusion of additional healthcare services.
- The proposed development will ensure the adequate provision and distribution of health facilities within the Town of Midland. These services will also support surrounding communities, with impacts expanded beyond the Town of Midland.
- The proposed development will provide additional employment opportunities in the immediate area through the new facilities. While not formally defined, the increase in hospital services will provide an opportunity for additional employment opportunities.
- The planning activities of public bodies (Hospitals) will be coordinated through this application.
- The additional healthcare facility and expansion of current facilities will ensure the protection of public health and safety.
- Given the location of the subject lands in proximity to the existing hospital, the site represents a logical location for the proposed re-development.
- Finally, the proposed facilities will be well-designed and contribute to the improvement of the public space.

6.2 Provincial Planning Statement (2024)

The new Provincial Planning Statement (2024) came into effect on October 20th, 2024, and was intended to consolidate the Provincial Policy Statement (2020) and the Growth Plan (2020). Now that it is in effect, it is the new governing document under the Planning Act that provides direction on matters of Provincial interest.

Policy Review:

Policy 2.3 Settlement Areas and Settlement Area Boundary Expansions provides that:

- 2.3.1.3 *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

The OPA and ZBA applications are consistent with S 2.3 of the Provincial Planning Statement in that:

- The Proposed Development intends to provide general intensification and redevelopment to support the achievement of a complete community, specifically through that of public service facilities (hospital).

Policy 2.8 Employment outlines the provisions related to supporting a modern economy, and provides that:

- 2.8.1 *Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*

The OPA and ZBA applications are consistent with S 2.8 of the Provincial Planning Statement in that:

- The Proposed Development intends to provide additional employment opportunities through expanded institutional uses to meet long-term needs of the surrounding community and Province.

Policy 3.1 General Policies for Infrastructure and Public Service Facilities outlines the considerations that must be had prior to the expansion of these services. Applicable policies are listed below:

- 3.1.1 *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.*

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

a) are financially viable over their life cycle, which may be demonstrated through asset management planning;

b) leverage the capacity of development proponents, where appropriate; and

c) are available to meet current and projected needs.

2. Before consideration is given to developing new infrastructure and public service facilities:

a) the use of existing infrastructure and public service facilities should be optimized; and

b) opportunities for adaptive re-use should be considered, wherever feasible.

3. Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.

The OPA and ZBA applications are consistent with S 3.1 of the Provincial Planning Statement in that:

- The Proposed Development will provide public service facilities in an efficient manner that is deemed to be financially viable and available to meet current and projected needs.
- The Proposed Development will utilize existing infrastructure and public service facilities, with capacity for adaptive re-use.
- The Proposed Development is strategically located in that the existing location has already been justified and approved for current use. Specifically, the expansion of the Hospital services will be included within a Settlement Area, which are generally encouraged to be the focus of growth and development throughout the province while also being located adjacent the existing GBGH campus, offering a logical and appropriate location for the proposed re-development

Policy 3.6 Sewage, Water and Stormwater places an emphasis on efficient use, to achieve the following:

3.6.1. Planning for sewage and water services shall:

a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;

b) ensure that these services are provided in a manner that:

1. can be sustained by the water resources upon which such services rely;

- 2. is feasible and financially viable over their life cycle;*
- 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and*
- 4. aligns with comprehensive municipal planning for these services, where applicable.*

c) promote water and energy conservation and efficiency;

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

The OPA and ZBA applications are consistent with S 3.6 of the Provincial Planning Statement in that:

- The Proposed Development will provide services that can be sustained, are financially viable and protects human health and safety.
- The Proposed Development will utilize development techniques that promote water and energy conservation
- The Proposed Development will utilize the preferred servicing option for Settlement Areas, in that of municipal sewage services and municipal water services.
- The Proposed Development will utilize existing servicing infrastructure that currently supports the existing hospital.

Section 4.1 Natural Heritage must be considered, given that there will be a reduction in natural woodlot on the parcel identifies as 9421 County Road 93. These policies call for the protection and enhancement of natural spaces, with the below policies of particular interest:

4.1.1 Natural features and areas shall be protected for the long term.

2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The OPA and ZBA applications are consistent with S 4.1 of the Provincial Planning Statement in that:

- The Proposed Development does not present any negative impacts to the broader surrounding natural heritage system, as confirmed through an Environmental Impact Study (EIS) prepared by Azimuth Consulting Inc (see Section 7 of this Report).

Section 4.6 Cultural Heritage and Archeology was considered when discussing the Proposed Development, in part due to the occurrence of archaeological features on the subject lands. The relevant policies as prescribed in this section include:

4.6.1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

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.

The OPA and ZBA applications are consistent with S 4.6 of the Provincial Planning Statement in that:

- The Proposed Development does not contain any significant cultural or archaeological features, as confirmed through the Stage 1 and 2 Archaeological Assessment prepared by Irvin Heritage Inc (see Section 7 of this Report).

In summary, the Proposed Development is consistent with the applicable policies within the PPS (2024) and will ultimately contribute positively to the Town of Midland and surrounding geographic locations by providing additional medical services on lands that are currently utilized to support this use. The development integrates additional public service uses within an existing settlement area, while maintaining regard for existing natural heritage features present on the lands. It also strategically utilized underdeveloped lands, while ensuring Provincial interests relating to public service facilities, employment and settlement areas are maintained.

6.3 County of Simcoe Official Plan (2023)

The County of Simcoe Official Plan, February 2023 consolidation includes all six (6) of the amendments to the County Official Plan approved by the Ministry of Municipal Affairs and Housing (MMAH) or Local Planning Appeal Tribunal (LPAT)/ Ontario Land Tribunal (OLT) following December 29, 2016.

The subject lands are designated as 'Settlements' within the Official Plan through Schedule 5,1 Land Use. The following policies are relevant to the consideration of the Proposed Development.



Policy Review:

Policy Section 3.1 establishes the strategy behind the Simcoe County Official Plan, and is identified as follows:

3.1.1 Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas.

The OPA and ZBA applications conform to S 3.1.1 of the SCOP in that:

- The Proposed Development intends to bring growth and development to a previously identified settlement area. In addition, the existing Hospital is serviced through municipal infrastructure. While this proposal contemplates an expansion to the Hospital, the municipal infrastructure currently in place has been determined to be sufficient in supporting the proposal.

Section 3.5 of the SCOP outlines the sub-categories policies related to Settlements, with the following being relevant for the purposes of this Report:

Objectives

3.5.2 To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services.

3.5.3 To develop mixed use settlements as strong and vibrant central places and to create healthy settlements and communities that are sustainable.

*3.5.5 To promote healthy, complete, and accessible urban and rural communities that are in proximity to **amenities**, support services, and **transit**.*

3.5.8 Settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted. Lands may only be

redesignated from lands not for urban uses to lands for urban uses in accordance with Sections 3.5.9 or 3.5.11 of this Plan. Residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use. Land use designation changes within settlement area boundaries do not require a County Official Plan amendment. The uses permitted in the land use designations within settlement area boundaries may be further restricted or prohibited in the local municipal official plans in order to facilitate urban development.

The OPA and ZBA applications conform to S 3.5 'Objectives' of the SCOP in that:

- The Proposed Development focuses employment growth and development within a settlement area.
- The Proposed Development includes considerations for compact urban built form, that promotes efficient use of underutilized lands with established water and sewer services.
- This proposal also contributes to the completed of a mixed-use community that is healthy, complete and sustainable by providing additional amenities and support services.
- The proposed applications ensure the lands are appropriately designated in the Local Municipal Official Plan to permit the use in a manner that supports urban development adjacent the existing hospital lands.
- Further, the proposal represents a logical expansion of the existing facility on lands located immediately adjacent to the existing hospital lands.

Settlement Form

3.5.27 Settlements, and the downtowns and main streets of primary settlement areas, shall be promoted as focal points for residential, commercial, and institutional uses, through the following:

- *Encouragement of community support services and health care services*

3.5.29 Settlement form and building design shall consider conservation in energy, water and wastewater management, the current use or eventual introduction of public transit, the integration of paths and trails, bicycle routes, a compact and convenient design which encourages walking, the incorporation of natural heritage features and areas, public safety including the impact on policing services, and the preservation of public access to shorelines.

