

**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.

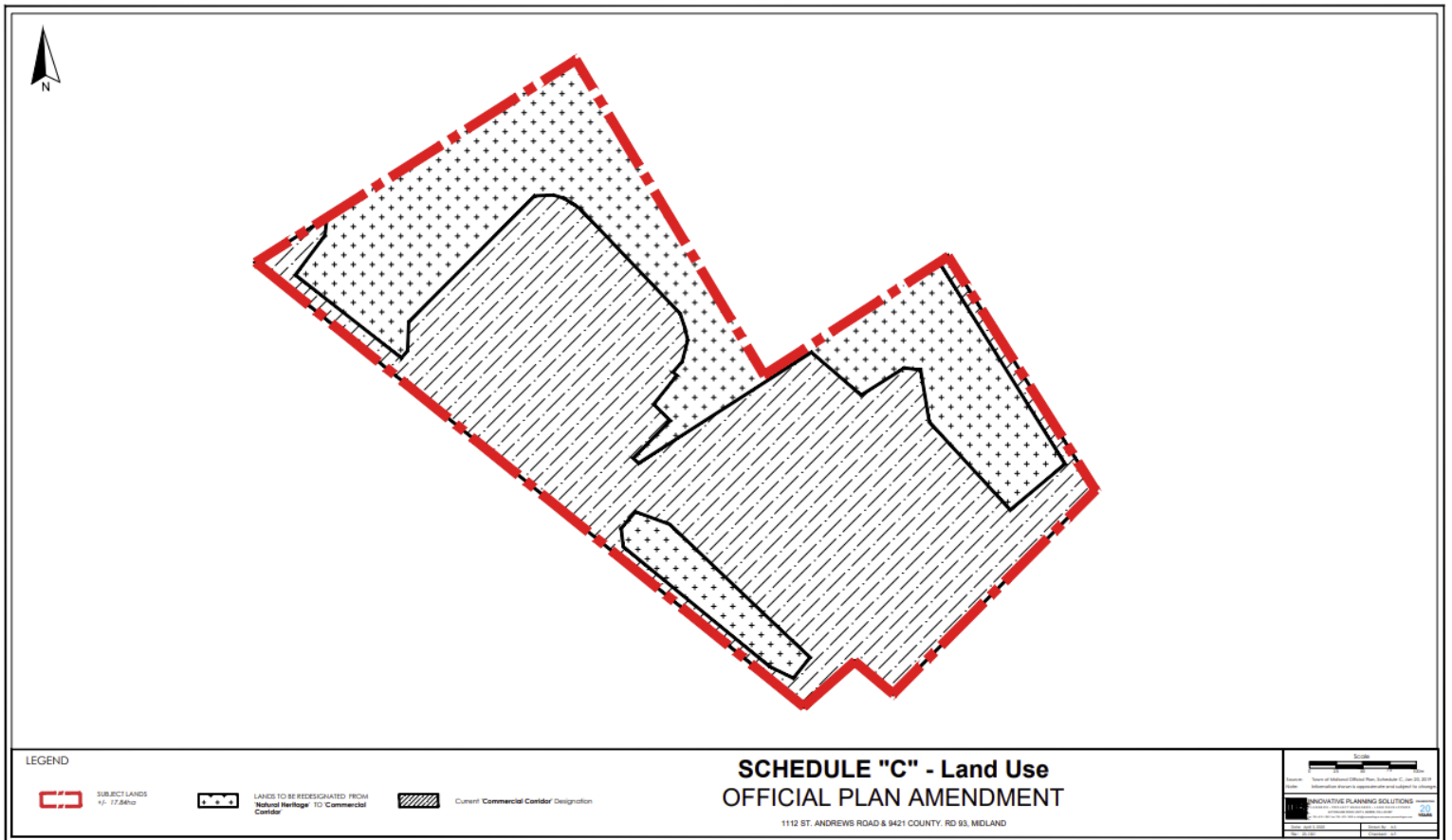
2.3 IMPLEMENTATION

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

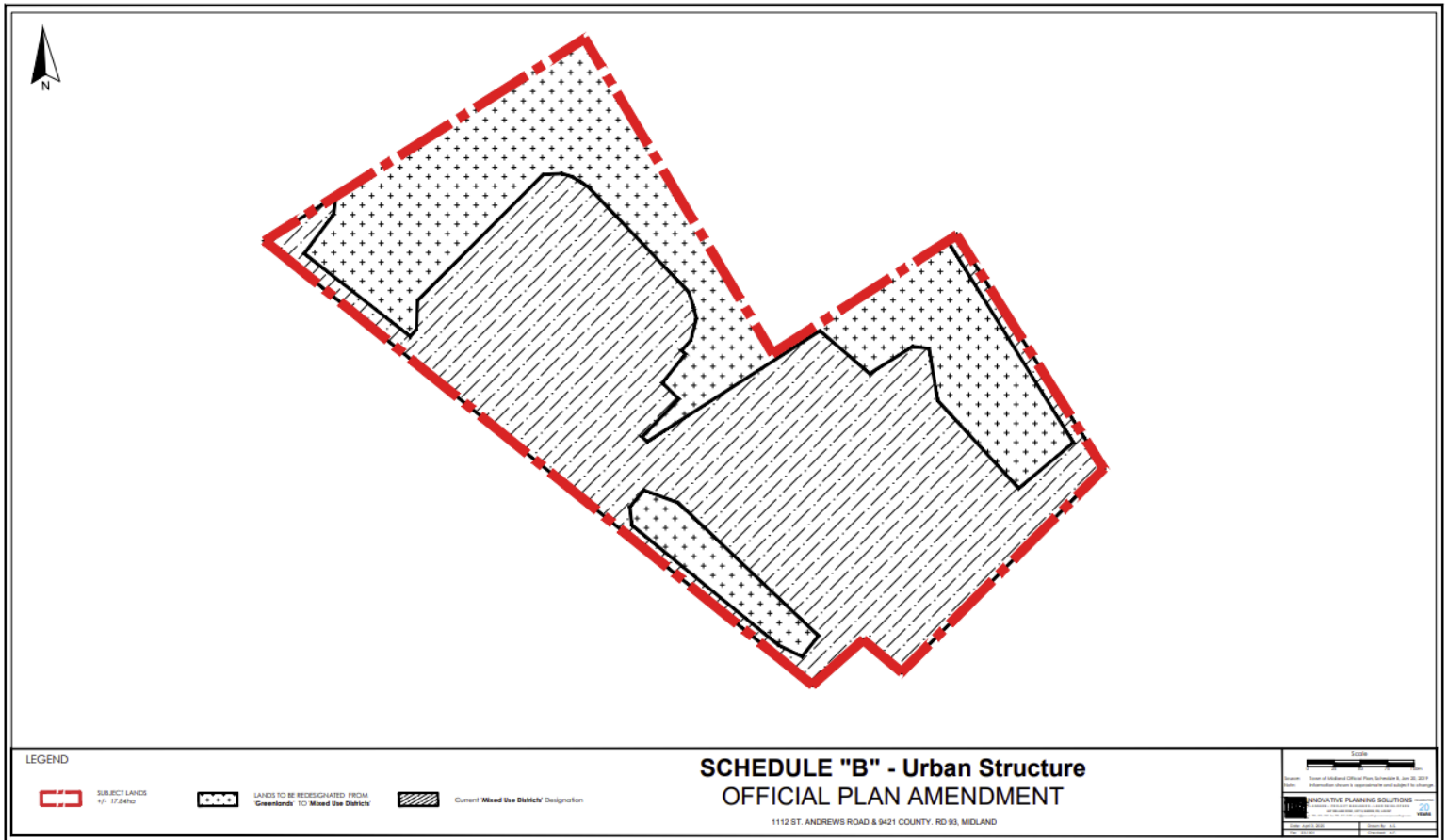
