

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

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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 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 'Mixed-Use District' and 'Neighbourhood Residential' designations according to Schedule C-Land Use, to re-designate the Subject Area from the 'Greenlands' designation to the 'Mixed Use Districts' and the 'Neighbourhood Districts' designation according to Schedule B-Urban Structure, and to remove a portion of the Subject Area from the 'Greenlands' according to Schedule A-Growth Areas. As well as add to section 7.2.4 'Secondary Plans' which would allow the portion of the lands within the Secondary Plan to proceed with development without completion of the Secondary Plan.

1.4 LOCATION

The Subject Lands are municipally addressed as 659 Balm Beach Road, 681 Balm Beach Road, and 9050 County Road 93 and are legally described as Part of the North Half of Lot 104 Concession 1 W.P.R, in the Town of Midland, County of Simcoe. The Subject Lands include vacant lands, with the area fronting Balm Beach Road which contains a commercial building used as a billiards hall, and a Single Detached Dwelling which fronts onto County Road 93.

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 'Mixed-Use District' and 'Neighbourhood Residential' designations to facilitate development on the Subject Lands. Any portions of the lands that are to remain undeveloped will retain the 'Natural Heritage' and 'Greenlands' designation. Any developed portions will utilize the 'Mixed-Use District' and 'Neighbourhood Residential' designation under Schedule C – Land Use, 'Mixed Use Districts', 'Natural Heritage', and 'Neighbourhood Districts' designation under Schedule B – Urban Structure, will be removed from the 'Greenlands' designation under Schedule A – Growth Areas.

PART 2 – The AMENDMENT

2.1 PREAMBLE

The amendment consisting of the 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 “A” titled Growth Area of the Official Plan of the Town of Midland is hereby amended, in part, by removing the subject lands from the Greenlands designation, as shown more particularly on Schedule ‘A’ 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 and Neighbourhood Districts designation, as shown more particularly on Schedule ‘B’ affixed hereto.

PART C)

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 Neighborhood Residential, and Mixed-use Corridor designations. Additionally, re-designating a portion of the lands from the Mixed-use District Designation to Natural Heritage Designation, as shown more particularly on Schedule ‘C’ affixed hereto.

PART D)

That Section 7.2.4 titled Secondary Plans of the Official Plan of the Town of Midland is hereby amended, in part, by adding section 7.2.4 d) which details the following:

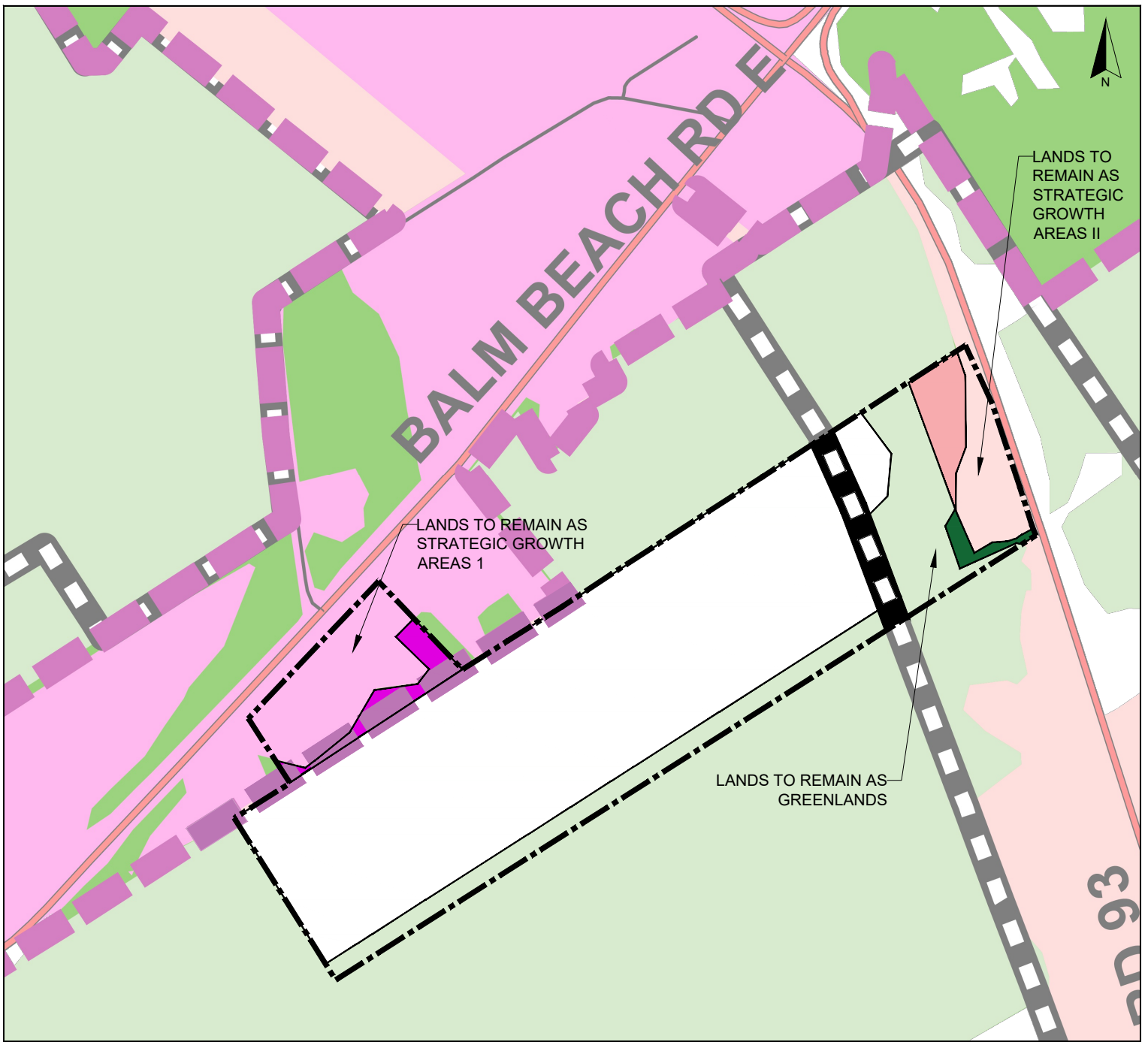
“The properties at 9050 County Road 93 and a portion of the lands 681 Balm Beach that included in the County Road 93 South Secondary Plan area would not be subject to Section 7.4.2 b). Therefore the requirement of this Plan for a Secondary Plan study to be complete would not be applicable and the lands may be developed.”

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.



LEGEND

-  Subject Site
-  Lands to be removed from the 'Greenlands' designation
-  Lands to be re-designated from 'Greenlands' to 'Strategic Growth Area I' designation
-  Lands to be re-designated from 'Greenlands' to 'Strategic Growth Area II' designation
-  Lands to be re-designated from 'Strategic Growth Area II' to 'Greenlands' designation
-  Delineated Built Boundary
-  Secondary Plan Area

