

File No: MD-OPA-2504
Municipality: Town of Midland
Location: 16728 Highway 12
Legal Description: Part North ½ Lot 100
Concession 1

Date of Decision: March 31, 2025
Date of Notice: April 1, 2025
Last Date of Appeal: April 21, 2025

NOTICE OF DECISION

With Respect to an Official Plan Amendment
Subsection 17(35) and 21 of the Planning Act

A decision was made by the County of Simcoe, Director of Planning/Chief Planner under the delegated authority granted by County By-law No. 6984 on the date noted above, to approve Amendment No. 4 to the Official Plan for the Town of Midland, as adopted by the Town of Midland By-law No. 2025-15, as per Schedule 2 to Report PLN 2025-005.

Purpose and Effect of the Official Plan Amendment

The Official Plan Amendment affects lands legally described as Part North ½ Lot 100, Concession 1, and municipally addressed as 16728 Highway 12. The purpose of the Official Plan Amendment is to redesignate the subject lands on Schedule A – Growth Areas from Greenlands to Strategic Growth Areas II, to redesignate the subject lands on Schedule B – Urban Structures from Greenlands to Mixed Use Districts designation, and to redesignate the subject lands on Schedule C – Land Use from Natural Heritage and Commercial Corridor to a site-specific Commercial Corridor designation.. The proposed effect of the Official Plan Amendment is to facilitate the future development of a self-storage facility and the outdoor storage of parking of rental trucks and trailers. The site-specific designation seeks to add a self-storage facility as a permitted use in the Commercial Corridor designation.

The decision is consistent with Provincial policy statements issued under the *Planning Act* and conforms with Provincial and County plans. A copy of staff report PLN 2025-005 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report PLN 2025-005. The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 4.

When and How to File an Appeal

If you wish to appeal the decision of the County of Simcoe to the Ontario Land Tribunal (OLT), you may do so within 20 days of the issuance of this notice by filing a Notice of Appeal via the OLT e-file at <https://olt.gov.on.ca/e-file-service> by selecting [Simcoe (County of)] as the Approval Authority or in person or by mail to the County Clerk – County of Simcoe, no later than **4:30 p.m.** on or before **2025/04/21**.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to: clerks@simcoe.ca.

Please refer to the Tribunal website for more information on filing an appeal <https://olt.gov.on.ca> or call 1-866-448-2248.

The Notice of Appeal must include:

- (1) set out the reasons for the appeal;
- (2) a completed Tribunal Appellant Form (A1) if submitted in person or by mail; and
- (3) be accompanied by the fee charged under the *Ontario Land Tribunal Act 2021* in the amount specified of \$1,100.00 or as specified on the Tribunal website payable by certified cheque to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart>

Who Can File an Appeal

Pursuant to Section 17 (24) of the *Planning Act*, R.S.O. 1990, c.P.13, a Notice of Appeal may be filed to the OLT by the following parties:

- A specified person who, before the plan was adopted, made oral submissions at a public meeting or written submissions;
- A public body who, before the plan was adopted, made oral submissions at a public meeting or

written submissions;

- The registered owner of any land to which the plan would apply, if, before the plan was adopted, the owner made oral submissions at a public meeting or written submissions;
- The Minister;
- The appropriate approval authority;
- In the case of a request to amend the plan, the person or public body that made the request.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day of appeal noted above.

Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6
clerks@simcoe.ca
(705) 726-9300



TO: Director of Planning/Chief Planner – Delegated Approvals
DIVISION: Engineering, Planning and Environment
DEPARTMENT: Planning

REPORT #: PLN 2025-005

REPORT DATE: March 31, 2025

SUBJECT: Request for Approval – Town of Midland Official Plan Amendment No. 4

Recommendation

That Official Plan Amendment No. 4 to the Town of Midland Official Plan, as adopted by Town of Midland By-law 2025-15 be approved; and

That Notice of Decision of Official Plan Amendment No. 4 to the Town of Midland Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

The following provides a summary of the proposal:

Location: 16728 Highway 12 (Legal Description: Part North ½ Lot 100, Concession 1)
Town of Midland

Applicant: Morgan Planning & Development on behalf of 2833373 Ontario Inc. (David Colagiacomo)

Proposal: To redesignate the subject lands on Schedule A – Growth Areas from Greenlands to Strategic Growth Areas II, to redesignate the subject lands on Schedule B – Urban Structures from Greenlands to Mixed Use Districts designation, and to redesignate the subject lands on Schedule C – Land Use from Natural Heritage and Commercial Corridor to a site-specific Commercial Corridor designation. The purpose of the amendment is to facilitate the future development of a self-storage facility and the outdoor storage of parking of rental trucks and trailers. The site-specific designation seeks to add a self-storage facility as a permitted use in the Commercial Corridor designation.

County File: MD-OPA-2504
Town File: OPA-02-24

Background/Analysis

The subject lands are located in the southeast portion of the Town of Midland near the intersection of Highway 12 and King Street. The property is municipally known as 16728

Highway 12 and legally described as Part North ½ Lot 100, Concession 1. Please see Schedule 1 for a Location Map of the subject lands.