The OPA and ZBA applications conform to S 3.5 'Settlement Form' of the SCOP in that:

- The proposal directly encourages and provides community support and health care services within a settlement area. The expanded medical services contribute to an increase in 'Institutional Uses' as defined by Policy 3.5.27, and will have regard for energy conservation and water consumption as outlined through Policy 3.5.29.

Section 4.2 of the SCOP outlines the policies related to Community Facilities, of which the Subject Lands are interpreted to be classified as. The definition of Community Facilities is available under Section 5.8 – Definitions:

COMMUNITY FACILITIES include emergency services, libraries, schools, health care facilities, municipal buildings, and public recreation facilities.

Applicable policies for Community Facilities include:

4.2.1 Community facilities and services except public service facilities shall be directed to settlements. Public service facilities should be directed to settlements, but may be located outside of settlements. Proposals for new public service facilities in the Agricultural designation on Schedule 5.1 shall require an amendment to this Plan. An EIS will be required for proposed locations within Greenlands designation and in accordance with Sections 3.8, 3.10, 3.11 and 3.12. Passive recreational uses are subject to policy 3.3.6.

4.2.2 Community facilities shall be connected to municipal sewage services and municipal water services or private communal sewage services and private communal water services where available. Where the site can only be developed on individual on-site sewage services and individual on-site water services, a study will be required to demonstrate to the satisfaction of the County and local municipality that adequate water supply is available and the proposed sewage treatment method will meet provincial standards.

4.2.3 Before consideration is given to developing new infrastructure and public service facilities, opportunities for adaptive re-use should be considered, wherever feasible and subject to local municipal official plans.

The OPA and ZBA applications conform to S 4.2 in that:

- The Proposed Development will provide Community Facilities in an efficient manner that is deemed to be financially viable and available to meet current and projected needs.
- The Proposed Development will utilize existing infrastructure that services the existing hospital, directly conforming to the request for efficient re-use requested in policy 4.2.3.
- The Proposed Development is strategically located in that it represents a logical expansion of an existing approved use, specifically located within an existing settlement area.

Section 4.6 Cultural Heritage Conservation was considered when discussing the Proposed Development, in part due to the occurrence of archaeological features on the subject lands. The relevant policies as prescribed in this section include:

4.6.3. The County shall maintain available archaeological site data locations and relevant mapping from the provincial archaeological database of the Ministry of Culture (MCL) under the provisions of a municipal-provincial data sharing agreement, for the purpose of heritage conservation planning and development review. The mapping database will be updated regularly when appropriate, as new archaeological sites are identified.

4.6.5 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved

The OPA and ZBA applications conform to S 4.6 of the SCOP in that:

- The Proposed Development does not contain any significant cultural or archaeological features, as confirmed through the Stage 1 and 2 Archeological Assessment prepared by Irvin Heritage Inc.

Section 4.7 Infrastructure: Sewage and Water Services are relevant to several development types and encompasses a wide range of policy direction. The applicable policies relevant for this proposal include:

Objectives

4.7.1 To promote the development of sewage and water service systems that facilitate the conservation and protection of ground and surface water quality and quantity and natural heritage features and ecological functions.

4.7.2 To promote the development of sewage and water service systems which are financially supported by their users to enable their maintenance and effective operation. 4.7.3 To protect drinking water sources from contamination.

4.7.9 Planning for sewage and water services shall:

- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing services;*
- b) ensure that the systems are provided in a manner that can be sustained by the water resources upon which such services rely; is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment;*
- c) promote water conservation and water use efficiency;*

The OPA and ZBA applications conform to S 4.7 of the SCOP in that:

- The Proposed Development will utilize currently existing sewage and water services that currently service the existing hospital.

In summary, the Proposed Development conforms to the policies set forth in the Simcoe County Official Plan (SCOP), particularly by focusing additional growth and development within an existing settlement area and providing community support and medical services through the proposed re-development. In addition, the applications present a redeveloped community service facility in a location that has long served as such with no negative impacts on cultural heritage or archaeological features and conforms to the SCOP. Based on this, it is our professional planning opinion that this development represents good planning through the framework as set out by the SCOP.

6.4 Town of Midland Official Plan (2019)

The Town of Midland Official Plan (2019) sets out a planning framework that provides direction for future growth and development within the Town of Midland. The new Official Plan replaces the 2003 Official Plan and is the governing framework that implements the intention of the applicable Provincial plans. There are several sections that are applicable to the Proposed Development, as outlined below.

Schedule B of the Town of Midland Official Plan designates the Subject Lands as *Mixed Use Districts* and *Greenlands*. 9421 County Road 93 is designated as Greenlands in its entirety, whereas 1112 Saint Andrews Drive possesses both designations. The Official Plan Amendment proposes to designate the portions of the Subject Lands as *Mixed Use Districts* where appropriate and required to facilitate the proposed development.

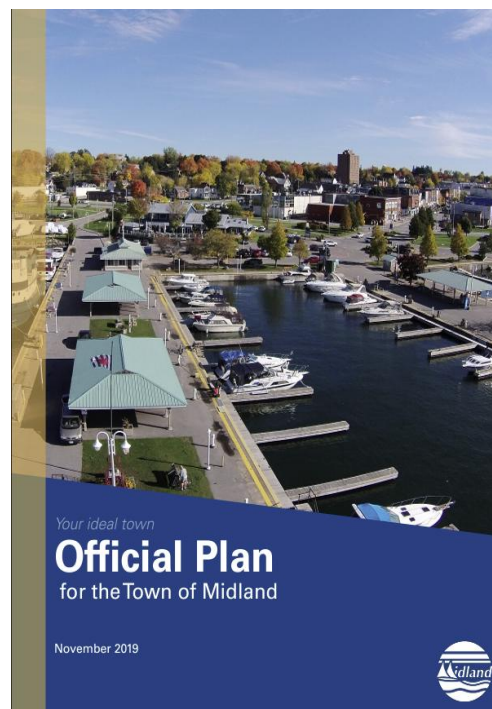
Schedule C of the Town of Midland Official Plan designates the parcel at 9421 County Road 93 and portions of the lands at 1112 Saint Andrews Drive as “Natural Heritage”. As such, in order to facilitate the proposed hospital re-development an Official Plan Amendment will be required to redesignate these lands impacted by the proposed applications as “Commercial Corridor”. Any lands not impacted by the proposed use will be redesignated from Natural Heritage to Open Space within both parcels.

In addition, the parcel identified as 9421 County Road 93 is within a Secondary Plan Area under Schedule A. The proposed amendment requests relief from Section 2.2 (d) (iv) and Section 7.2.4 (b) of the Official Plan, on the basis that this proposed development will serve the community and provide essential medical services that would otherwise be delayed through the process of developing a Secondary Plan. These policies are listed below, with additional justification provided.

Policy Review:

Section 2.2 – Planning for Growth in an Urban Structure

Section 2.2 of the Town of Midland Official Plan provides policies for the Town’s Growth Management framework, specifically, *planning for growth in an urban structure*. It



provides the following key policies that relate to the proposed development on the Subject Lands:

- *In Midland, the Municipal Boundary coincides with the identified Settlement Area Boundary. As such, the entire Town has been identified as a Settlement Area. In a general sense, this identification means that ongoing development is to be considered throughout the Town, with various levels of priority and permissions for growth within the 2031 planning horizon (2.2.c)*
- *Greenlands – Greenlands consist of the protected natural heritage system and public parks. Together they form a strong character giving element of the Town. These areas are generally not available for urban development at this time (2.2.d.ii);*
- *That Secondary Plan Areas are lands where a Secondary Plan or Plans must be developed prior to future urban development, to ensure the coordination and comprehensive planning of growth and development opportunities. (2.2 (d) (iv)).*
- *The planned urban structure identified on Schedule B – Urban Structure forms the basis upon which Midland's future growth is to be focused and accommodated. The growth details for all of the lands within the Town of Midland will be further articulated in this Plan and provided with appropriate land use designations and development policies that will ensure that they achieve their identified planned function and provide for compatible development (2.2.e).*
- *The urban structure identified on Schedule B will have a focused Downtown, surrounded by neighbourhoods and employment areas that are connected by corridors which could accommodate mixed use development. The urban structure includes the following identifiable Districts:*
 - *The Mixed Use Districts – The Mixed Use Districts accommodate, and are planned to accommodate, a mixture of retail, service commercial, office, institutional and, in some cases, higher density residential land uses. The Mixed Use Districts shall comprise the Strategic Growth Areas identified on Schedule A – Growth Areas and will provide the justification for enhanced transit and active transportation investment over time.*
 - *The planning policy framework will identify the Mixed Use Districts as key locations for a full range and mix of compatible land uses to ensure that they evolve as an important connecting element of the Town's urban structure. The planning policy framework included in this Plan will also establish a hierarchy that will be more specific about the range and mix of permitted land uses and the scale of the built form anticipated. The Mixed Use Districts are located both within the Delineated Built-up Area (intensification opportunities) and outside the Delineated Built Boundary (Designated Greenfield Areas), and it is anticipated that a substantial portion of new jobs*

and residents will be accommodated on these lands. New development on full urban services is required for growth in the Mixed Use Districts. New development on partial or private services is expected to be limited to minor infilling and minor rounding out of existing development where there are no urban services available or expected.

The OPA and ZBA applications conform to S 2.2 of the Town of Midland Official Plan in that:

- The Proposed Development supports the Town's balanced approach to managing growth by supporting the Town's urban structure by supporting it through additional and upgraded public service facilities.
- The Proposed Development is located on lands that currently operate hospital and medical service facilities, and the re-development provides the Town of Midland and the Georgian Bay Area key medical and hospital services and facilities within an appropriate location.
- The Proposed Development provides for a land use that supports the Town's urban structure and would cater to the needs of a growing area on full services.
- The Proposed Development is located within a secondary plan area and the OP requires the completion of the Secondary Plan prior to development occurring. The applications would facilitate the logical re-development of the existing hospital, can be efficiently serviced with full municipal infrastructure and does not compromise or prejudice the preparation of the Secondary Plan or the comprehensive planning for growth within the balance of the Secondary Plan area when the Town initiates such process. It is through the proposed OPA that requests site specific relief from the requirement of a Secondary Plan and specifically Section 2.2 (d) (iv).

Section 3.0 - General Development Policies

Section 3.0 General Development Policies of the Town of Midland Official Plan discusses a range of topics, including elements and objectives that comprise a successful community. Of note, the following apply:

3.1.1 .d) *Successful Community Elements*

d) A successful community includes an array of elements that, when considered together, will ensure the long-term success of the Town of Midland. A successful community includes the following:

- *ii. Healthy - A healthy community consciously seeks to improve the health of its citizens by putting public health high on the social and political agenda. Physical, social and mental well-being are the*

necessary components of public health, including access to healthy food, clean air and water, and opportunities for physical activity. The built environment should be designed to create opportunities to encourage residents to be physically active and socially engaged. A fundamental element of a healthy community is the inclusion of active transportation;

3.1.1 e) Objectives

- *i. Support the creation of a complete community with easy access for all residents to a wide range of uses including shopping and restaurants, trails, parks and open spaces, employment opportunities, educational and cultural opportunities, live-work options, mobility options, a mix and diversity of housing types, and a range of public service facilities, services and amenities;*

The OPA and ZBA applications conform to S 3.1.1 of the Town of Midland Official Plan in that:

- The Proposed Development will bring to the Town of Midland increased medical services and will demonstrate the Town's commitment to a healthy community.
- The expanded hospital facilities will also contribute to a complete community within the Town of Midland by providing residents of both the Town and the broader geographic area access to contemporary public service facilities.

Policy Section 3.1.15 Public Service Facilities directly relates to the proposed use as noted below:-

- a) *Planning for public service facilities will be coordinated with land use planning to achieve the vision and guiding principles of this Plan.*
- b) *The Town shall ensure the development of an appropriate range of public service facilities to meet the needs of the Town resulting from population changes and to foster complete communities. The Town will collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities.*
- c) *The Town will consider:*
 - *i. Creative approaches to the development of facilities and delivery of services, with the Town participating in the co-design and co-delivery of services with other government agencies, the private sector and/or non-profit organizations;*

- *ii. The co-location of public service facilities and public services in community hubs to promote cost-effectiveness and facilitate service integration;*
- *iii. Prioritizing the maintenance and adaptation of existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments. Existing public service facilities that are located in or near strategic growth areas and are easily accessible by active transportation and transit should be the preferred location for community hubs; and,*
- *iv. Prioritizing locations for new public service facilities, including hospitals and schools, which are easily accessible by active transportation and transit.*

The Proposed Development of expanded hospital facilities through the OPA and ZBA applications broadly conform to all policies of S 3.1.5. of the Town of Midland Official Plan in that:

- It will ensure expanded public service facility uses will be presented to the residents of the Town of Midland and the broader geographic area.
- It will provide these additional services in an appropriate location which has long served as the home of Georgian Bay General Hospital thereby prioritizing the use of existing service facilities and;
- It will directly satisfy sub-clause c) iv. by prioritising hospital uses.

Similar to the policies outlined in the SCOP, Section 3.4 of the Town OP relates to Cultural Heritage. As outlined in the Stage 1 and Stage 2 Archaeological Assessment by Irvin Heritage Inc, the lands do not contain any significant cultural or archaeological artifacts. This report has been submitted to the Ministry for acceptance and is currently under review.

Through the Official Plan and Zoning By-law amendment applications, the proposal requests the lands municipally known as 9421 County Road 93 be redesignated as 'Mixed Use Districts' as per Schedule B of the Official Plan, and 'Commercial Corridor' within Schedule C of the Official Plan. Section 4.4 of the Town of Midland Official Plan outlines the policies applicable to Mixed-use Districts. Additionally, it is under this section where the applicable policies to the held designation of "Commercial Corridor" are discussed. The relevant policies are presented below:

General Discussion

a) *The Mixed-Use Districts have the potential to accommodate significant growth, in an intensified built form, with mid-rise and high-rise residential buildings and population related employment uses, including community or regionally scaled retail commercial, office and institutional facilities. The Mixed Use Districts also play a crucial role in defining the planned urban structure of the Town, in accommodating growth through intensification and in supporting a successful transit system.*

Objectives

- c) *With respect to the Mixed-Use Districts identified on Schedule B – Urban Structure, the objectives of the Town are to:*
- *Promote the accommodation of substantial anticipated growth in medium and higher density built forms;*
 - *Ensure a significant and diverse supply of designated lands that provide opportunities for a diversified economic base, taking into account the needs of existing and future residents and businesses;*
 - *Ensure that the necessary infrastructure is available to support current and projected growth and development; and,*
 - *Require that all development within the Mixed Use Districts is transit-supportive and incorporates high-quality design to support active transportation and a strong public realm, including built form, architectural details, landscaping and signage.*

4.4.4 Commercial Corridor Designation

Intent

a) *Lands designated Commercial Corridor on Schedule C - Land Use are intended to serve the commercial/retail needs of the Town. They are characterized as major corridors for retail activity in the Town that, in addition to commercial uses, allow for higher density forms of housing, and a full range of institutional, community and service commercial land uses. Lands within the Commercial Corridor designation are considered to be key routes for an enhanced transit system.*

Permitted Uses

d) *Permitted uses on lands designated as Commercial Corridor, as identified on Schedule C – Land Use, may include:*

- V. Institutional uses of all types and scales, including hospitals, schools or other uses pursuant to the Education Act.