2.4 INTERPRETATION

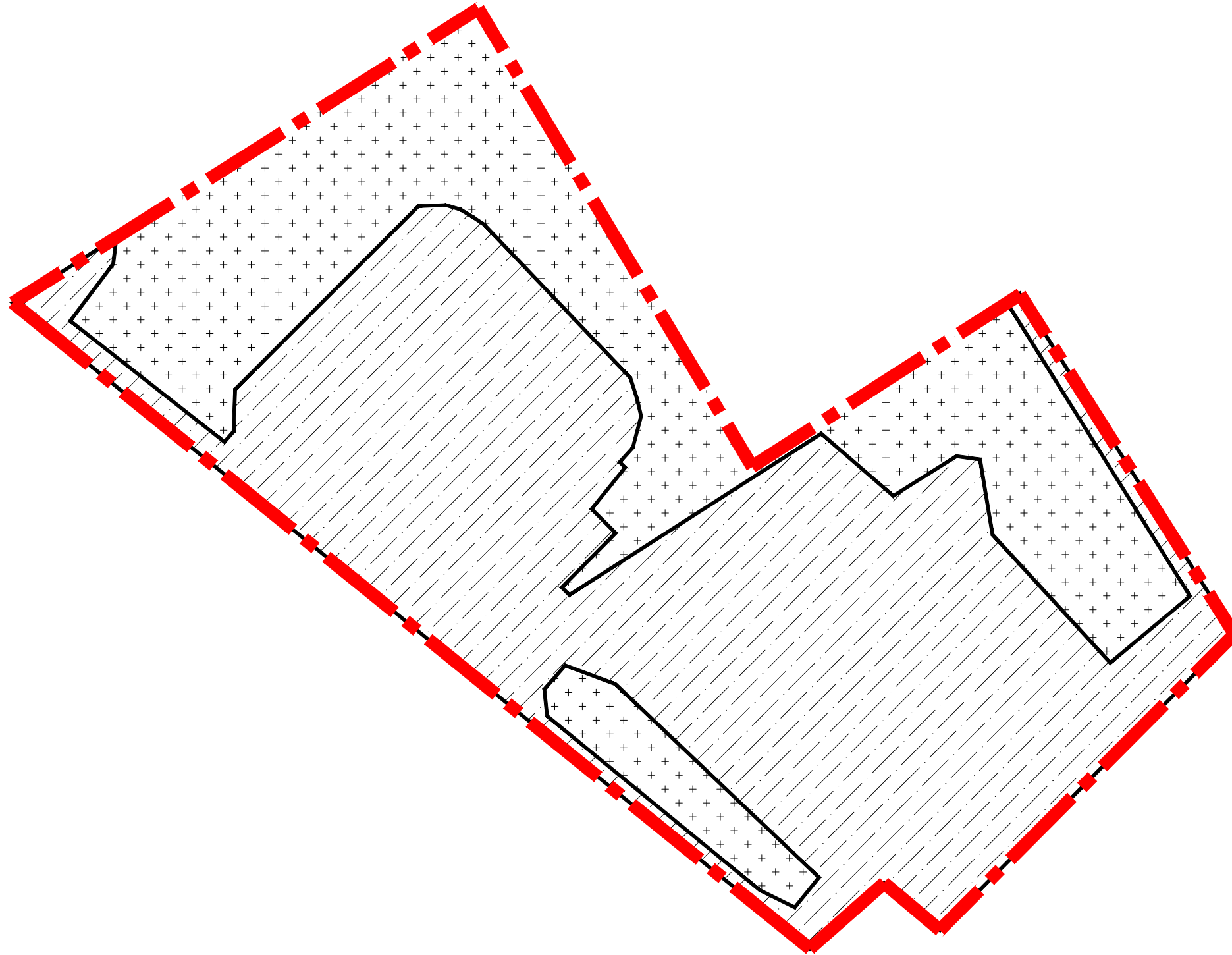
The provisions of the Official Plan of the Town of Midland, as amended from time to time, regarding the interpretation of that Plan, shall apply to this Amendment.

Schedule 1



Schedule 2





LEGEND



SUBJECT LANDS
+/- 17.84ha



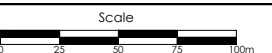
LANDS TO BE REDESIGNATED FROM
'Greenlands' TO 'Mixed Use Districts'