The subject lands are approximately 2.3 hectares (5.68 acres), are currently naturalized, undeveloped, and contain a woodlot. The subject lands front onto both Highway 12 to the north and Prospect Boulevard to the south. Access to the property will be from Prospect Boulevard as the Ministry of Transportation will not permit access via Highway 12. Adjacent lands to the south contain industrial land uses while lands to the north, west, and east are designated for commercial uses. The lot abutting the subject lands to the east is developed with an existing hotel.

On behalf of the landowner, Morgan Planning & Development submitted a site-specific Official Plan Amendment application on August 29, 2024, to redesignate the subject lands on multiple Official Plan schedules. Specifically, the application proposed to redesignate the lands on Schedule A – Growth Areas from Greenlands to Strategic Growth Areas II, on Schedule B – Urban Structure from Greenlands to Mixed Use District, and on Schedule C – Land Use from Natural Heritage to a site-specific Commercial Corridor designation. Please see Schedule 2 for the details of the amendment.

The purpose of the amendment is to create land use permissions for the lands to be developed with a three storey self storage facility with associated retail store/showroom (3,348 square metres), an one storey self storage building (1,864 square metres) and four smaller self storage buildings ranging in size from 193 square metres to 242 square metres in area along with an outdoor storage area for rental trucks and trailers. Please see Schedule 3 for a site plan of the proposed development.

The statutory public meeting was held on February 26, 2025, and Council for the Town of Midland adopted Official Plan Amendment No. 4 on the same day. County Planning staff received the adoption record on March 13, 2025.

The following reports/studies were received in support of the proposed amendment and considered by County Planning staff in the preparation of this report:

- Planning Justification Report prepared by Morgan Planning and Development Inc., dated October 28, 2024;
 - Traffic Impact Study prepared by Tatham Engineering Limited, dated September 24, 2024;
 - Preliminary Stormwater Management Report prepared by Tatham Engineering Limited, dated September 25, 2024;
 - Functional Servicing Report prepared by Tatham Engineering Limited, dated September 25, 2024;
 - Environmental Impact Study prepared by Cambium Inc., dated September 24, 2024;
 - Geotechnical Investigation Report prepared by Green Geotechnical Ltd., dated July 25, 2024;
 - Hydrogeological Assessment prepared by Tatham Engineering Limited, dated September 25, 2024;
 - Stage 1-2 Archaeological Assessment prepared by New Era Archaeology Inc., dated July 22, 2024.
-

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on land use planning and development throughout the province. The policies set out how land and resources should be managed over time to build strong communities, conserve biodiversity, protect agricultural resources, and promote intensification to achieve efficient and resilient development. The *Planning Act* requires that municipal decisions on land use planning matters in the Province of Ontario be consistent with the policies of the PPS. Section 2.3.1 provides general policies for settlement areas.

Policy 2.3.1.2. b) states that land use patterns within settlement areas should be based on densities and mix of land uses which optimize existing and planned infrastructure and public service facilities. County staff believe that the proposal is consistent with these policies as the subject lands are fully serviced by existing water/wastewater and transportation infrastructure including nearby access to a Provincial highway.

Policy 2.4.1.1 states that planning authorities are encouraged to identify and focus growth and development in strategic growth areas. Additionally, Policy 2.4.1.3 states that planning authorities should permit development and intensification in strategic growth area to support the achievement of complete communities and compact built form. The proposal includes the redesignation of the subject lands to Strategic Growth Area II to permit the intensification of commercial uses in an existing developed area which complies with the direction of the above noted policies.

Policy 2.8.1 states the planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs, providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses and encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities. The approval of this proposal will be used to facilitate the development of the lands to a commercial use in an existing settlement area comprised of residential, employment and institutional uses which support the achievement of complete communities.

Policy 3.6.2 states that municipal water services and sewage 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. A Functional Servicing Report was completed by Tatham Engineering Limited in support of the application. Servicing is available to the property as the watermain, and sanitary sewer will be extended, and fire protection will be provided by the existing fire hydrant.

Policies 4.1.5 state that development and site alterations will not be permitted in or adjacent to significant natural heritage features unless it has been demonstrated that there will be negative impacts on natural heritage features or their ecological functions as a result of the development.

An Environmental Impact Study (EIS) was completed by Cambium Inc., in support of the application. The EIS analyzed the woodlands identified on the subject lands as well as significant wildlife habitat and threatened species/species at risk. It noted in the EIS the woodlands were not considered a significant feature, not a candidate for bat maternity habitat or considered large

enough for the Eastern Wood-pewee (Species of Concern) however, a Species at Risk (Butternut) was identified. In order to protect these identified features, the report provides mitigation measures and best practices which are recommended to be implemented on the site. Some of the recommendations include:

- All required approvals and permits should be obtained prior to the commencement of site alteration or construction activities.
- Four Butternut trees, listed as provincially Endangered, are proposed for removal. Regulatory mechanisms are available to allow for the removal of the trees under O. Reg 830/21 of the *Endangered Species Act* (ESA) and therefore do not pose a permanent constraint to development. However, details outlined in Section 5.3.1 of the EIS must be implemented prior to clearing and/or site alteration to avoid contravention of the Act. Cambium recommended this requirement be carried forward as a Site Plan condition.
- The Stormwater Management Plan prepared in support of the development should address potential stormwater-related impacts to water quality and quantity of the surrounding features, erosion potential, and a feature-based water balance study (if required).
- An Erosion and Sediment Control (ESC) Plan that includes permitter light duty sediment fencing should be implemented along the watercourse side of the construction area prior to the commencement of any site alteration.
- Vegetation removal or alteration should take place outside of the breeding bird season and active roosting season for bats.