Development Policies

j) When considering an application for development or redevelopment within the Commercial Corridor designation, the following shall be considered:

- i. The landscape, built form and functional character of the surrounding community is enhanced;*
- ii. No undue, adverse impacts are created on adjacent properties in the vicinity;*
- iii. The natural heritage system and the key natural heritage features and ecological and hydrologic functions it incorporates are appropriately protected;*
- iv. Identified on-site or adjacent cultural heritage resources are appropriately conserved;*
- v. The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height and density to adjacent properties are implemented, where necessary;*
- vi. At-grade uses may change over time. As a result, the floor-to-ceiling height of ground floors for all buildings should be sufficient to adapt to a range of permitted uses and shall generally be 4.5 metres;*
- vii. On-site amenity space is provided, and it is reflective of the existing patterns of private and public amenity space in the vicinity;*
- viii. Streetscape patterns, including block lengths, setbacks and building separations are maintained; and,*
- ix. Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no undue adverse impacts on the Town's sewer, water, storm water management and transportation systems.*

k) Development or redevelopment within the Commercial Corridor designation will have regard for an adjacent land use or area, with respect to existing built form, building mass, height, setbacks, scale, orientation, landscaping, and visual impact. As such, where a development in the Commercial Corridor designation abuts a residential use, or lands within the Neighbourhood Residential designation, the Town shall moderate the height of new development through the application of an angular plane, setbacks, step backs and/or landscape buffer requirements.

l) Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. To promote a high quality appearance, these facilities, except for a limited amount of visitor parking, generally shall not be located between the building(s) and the Provincial Highway, County Road or Arterial Road network for new development or redevelopment. Shared access and parking among various properties is encouraged.

The OPA and ZBA applications conform to S 4.4. of the Town of Midland Official Plan in that:

- In regard to 'General Discussion', the Proposed Development will satisfy the general intent of this section, by providing a use accommodated within the Mixed-Use category, in that of public service facility (hospital).
- In regard to 'Intent' and 'Permitted Uses', the institutional use proposed is permitted within the "Commercial Corridor" designation, as defined by the Official Plan and the proposed applications represent a logical expansion of both the hospital itself, but also the implementing Official Plan designations and Zoning.
- In regard to 'Development Policies', the Proposed Development conforms to sub-policy 4.4.4 j). Specifically, no undue impacts are expected through this development, there has been an archeological study to confirm cultural resources, the height and massing is in conformity with the OP, and the development will be based on full municipal services as required.
- Additionally, in regard to 'Development Policies', there is consideration for adjacent land uses in accordance with sub-policy 4.4.4. k). The proposed development has regard for adjacent land uses; this is achieved through considerable setbacks and retention of existing treed/forested areas to ensure no negative impacts, particularly to existing neighbourhood residential designated lands and residential uses.
- Lastly, 'Development Policies' sub-policy 4.4.4.l) is satisfied as there is adequate parking proposed through this expansion.

As stated above, the parcel identified at 9421 County Road 93 is designated "Natural Heritage Designation" and is subject to the policies in Section 4.5.3 of the Town of Midland Official Plan. These policies generally intend to protect the natural features of the land, and where development is permitted, ensure that the necessary requirements are met prior to development. The policies that govern this include:

Changes in Use/ Additional Built Form

- d) *Where a land use change and/or additional built form is proposed on lands within the Natural Heritage designation that includes legally existing development, and where a Zoning By-law Amendment and/or Official Plan Amendment is required to facilitate that change in use or additional built form, an Environmental Impact Study shall be required to support the application.*

The proposed development includes additional built form on lands that are currently designated as 'Natural Heritage'. As such, policy 4.5.3 d) as prescribed above applies to the subject application. In accordance with this policy, an Environmental Impact Study (EIS) was prepared by Azimuth Consulting Inc. to support the OPA and ZBA applications and has concluded that the development presents no harmful impacts to the broader ecological function of the area.

Through the process of these applications, any areas currently designated 'Natural Heritage' that will not be subject to development are intended to be redesignated to 'Open Space'. This designation is proposed to protect the existing features of these areas, while providing flexibility in the future regarding amenities for patients and visitors. The intent, permitted uses and general development guidelines of the 'Open Space' designation are prescribed through Section 4.5.2;

4.5.2 Open Space Designation

Intent

- a) *A growing and progressive community must try to retain, enhance and expand its open space resources and facilities so that an attractive and functional presence is evident. This positive presence has a direct impact on community pride and use and it is understood to be a significant factor in influencing location and investment decisions regarding residential, business and tourism development.*

Permitted Uses

- e) *Open Space uses may include lands for active and passive recreation and conservation uses, including public and private parks, museums, not-for profit recreational facilities, marinas, government facilities, golf courses, beaches, arenas, playfields, and similar uses. Storm water management facilities are permitted however, such facilities do not form part of any parkland dedication obligation.*
- f) *Accessory commercial and residential uses may be considered where deemed appropriate and supportive of the primary recreational use.*

g) Notwithstanding the list of permitted uses, nothing in this Plan requires that every permitted use be permitted on every site. The implementing Zoning By-law shall establish the appropriate range of permitted uses on a site specific or area wide basis. Further, the full range of permitted uses may not be permitted in instances where the location is subject to area specific policies contained in this Plan.

Development Policies

h) The joint planning and shared use of facilities provided by different public agencies is encouraged, with particular emphasis on community and educational uses. Schools should be located adjacent to public parks and open space areas where possible. Schools should be centrally located in regard to the area served and the community roll it plays. Location should also be considered in regard to minimizing traffic hazards.

i) All residents shall generally be within 400 metres of a component of the parks and open space system and/or a publicly accessible component of the natural heritage system.

j) Public space/event space should be prioritized in the Downtown as well as near schools, senior's centres, workplaces and higher density residential developments.

The OPA and ZBA applications conform to S 4.5.2 of the Town of Midland Official Plan in that:

- The Proposed Development intends to retain portions of the forested area which are not proposed for re-development, however the proposed Open Space designation presents additional flexibility in providing certain amenities to Hospital patients and visitors in the future. This could include walking trails, passive recreation and offer a place of tranquility to assist in providing holistic healthcare services.

As identified on Schedule A – Growth Areas within the Town of Midland Official Plan, the parcel municipally known as 9421 County Road 93 is currently located within a 'Secondary Plan Area'. It is important to note that there is no Secondary Plan currently in effect, rather this classification intends to include this land within a Secondary Plan in the future, upon initiation by the Town. To ensure a cohesive Town design, the following policies apply to lands within this area, as prescribed through Section 7.2.4:

7.2.4 Secondary Plans

General Policies

a) Secondary Plan Areas are identified on Schedule A – Growth Areas.

b) The Urban Areas outside of the Delineated Built Boundary are lands which have been determined to be significant locations for future urban growth. It is intended that prior to future growth in these areas, a Secondary Plan, or Plans, are to be developed to coordinate and set out growth and development opportunities in a comprehensive manner. Until such a plan is completed and adopted, development and redevelopment should generally be restricted and the division of land which might interfere with the efficient and proper planning of the area should not be permitted.

c) The Secondary Plan areas may be subdivided based on logical servicing and/or planning boundaries, at the discretion of the Town, for the purposes of carrying out Secondary Plan studies.

The OPA and ZBA applications have regard for S 7.4.2 of the Town of Midland Official Plan in that:

- The Proposed Development has regard for Section 7.2.4 in that it maintains the intent of policy 7.2.4.b), by ensuring that the area subject to this application is not precluded from being developed and coordinated in a comprehensive manner, with consideration for future growth. Policy 7.2.4.b) also states that development should generally be restricted in these areas, pending the approval of a Secondary Plan. While we acknowledge this wording, it is of our opinion that the proposed redevelopment of the hospital from its current location is a unique circumstance, and one that represents a reasonable opportunity to remove the requirement for a Secondary Plan prior to approval. The lands are located adjacent the existing hospital property and represents a logical location for the re-development which provides health care services to the Town and broader geographic area.