Current 'Mixed Use Districts' Designation

SCHEDULE "B" - Urban Structure OFFICIAL PLAN AMENDMENT

1112 ST. ANDREWS ROAD & 9421 COUNTY. RD 93, MIDLAND

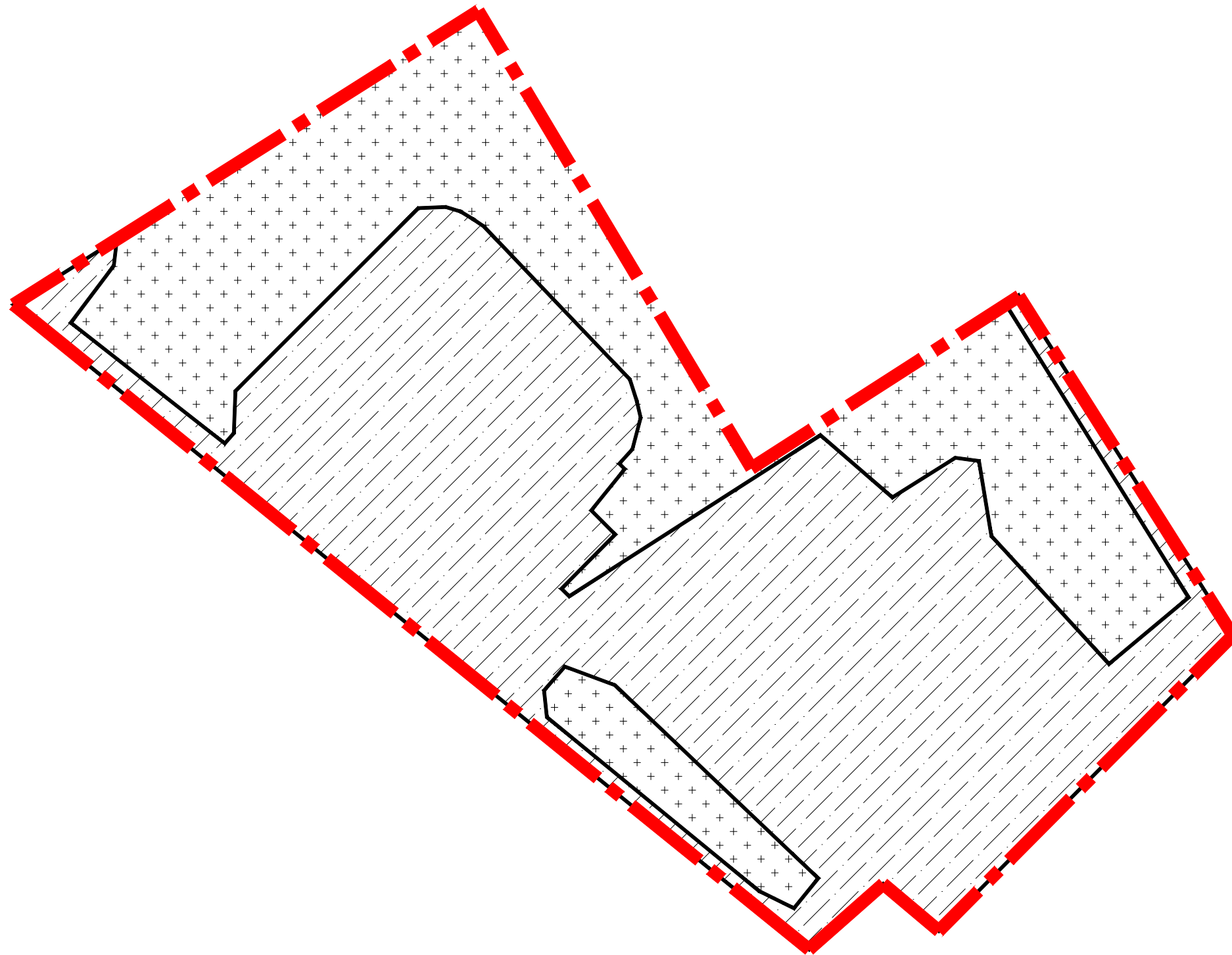


Source: Town of Midland Official Plan, Schedule B, Jan 20, 2019
Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
847 WELCH ROAD, UNIT 2, BARRIE, ON, CANADA
Tel: 705-852-1281 Fax: 705-852-1282 e: info@innovativeips.com www.innovativeips.com

CELEBRATING
20
YEARS

Date: April 3, 2025	Drawn By: A.S.
File: 25-1301	Checked: A.F.



LEGEND



SUBJECT LANDS
+/- 17.84ha



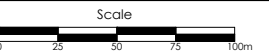
LANDS TO BE REDESIGNATED FROM
'Natural Heritage' TO 'Commercial
Corridor'



Current 'Commercial Corridor' Designation

SCHEDULE "C" - Land Use OFFICIAL PLAN AMENDMENT

1112 ST. ANDREWS ROAD & 9421 COUNTY. RD 93, MIDLAND



Source: Town of Midland Official Plan, Schedule C, Jan 20, 2019
Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
847 BELLEVAIR ROAD, UNIT 10, SCARBOROUGH, ONT. M1T 4B7
Tel: 705-461-1001 Fax: 705-461-1002 or info@innovativeplansolutions.com

Date: April 3, 2025
File: 23-1301
Drawn By: A.S.
Checked: A.S.