A full list of the recommendations can be found on pages 48 and 49 of the EIS. Cambium's EIS was peer reviewed by the Severn Sound Environmental Association (SSEA). The SSEA commented that the SSEA accepts the conclusion of the EIS that *"removal of the Natural Heritage designation for the subject site would not impact the form or function of the Natural Heritage lands on the local landscape, given the small size, isolate nature, and generally low ecological value of the site"*.

The recommendations of the EIS have been implemented in the text of the official plan amendment including the requirements related to the removal of the butternut trees, potential to require additional measures for any found Species at Risk during site alteration, and that a Stormwater Management Plan and an Erosion and Sediment Control (ESC) Plan are required at time of a future site plan application.

Policy 4.6.2. also states that 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 Stage 1-2 Archaeological Assessment was undertaken by New Era Archaeology Inc. that found no archaeological resources on the subject lands and concluded that no further archeological assessment of the property is required.

County Planning staff are of the opinion that the proposed amendment is consistent with the PPS.

County of Simcoe Official Plan, Office Consolidation 2023

The subject lands are designated as a Settlement on Schedule 5.1 – Land Use Designations of the County Official Plan. Objectives of this designation include focusing population and

employment growth within settlements, and to promote development forms and patterns which minimize land consumption and servicing costs. The County Official Plan contains policies that direct the vast majority of population and employment growth to settlement areas, specifically Primary Settlement Areas. The Town of Midland is identified as a Primary Settlement Area on Schedule 5.1.2 of the County Official Plan.

The natural heritage policies of the Provincial Planning Statement 2024 noted above are mirrored by Policy 3.3.15 of the County Official Plan.

The objectives for the Settlement area are outlined in Policies 3.5.1 to 3.5.4 of the County Official Plan. The policies focus population and employment growth to settlements, with particular emphasis on primary settlement areas, with development to occur in a compact and efficient form of land use using existing municipal services such as water, wastewater and transportation networks. Development of mixed-use settlement areas is encouraged along with promotion of development forms and patterns which minimize land consumption and servicing costs.

Policy 3.5.8 states that Settlement areas shall be the focus of population and employment growth, and their vitality and regeneration shall be promoted. 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.

Further to the above, Policy 3.5.27 of the County Official Plan states that settlements, and the downtowns and main streets of Primary Settlement Areas, shall be promoted as focal points for residential, commercial, and institutional uses by among other things.

Policy 4.6.5 states that 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. As noted above, a Stage 1-2 Archaeological Assessment was completed and concluded that no resources were present on the subject lands.

The servicing policies noted in the Provincial Policy Statement section are mirrored in Section 4.7 of the County Official Plan. Specifically, that within settlement areas, municipal water services and municipal sewage services are the preferred form of servicing.

The proposed amendment will not have any negative impacts on natural heritage features on the subject or adjacent lands, subject to the recommended mitigation measures being implemented. The proposal would contribute additional employment uses in an existing developed strategic commercial area with access to municipal and provincial transportation networks and municipal water and sewer services.

County Planning staff are of the opinion that the proposed amendment complies with the above noted policies and conforms to the County of Simcoe Official Plan, 2023.

Comments Received

During the public consultation process, comments were received from the Town of Midland Risk Management Official, County of Simcoe, Severn Sound Source Protection Authority, NT Power, Severn Sound Environmental Association, Enbridge Gas, Ministry of Transportation (MTO), and a member of the public. These comments are summarized below:

- Severn Sound Source Protection Authority (SSSPA) provided comment regarding the subject lands location as it is partially within the Wellhead Protection Area Q1 and Q2. SSSPA required a hydrogeological water balance study, to ensure pre and post infiltration rates are neutral. Applicants have submitted a Hydrogeological Study and a Stormwater Management Assessment as a part of the application.
- Enbridge Gas noted with no objections; however, Enbridge Gas reserved the right to amend or remove development conditions.
- NT Power had no comments regarding the proposed official plan amendment or zoning by-law amendment.
- Severn Sound Environmental Association provided comment advising that they are satisfied with the results and findings of the EIS, provided that mitigation as outlined in the EIS is implemented.
- MTO provided comment that there are no significant concerns and comments will be address at the site plan stage and work will not occur on site until MTO permits are issued.
- Residents of Midland, Volker and Joanne Triebe, stated several concerns, such as increased traffic and the safety of pedestrians, the lack of demand for another storage facility, destruction of local green spaces, and potential noise and dust pollution.

As noted in the comments from the source protection authority, a Hydrogeological Study and a Stormwater Management Assessment were required as a part of the application. The Hydrogeological Study provided a dewatering assessment, which will need to be revisited during the site plan process, and low impact development assessment, which was deemed feasible for the site. The Stormwater Management Assessment provided the recommended stormwater management plan and the applicable design criteria for the subject lands as well as proposed siltation and erosion controls which will be implemented through the future site plan process.

In response to comments from the public, it is noted that a Transportation Impact Study (TIS) was submitted as part of the application that speaks to the residents' concerns regarding the potential for increased traffic. The TIS was satisfactory to the Town and the MTO regarding potential traffic impacts and the intended use of the property is not expected to impact traffic volumes. Concerns related to noise and dust will be mitigated through requirements within the future site plan. The acceptable findings from the EIS addressed concerns related to the loss of green space, and it was determined that the subject lands are not ecologically valuable, and that the proposal is appropriate for the subject lands.