In our opinion the Proposed Development conforms with the Town of Midland Official Plan particularly in reference to:

- Policy Section 2.2, relating to Growth in an Urban Structure and the various designations that encompass the lands.
- Policies 3.1.1.d) and 3.1.1 e) which identify the elements and objectives that make a successful community;
- Policy 3.1.15 which outlines the policies regarding public service facilities;
- Policy 3.4 which has regard for cultural heritage resources;

- Policies 4.4 a) and c) that identify the development policies and objectives of mixed-use districts;
- Policies 4.4.4 a), d), j), k) and l) which prescribe the general intent, permitted uses and development policies of Commercial Corridors, permitting the proposed hospital use on the subject lands;
- Policy 4.5.2 a), e), f) g) h) i) and j) which prescribe the general intent, permitted uses and development policies of Open Spaces;
- Policies 4.5.3 and d) regarding policies and regulations for change in use within the Natural Heritage designation;
- Policies 7.2.4 a), b) and c) that define the general policies relating to lands within the 'Secondary Plan Area' boundary;

6.5 Town of Midland Zoning By-law 2004-90

The subject lands are currently zoned 'Institutional (I) and Rural (RU)' under the Town of Midland Zoning By-law 2004-90. The proposed Zoning By-law Amendment, attached as Appendix 4, is required to re-zone the portions of the lands impacted by the proposed re-development. Specifically, lands identified as 9421 County Road 93 zoned 'Rural (RU) to 'Institutional with Specific Provisions I (I-XX). Similarly, although the parcel identified as 1112 Saint Andrews Drive already holds the 'Institutional – I' zone, an amendment is required to rezone the entirety of the parcel to 'Institutional with Special Provisions – I (I-XX) to match the remainder of the development. Any lands that remain unaffected by the proposed expansion on the parcel identifies as 9421 County Road 93 will be rezoned from 'Rural – RU' to 'Open Space – OS'.

This amendment and associated site-specific provisions will facilitate the development in alignment with the Town's Official Plan and conform to the proposed Official Plan Amendment. The classifications are hereinafter defined in the Draft Zoning By-law Amendment and Schedule included as Appendix 4 of this report.

7.0 PUBLIC CONSULTATION STRATEGYS

This section outlines the proposed public consultation strategy for the subject applications. It is the applicant's intent to have a statutory public meeting, as required under Section 34 (12) of the *Planning Act*. The date of the Public Meeting will be determined by the Town of Midland.

8.0 PLANNING REVIEW

The purpose of this Planning Statement Report is to support an Official Plan Amendment and Zoning By-law Amendment applications to facilitate the (re)development of the Georgian Bay General Hospital.

The Subject Lands, located on the north side of St. Andrews Drive, east of County Road 93 and west of Penetanguishene road and are municipally known as **1112 St. Andrew Drive and 9421 County Road 93** and are located within the Town of Midland Settlement Area. The Archeological Assessment by Irvin demonstrates no cultural heritage features and the Environmental Impact Study by Azimuth identified no net negative impacts of the development on the Subject Lands. The portion of the Subject Lands known as 9421 County Road 93 are subject to an Official Plan Amendment to re-designate these lands from 'Greenlands' to 'Mixed Use Districts' as per Schedule B of the Official Plan, and from 'Natural Heritage' to 'Open Space' and 'Commercial Corridor' as per Schedule C of the Official Plan. In addition, to maintain consistency, the portions of the lands known as 1112 Saint Andrews Drive will also be redesignated from 'Greenlands' to 'Mixed Use Districts' (Schedule B) and from 'Natural Heritage' to 'Commercial Corridor' (Schedule C). Any lands that are not impacted on 1112 Saint Andrews Drive will be redesignated from Natural Heritage to Open Space, again to maintain conformity.

As stated earlier in this Report, The *Planning Act* establishes that the approval of any land development application in Ontario must have regard for matters of provincial interest and be consistent or comply with provincial policy statements. It is further recognized that any land development is subject to conformity with municipal land use planning documents. The purpose of this section is to review how these matters have been addressed regarding the Proposed Development.

8.1 Planning Act

Section 2 of the *Planning Act* requires that all land use planning activities under the Act shall have regard for matters of Provincial Interest. In our assessment, relevant interests under Section 2 include:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, accessible, attractive and vibrant.*

The proposed OPA and ZBA applications have had regard for S. 2 of the *Planning Act* in that:

- The Proposed Development will be serviced with municipal water and sanitary services and appropriate storm water management control providing for the protection of public health and safety.
- The Proposed Development provides expanded public services to better meet the needs of a growing community that is healthy and safe.
- There is minimal impact on the broader ecologic function of the area, despite the removal of the northern woodlot.
- The Stage 1 and 2 Archaeological Assessment performed by Irvin confirms there are no significant archeological or cultural features on the subject lands.
- The proposed development will contribute to a safe and healthy community through the inclusion of additional healthcare services.
- The proposed development will ensure the adequate provision and distribution of health facilities within the Town of Midland.
- The proposed development will provide additional employment opportunities in the immediate area through the new facilities.
- The planning activities of public bodies (Hospitals) will be coordinated through this application.
- The additional healthcare facility and expansion of current facilities will ensure the protection of public health and safety.
- Given the location of the subject lands within the urban area of the Town of Midland, it is an appropriate location for growth and development.
- Finally, the proposed facilities will be well-designed and contribute to the improvement of the public space.

The OPA and ZBA Applications provide conformity with the above-mentioned relevant interests through the following:

- The effect of the proposed expansion on matters of Provincial Interest is set out in S. 2 of the *Planning Act*.
- That the proposed expansion through these amendments will conform to the County of Simcoe and Town of Midland Official Plans.
- The proposed expansion is well-designed and makes efficient use of underutilized lands.

8.2 Provincial Planning Statement

The proposed OPA and ZBA applications are consistent with the PPS policies outlined in section 6.2 above with reference to the application of Sections 2.3.1, 2.8.1, 3.1.1, 3.1.2, 3.1.3, 3.6.1, 3.6.2, 4.1.1, 4.1.2, 4.6.1 and 4.6.2 as discussed herein. These policies fundamentally relate to the provision of settlement areas, employment areas, general policies for infrastructure and public service facilities, sewage, water and stormwater, natural heritage and cultural heritage and archeology.

8.3 County of Simcoe Official Plan (2023)

The analysis of relevant planning policies seen within the County of Simcoe Official Plan has shown conformity with the proposed OPA and ZBA applications. The analysis of Policies 3.1.1, 3.5.2, 3.5.3, 3.5.5, 3.5.8, 3.5.27, 3.5.29, 4.2.1, 4.2.2, 4.2.3, 4.6.3, 4.6.5, 4.7.1, 4.7.2 and 4.7.9. demonstrates the Proposed Development takes into consideration the relevant considerations of the SCOP, including Growth and development, population and employment projections, general development, natural heritage, stormwater management, settlements/ settlement form, density and intensification, community facilities and services, cultural heritage conservation and infrastructure, sewage and water services.

8.4 Town of Midland Official Plan

The proposed OPA and ZBA generally conform with applicable policies in the Town of Midland Official Plan. The analysis of policies 2.2,(d) (iv), 3.1.1, 3.1.15, 3.4, 4.4.1, 4.4.4, 4.5.2, 4.5.3 and 7.4.2 has confirmed that the proposed applications will require an Official Plan Amendment to facilitate conformity with the Town of Midland Official Plan. Specifically, the redesignation of lands from “Natural Heritage” to “Open Space” and “Commercial Corridor”, to maintain consistency between both parcels of land subject to the application.

The Proposed Development is within the Town of Midland settlement area and will utilize existing municipal services that service the existing hospital building. It provides for an opportunity to expand public service facilities in a location that is able to support it and will create minimal natural heritage impacts through its development.

8.4 Town of Midland Zoning By-law 2004-90

The Proposed ZBA provides for rezoning of the subject lands from Institutional 'I' Zone and the Environmental Protection 'EP' Zone to Institutional 'I' Zone with special provisions 'I (I-XX) Zone. This zoning will encompass the entirety of 1112 Saint Andrews Drive, and all proposed to be developed portions of 9421 County 93. For any lands non impacted by the development on 9421 County Road 93, they will be rezoned from Environmental Protection 'EP' Zone to Open Space 'OS' Zone.

9.0 CONCLUSION

It is my professional opinion that the Proposed Development, through the proposed Official Plan Amendment and the Proposed Zoning By-law Amendment applications:

- Are consistent with the Provincial Planning Statement (2024);
- Conform to the Simcoe County Official Plan (2023);
- Conform to the Town of Midland Official Plan (2019); and,
- Comply to the Town of Midland Zoning By-law 2004-90, as amended.