County Planning staff are satisfied that the oral and written submissions received from agencies and the public were considered and/or addressed prior to recommending the approval of OPA No. 4.

Summary

County Planning staff recommends approval of Official Plan Amendment No. 4 to the Town of Midland Official Plan, as adopted by Town of Midland By-law No. 2025-15, given the reasons outlined in this report, which include:

- Consistency with the Provincial Planning Statement; and
 - Conformity with the goals, objectives, and general intent of the County of Simcoe Official Plan.
-

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County’s decision is appealed to the Ontario Land Tribunal (OLT) there may be legal costs associated with that process. As per County of Simcoe By-law No. 6894, the Chief Planner, the General Manager – Engineering, Planning & Environment, and County Solicitor may enter into negotiations, attend hearings and execute such documents as may be necessary to resolve disputes and OLT appeals with those parties insofar as the County’s position remains consistent with the Provincial Planning Statement, conforms with the applicable Provincial policies, and conforms with the County of Simcoe Official Plan.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

- Schedule 1 – Location Map
- Schedule 2 – Official Plan Amendment No. 4, as adopted
- Schedule 3 – Site Plan prepared by Morgan Planning & Development, dated September 24, 2024.

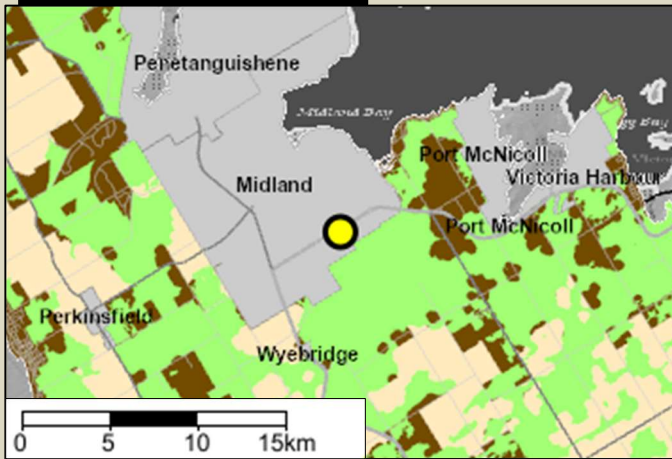
Prepared By Milandeep Bhutta, Planner II

Reviewed By Tiffany Thompson, RPP, Manager of Planning

Approvals	Date
Nathan Westendorp, Director of Planning/Chief Planner	March 31, 2025

Location Map

Municipal Context



County File Number: CouncilReport

Address:
MIDLAND

County Official Plan Legend

Agricultural Lands	Lands Not Subject To Plan
Settlements	Niagara Escarpment Plan Area
Economic District	Greenbelt Plan - Protected Countryside
Greenlands	Oak Ridges Moraine Conservation Plan Area
Rural Lands	Special Development Area Big Bay Point
Secondary Plan	Subject Property



Map Legend

Subject Property	Settlement Area	Built Boundary	2016
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RESOLUTION DATED

BY-LAW NO. 2025-15 DATE FEB 26/25

OTHER

OF PAGES 13 DATE MARCH 12/25

THE CORPORATION OF THE TOWN OF MIDLAND

SIGNATURE



BY-LAW 2025-15

A By-law to adopt Amendment No. 4 to the Town of Midland Official Plan.

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

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

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

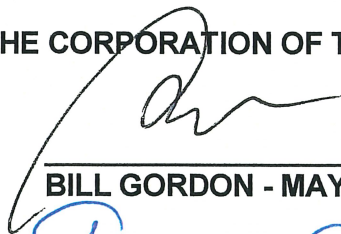
WHEREAS the Council of The Corporation of the Town of Midland now deems it expedient to amend the Official Plan for the Town of Midland pursuant to the authority given to it under Sections 17 and 21 of the *Planning Act*;

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

1. That the attached text which constitutes Amendment No. 4 to the Official Plan for the Town of Midland is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No. 4 to the Town of Midland Official Plan.
3. That this By-law shall come into force and effect on the final passage thereof

BY-LAW PASSED AND ENACTED THIS 26TH DAY OF FEBRUARY, 2025.

THE CORPORATION OF THE TOWN OF MIDLAND



BILL GORDON - MAYOR



SHERRI EDGAR - CLERK

**AMENDMENT NO. 4 OF THE
TOWN OF MIDLAND
OFFICIAL PLAN
RESPECTING 16728 HIGHWAY 12**



CERTIFIED that the attached is a true copy of Official Plan No. 4 as enacted and passed by the Council of the Corporation of the Town of Midland on the 26th day of February, 2025.



SHERRI EDGAR - TOWN CLERK

AMENDMENT NO. 4

TO THE

TOWN OF MIDLAND

OFFICIAL PLAN

The attached explanatory text and schedules constituting Amendment No. 4 to the Official Plan for the Town of Midland, was prepared and adopted by the Council for the Corporation of the Town of Midland by By-law 2025-9 in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, on the 26th day of February, 2025.



BILL GORDON - MAYOR



SHERRI EDGAR - TOWN CLERK

CORPORATE
SEAL OF
MUNICIPALITY



AMENDMENT NO. 4 TO THE TOWN OF MIDLAND
OFFICIAL PLAN

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THE CONSTITUTIONAL STATEMENT

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

PART 1 – THE PREAMBLE consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART 2 – THE AMENDMENT sets out the text of Amendment Number 4 to the Town of Midland Plan with mapping amendments Town of Midland Official Plan set out in Schedules 'A', 'B', and 'C'.

PART 3 – THE APPENDICES consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment

PART 1 – THE PREAMBLE

1.1 TITLE

The title of this Amendment, when approved by the County of Simcoe, shall be known as Amendment No. 4 to the Town of Midland Official Plan.

1.2 COMPONENTS

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

1.3 PURPOSE OF AMENDMENT

The purpose of this Official Plan Amendment is to re-designate the Subject Lands (the "Subject Area") from 'Natural Heritage' and "Commercial Corridor" to a site specific 'Commercial Corridor' designation 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, and to re-designate the Subject Area from 'Greenlands' designation to the 'Strategic Growth Areas II' designation according to Schedule A - Growth Areas.

1.4 LOCATION

The Subject Lands are municipally addressed as 16728 Highway 12 and are legally described as Part North 1/2 Lot 100, Concession 1, Part 2, Plan 51R21949 & Part 2, Plan 51R23843, in the Town of Midland, County of Simcoe. The Subject Lands are 2.3 hectares in area.

1.5 BASIS OF THE AMENDMENT

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

This Amendment would re-designate the Subject Lands to facilitate future development of a self-storage facility and the outdoor storage of parking of rental trucks and trailers. The site-specific designation seeks to add a self-storage facility as a permitted use in the Commercial Corridor designation.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

The text and schedules referred to in Subsection 2.2 below constitutes Amendment No. 4 to the Official Plan of the Town of Midland.

2.2 DETAILS OF THE ACTUAL AMENDMENT

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

PART A)

That Schedule "A" titled Growth Areas of the Official Plan of the Town of Midland is hereby amended, in part, by re-designating a portion of the subject lands from the Greenlands designation to Strategic Growth Area A, as shown more particularly on Schedule 'A' affixed hereto.

PART B)

That Schedule "B" – Urban Structure to the Town of Midland's Official Plan is hereby amended, in part, by re-designating the subject lands from the Greenlands designation to the Mixed Use Districts designation, as shown on Schedule 'B' affixed hereto.

PART C)

That Schedule "C" – Land Use to the Town of Midland's Official Plan is hereby amended, in part, by re-designating the Subject Area from the Natural Heritage and Commercial Corridor designation to a site-specific Commercial Corridor – Exception designation to add a self-storage facility as a permitted use, as shown more particularly on Schedule 'C' affixed hereto.

PART D)

That a new sub-section, being 4.4.5 *Commercial Corridor Designation – Exceptions*, which shall follow sub-section 4.4.5 *Commercial Corridor Designation – Development Policies*, be added to the Town of Midland Official Plan, and that, starting with 4.4.5.1), that the following policies be added:

4.4.5.1 16728 Highway 12

- a) The following policies shall apply to lands municipally known as 16728 Highway 12 and located on the south Side of Highway 12 and north side of Prospect Boulevard and being legally described as Part North 1/2 Lot 100, Concession 1, Part 2, Plan 51R21949 & Part 2, Plan 51R23843 and shown on Schedule "C" to the Town of Midland Official Plan:

- i. That, in addition to the Commercial Corridor permitted uses, a self-storage facility, including but not limited to truck & trailer rental, storage pod rental & storage, individual self-storage units, and associate retail, be permitted.
- ii. Prior to any *development* and *site alteration* the appropriate documentation to remove butternut trees, as required by the *Endangered Species Act*, be provided to the Town and to the satisfaction of same.
- iii. The Town reserves the right to, as part of the site plan control process, require additional environmental work to satisfy the *Endangered Species Act*, if required.
- iv. Any Species at Risk (SAR) discovered on the during *development* and *site alteration* of the subject lands must be left undisturbed as required by the *Endangered Species Act*, 2007. If any SAR individuals are encountered, they should be photographed and allowed time to move out of harms way. All SAR observations should be reported to the Town and the Ministry of Natural Resources Natural Heritage Information Centre.
- v. A Stormwater Management Plan shall be required as part of a Site Plan Control application. The required Stormwater Management plan should, among other requirements, address potential stormwater-related impacts to water quality and quantity of the surrounding features, erosion potential, and a feature-based water balance study, if appropriate, as determined by the Town.
- vi. An Erosion and Sediment Control (ESC) Plan shall be required as part of a Site Plan application. The ESC plan shall include, at minimum, perimeter light duty sediment fencing should be implemented along the watercourse side of the construction area prior to the commencement of any Site alteration. Fencing should be properly keyed into the ground and securely fastened to vertical supports spaced ≤ 2 m apart. All sediment fencing should be regularly maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated. All ESC fencing should be removed following construction once exposed soils have been revegetated. Machinery or construction materials should be stored within the construction area throughout the construction period.

PART E)

That the Mixed-Use Corridor Designation policies, starting in Section 4.4.5 of the Town of Midland Official Plan, be renumerated, as appropriate, to reflect numbering changes triggered by the introduction of exception policies outlined in PART D) above.