It is our opinion that the Proposed Development, through the Proposed Official Plan Amendment and the Proposed Zoning By-law Amendment applications represent good planning and should be approved.

Respectfully submitted,

Respectfully submitted,

Innovative Planning Solutions



Greg Barker, B.A.A.
Partner



Adam Fiorini, MES.
Planner

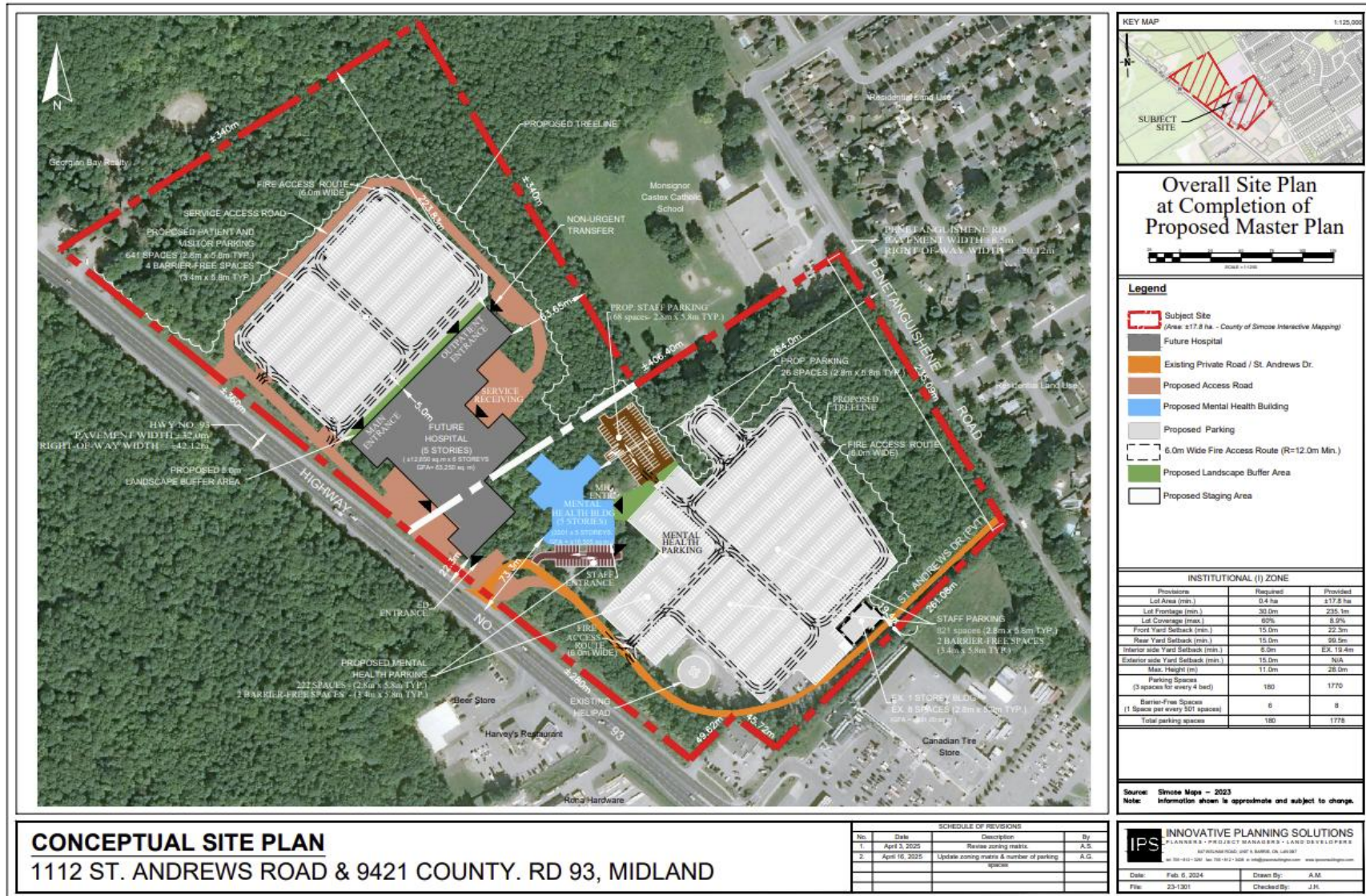


Mathew Halo, BURPL, MCIP, RPP
Associate

APPENDICES



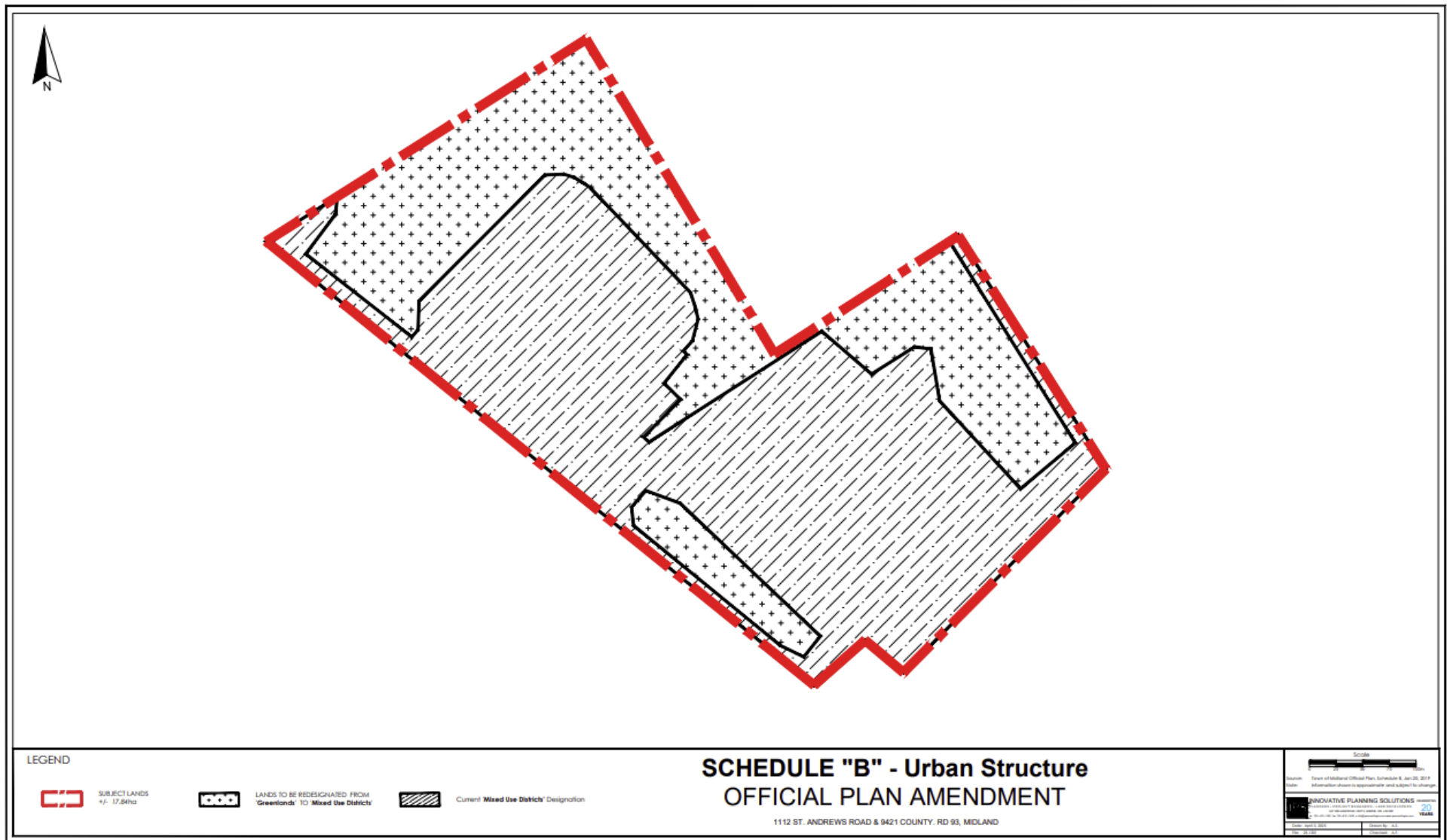
APPENDIX 1: Conceptual Site Plan



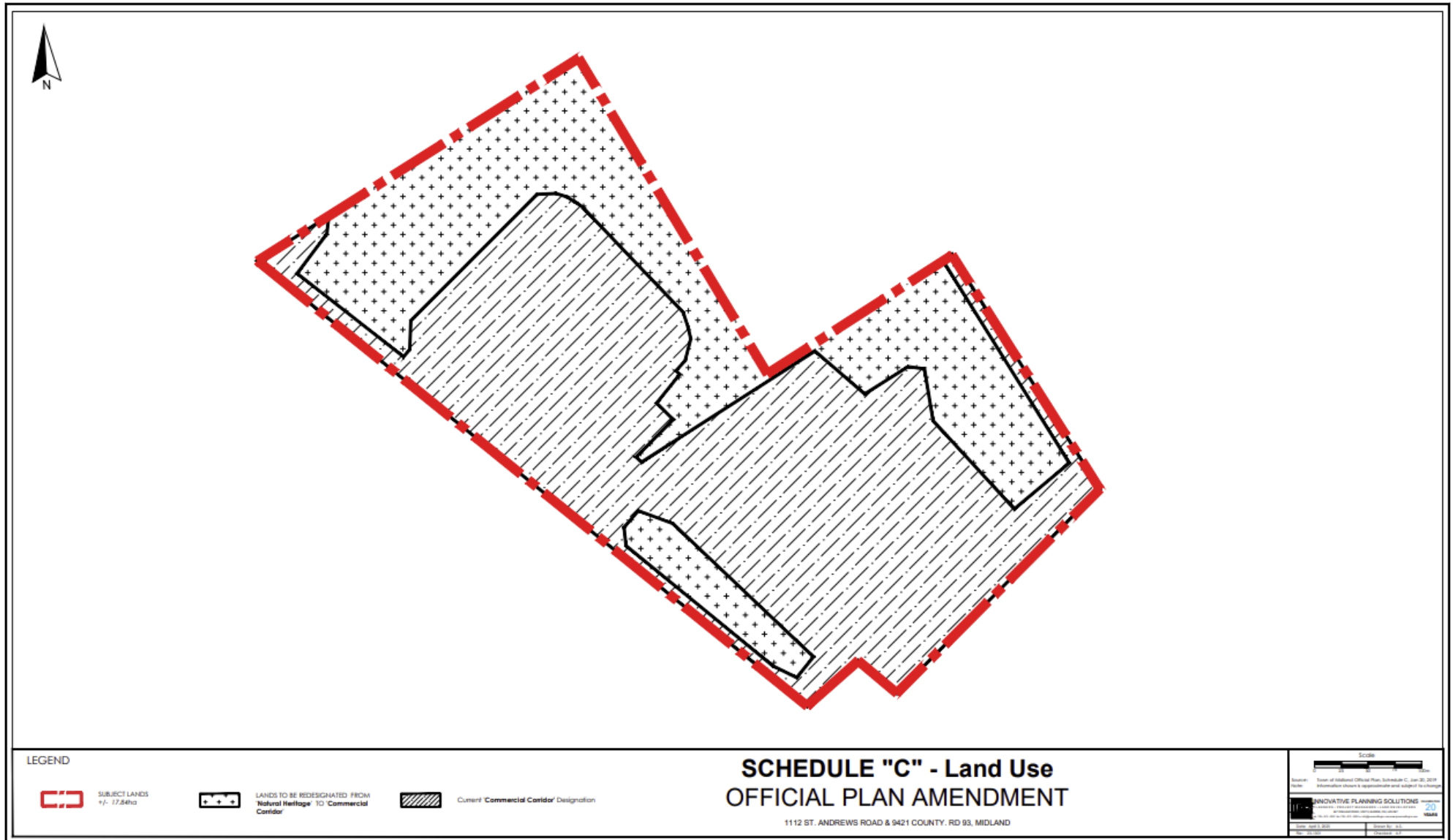


APPENDIX 2: Proposed Official Plan Amendment – Schedule ‘B’

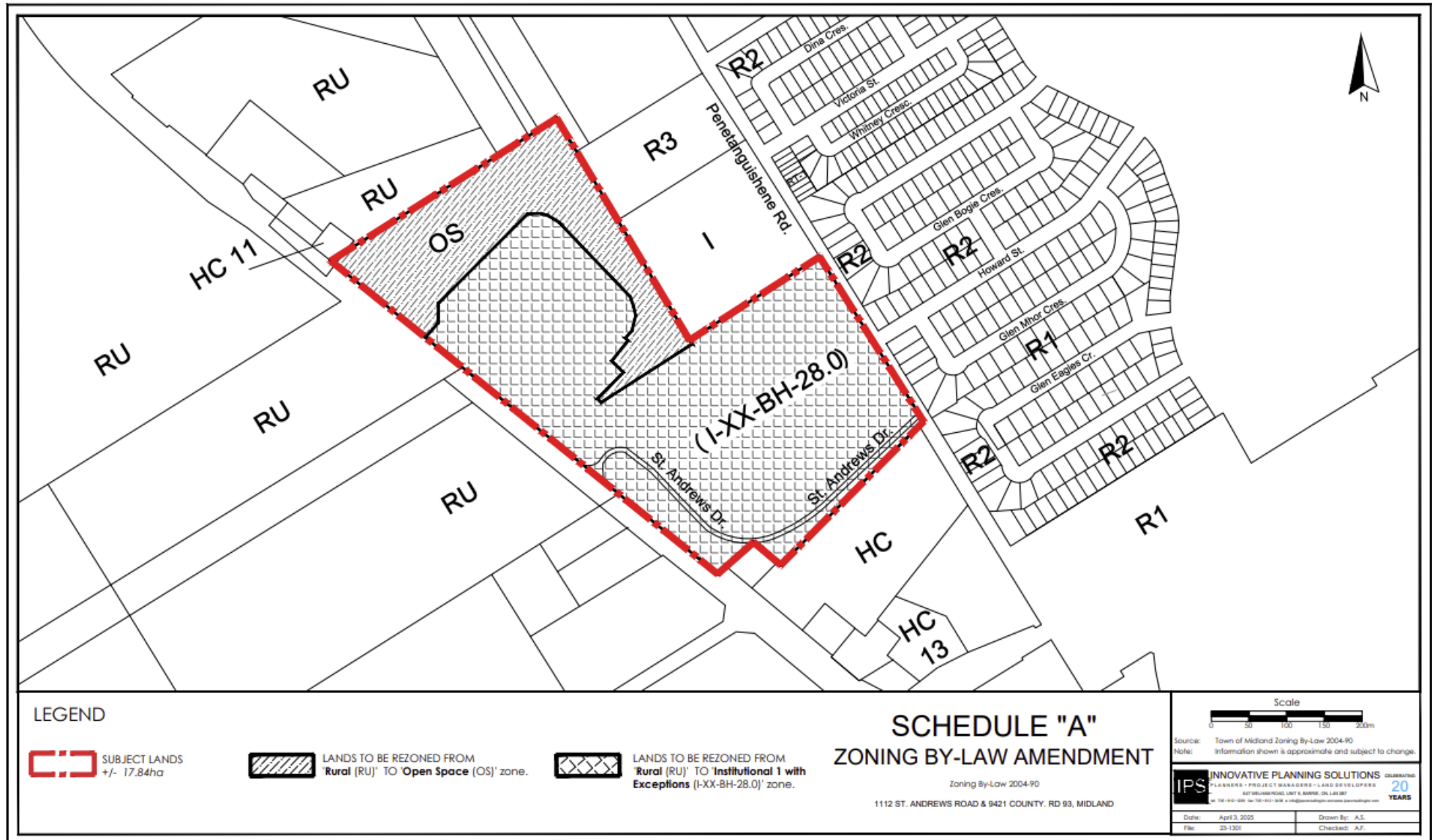
Schedule “B” – Urban Structure – OFFICIAL PLAN AMENDMENT



APPENDIX 3: Proposed Official Plan Amendment – Schedule ‘C’



APPENDIX 4: Proposed Zoning By-law Amendment – Schedule 'A'



APPENDIX 5 : Draft Zoning By-Law Amendment

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

A By-law to amend Zoning By-law 2004-90, as amended, for the lands known as 9421 County Road 93 and 1112 St. Andrews Drive

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 108, Concession 1 West of Penetanguishene Road, and having the municipal addresses of 9421 County Road 93 and 1112 St. Andrews Drive, as shown on Schedule 'A' attached hereto shall be subject of this By-law.
2. That the lands described above and on Map 22 and 23 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 "Rural (RU)" zone to the "Institutional with Exceptions (I-XX-BH-28.0)" zone and the "Open Space (OS)" Zones.
3. That all provisions of Zoning By-law 2004-90, as amended, except those expressly amended herein shall apply to the subject lands.
4. Notwithstanding the Regulations in 8.1.3.5 of the by-law, the Maximum Building Height for lands zoned as "Institutional with Exceptions (I-XX-BH-28.0)" shall be 28.0 m.
5. That the By-law shall come into force and effect in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 and the regulations thereto.