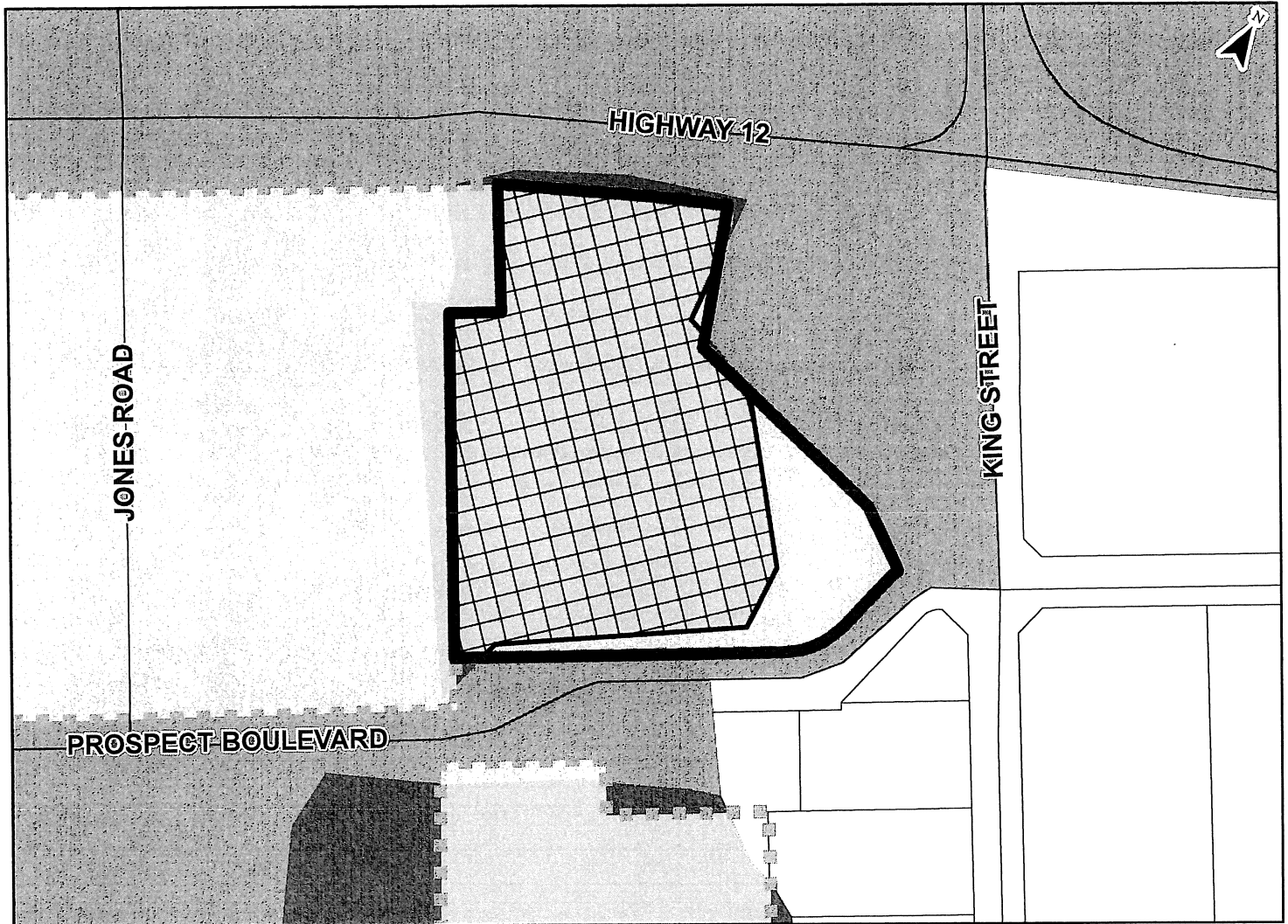
2.3 IMPLEMENTATION AND INTERPRETATION

Amendment No. 4 to the Town of Midland's Official Plan will be implemented by an amendment to the Town of Midland's Zoning By-law No. 2004-90, 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 in regards to this Amendment.

Schedule 'A' - Amendment No. 4 Growth Areas (Schedule "A")



Subject Lands - 16728 Highway 12



Lands to be Redesignated from Greenlands to Strategic Growth Areas II



Delineated Built Boundary

Current OP Growth Areas (Schedule A)

Lands Within the Delineated Built Boundary



Greenlands



Strategic Growth Areas I

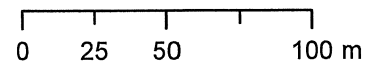
Lands Outside the Delineated Built Boundary



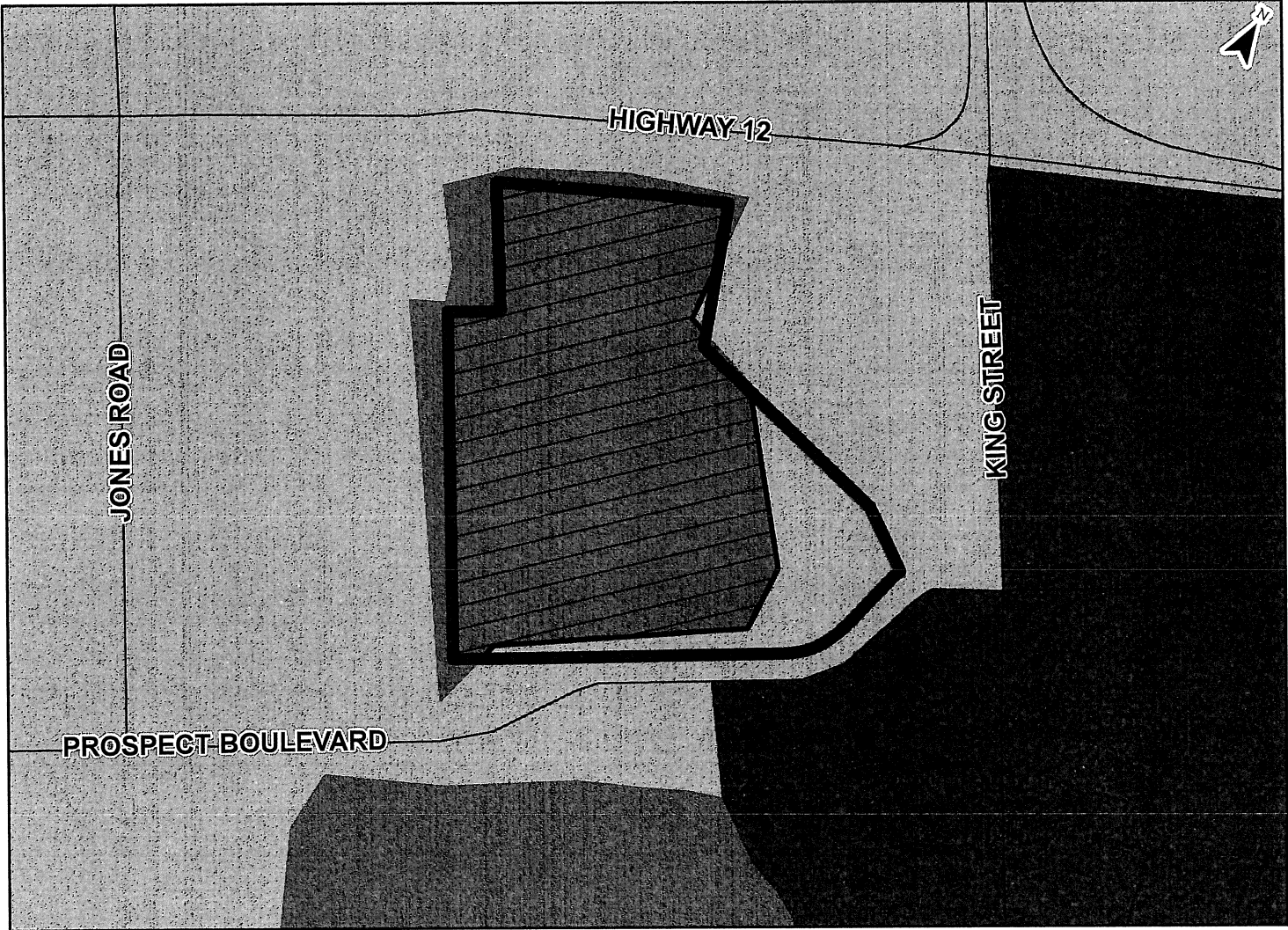
Greenlands





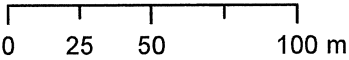
Strategic Growth Areas II






Schedule 'B' - Amendment No. 4
Urban Structure (Schedule "B")



-  Subject Lands - 16728 Highway 12
-  Lands to be Redesignated from Greenlands to Mixed Use Districts