PASSED AND ENACTED THIS XX DAY OF XX, 2025.

THE CORPORATION OF THE TOWN OF MIDLAND

Bill Gordon, MAYOR

Karen Desroches, CLERK

APPENDIX 6 : Draft Official Plan Amendment

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

TO THE OFFICIAL PLAN OF THE TOWN OF MIDLAND

The attached explanatory text and schedules constituting Amendment No. XX to the Official Plan of the Town of Midland, was prepared for and recommended to the Council of the Corporation of the Town of Midland.

This amendment to the Official Plan of the Town of Midland was adopted by the Council of the Corporation of the Town of Midland in accordance with Section 17 and 22 of the Planning Act, R.S.O. 1990 c. P. 13, as amended, by By-law No. 2025-XXX passed on the XX day of XXX, 2025.

Bill Gordon, Mayor

Karen Desroches, Clerk

OFFICIAL PLAN AMENDMENT
Amendment No. XX
TO THE OFFICIAL PLAN OF THE
TOWN OF MIDLAND

Part 1 – The Preamble

1.1 TITLE

This Amendment, when approved by the County of Simcoe, shall be known as Amendment No. XX to the Official Plan of the Town of Midland.

1.2 COMPONENTS

This Amendment consists of the schedules and text as outlined below in Part 2 titled, 'The Amendment', Subsection 2.2. The preamble does not constitute part of the actual Amendment but is included for convenience purposes.

1.3 PURPOSE OF AMENDMENT

The purpose of this Official Plan Amendment is to re-designate a portion of the Subject Lands (the "Subject Area") from 'Natural Heritage' designation to the 'Commercial Corridor' and 'Open Space' designations according to Schedule C-Land Use, and to re-designate the Subject Area from the 'Greenlands' designation to the 'Mixed Use Districts' designation according to Schedule B- Urban Structure. The amendment also provides an exemption to Sections 2.2 d) iv) and 7.2.4 b) which requires the preparation of a secondary plan prior to future urban development only as it relates to 9421 County Road 93.

1.4 LOCATION

The Subject Lands are municipally addressed as 1112 St. Andrews Drive and 9421 County Road 93 and are legally described as Lot 108, Concession 1, west side of Penetanguishene Road, in the Town of Midland, County of Simcoe. The Subject Lands include vacant lands and the existing Georgian Bay General Hospital facility.

1.5 BASIS OF THE AMENDMENT

This Amendment to the Official Plan of the Town of Midland affects the Natural Heritage designation with respect to the Subject Area.

This Amendment would re-designate the Subject Area from the 'Natural Heritage' designation to the 'Commercial Corridor' and 'Open Space' designations to facilitate the (re)development of the Georgian Bay General Hospital on the Subject Lands. Any portions of the lands that are to remain undeveloped will obtain the 'Open Space' designation, and any developed portions will utilize the 'Commercial Corridor' designation. The amendment also seeks relief from the requirements of a secondary plan prior to the redevelopment of the Georgian Bay General Hospital on lands known as 9412 County Road 93.

PART 2 – The AMENDMENT

2.1 PREAMBLE

The amendment consisting of the text and schedules referred to in Subsection 2.2 below constitutes Amendment No. XX to the Official Plan of the Town of Midland.

2.2 DETAILS OF THE ACTUAL AMENDMENT

PART A)

That Schedule “C” titled Land Use of the Official Plan of the Town of Midland is hereby amended, in part, by re-designating the Subject Area from the Natural Heritage designation to the Commercial Corridor and Open Space designations, as shown more particularly on Schedule ‘1’ affixed hereto.

PART B)

That Schedule “B” titled Urban Structure of the Official Plan of the Town of Midland is hereby amended, in part, by re-designating the subject lands from the Greenlands designation to Mixed Use Districts designation, as shown more particularly on Schedule ‘2’ affixed hereto.

PART C)

That notwithstanding Sections 2.2 d) iv) and 7.2.4 b) which require the preparation of a Secondary Plan prior to future urban development, for lands known as 9421 County Road 93, the lands shall be exempt from the requirements of Secondary Plan prior to future urban development.

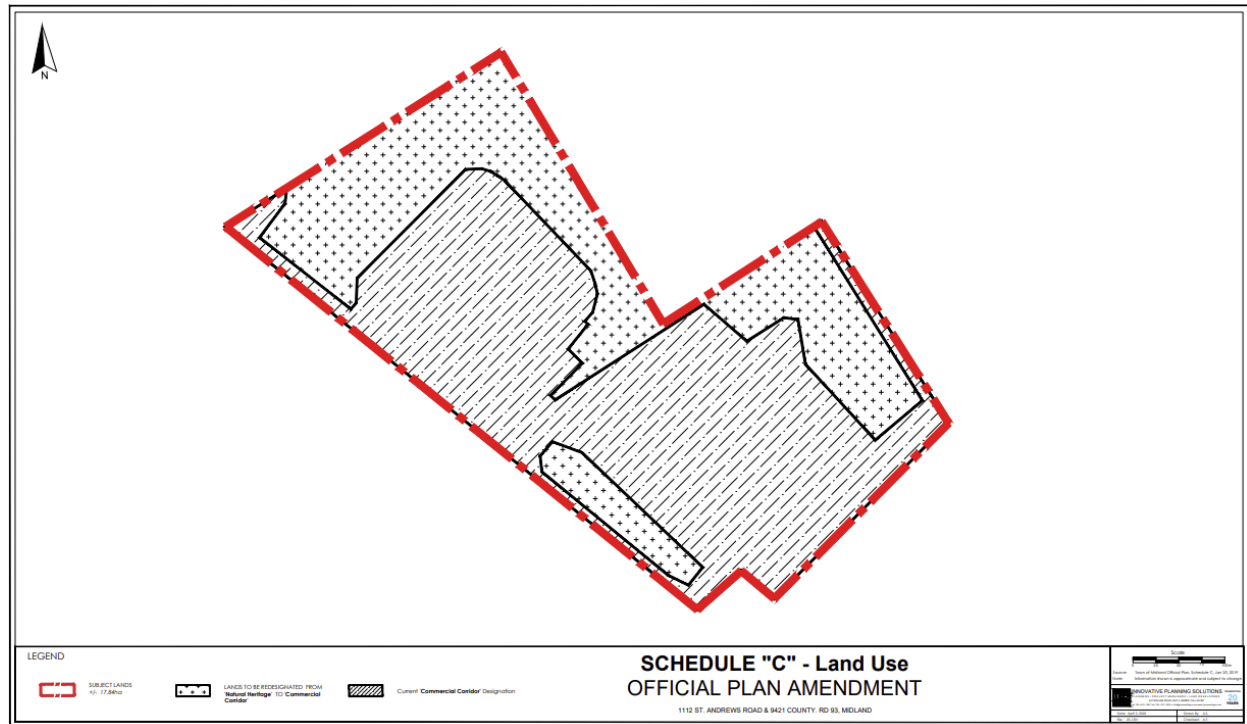
2.3 IMPLEMENTATION

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

2.4 INTERPRETATION

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

Schedule 1



Schedule 2