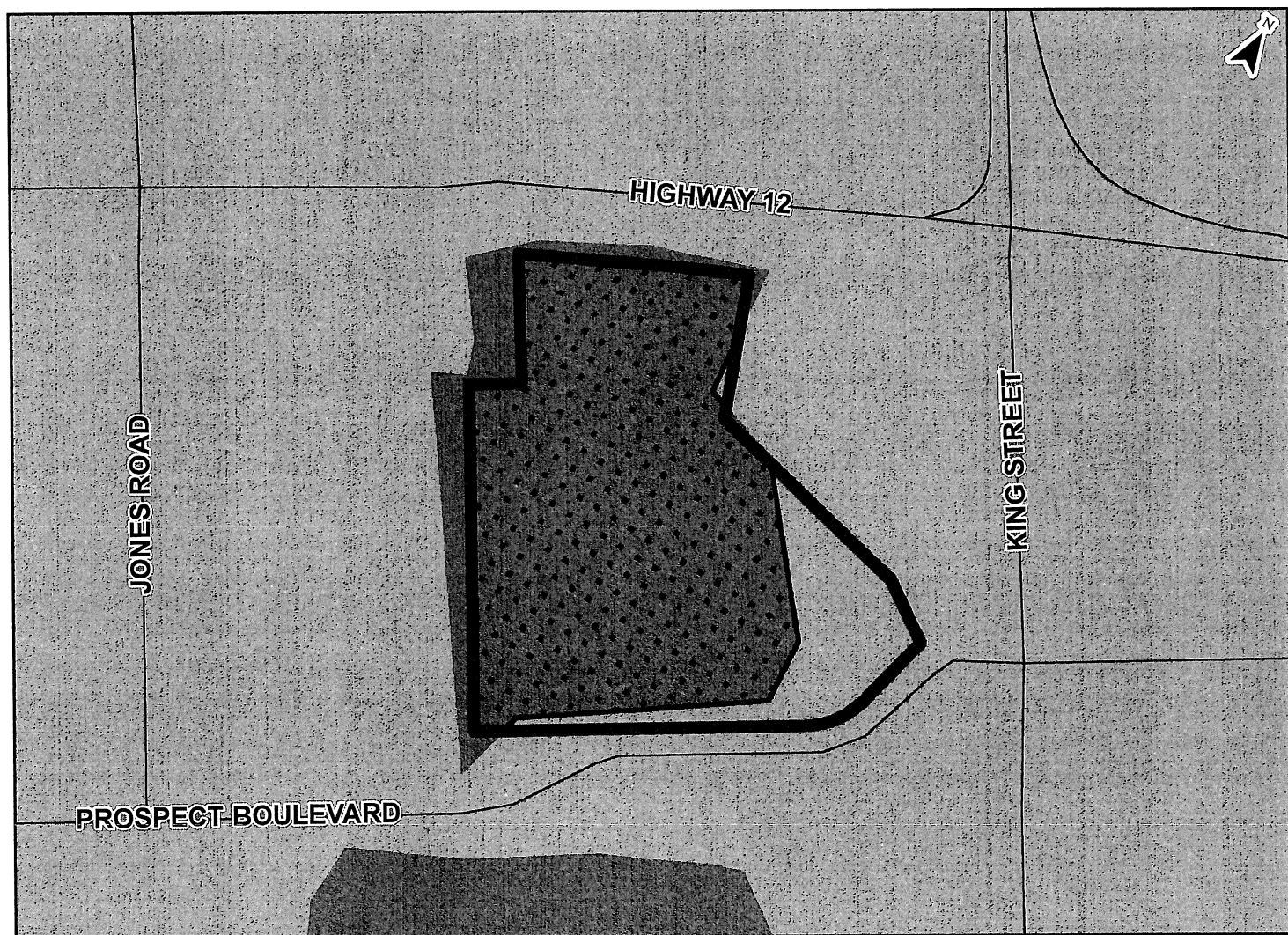


Current OP Urban Structure (Schedule B)

-  Employment Area
-  Mixed Use Districts
-  Greenlands

Schedule 'C' - Amendment No. 4

Land Use (Schedule "C")



Subject Lands - 16728 Highway 12



Lands to be Redesignated from Natural Heritage to Commercial Corridor



Commercial Corridor



Employment Area



Natural Heritage

PART 3 – THE APPENDICES

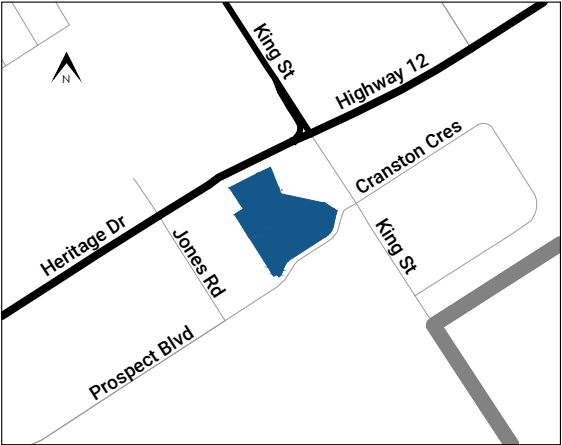
1. Minutes of Public Meeting
2. Staff Planning Report CSR-2024-114
3. Staff Planning Report CSR-2025-21

Zone Matrix		
ZBL 2004 - 90	Highway Commercial (HC) Zone	Proposed HC-## Zone
Lot Area (min)	3,000m ²	±23,487.3m ²
Lot Frontage (min)	30m	±89.6m
Lot Coverage (max)	50%	±22.6%
Front Yard (min)	7.5m	±14.0m
Setback from Highway 12 (min)	15.0m	±14.0m
Side Yard (min)	0.0m	±4.3m
Rear Yard (min)	7.5m (south)	±18.0m
Building Height (max)	11.0m	±15.1m
Parking Spaces (min)	53	53
- Self Storage	40 (1 / 300m ² GFA)	
- Retail	13 (5 / 90m ² GFA)	
Parking Space Dimension (min)	2.8m x 5.8m	2.8m x 6.1m
	3.0m x 6.0m (angled)	3.6m x 9.1m (angled)
Barrier Free Parking	1	2
Barrier Free Parking Space Dimension (min)	3.4m x 5.8m	>3.4m x 5.8m
Loading Spaces (min)	2	>2
Loading Space Dimensions (min)	4.0m x 21.0m	>4.0m x 21.0m
Drive Aisle Width (min)	6.0m	8.7m



CONCEPT PLAN

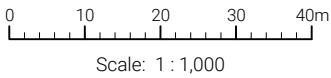
16728 HIGHWAY 12
Part of Lot 100, Concession 1 E
Town of Midland, County of Simcoe



Subject Lands Scale 1 : 15,000

LEGEND

- Subject Lands
- Storage Building (One Storey)
- Retail & Storage Building (Three Storeys)
- Entrance/Exit - Vehicular
- Entrance/Exit - Pedestrian
- Stormwater Management



Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: General Servicing Plan, Tatham Engineering, August 2024.
County of Simcoe interactive map.

Drawn By: A.M. Date: September 17, 2024 File No: 1389

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