SCHEDULE "A" OFFICIAL PLAN AMENDMENT

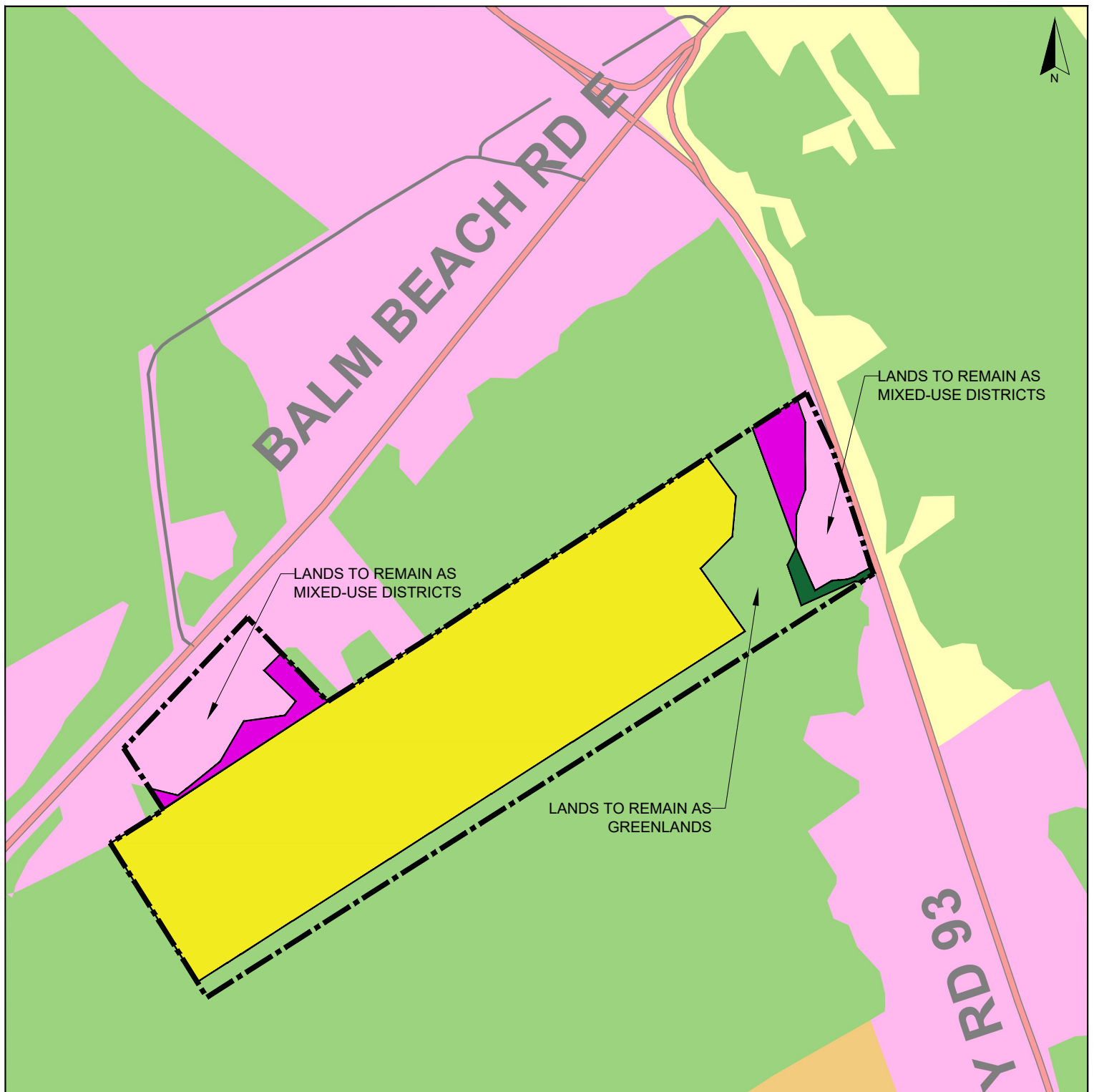
659 BALM BEACH ROAD,
TOWN OF MIDLAND



Source: Town of Midland, Official Plan Schedule A, Growth Areas, Sept. 24, 2025
Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
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info@innovativeplanning.com / www.innovativeplanning.com

Date: August 12, 2025	Drawn By: A.S.
File: 17 - 728	Checked: N.S.



LEGEND



Subject Site



Lands to be re-designated from 'Greenlands' to 'Neighbourhood District' designation



Lands to be re-designated from 'Greenlands' to 'Mixed-Use Districts' designation



Lands to be re-designated from 'Mixed-Use Districts' to 'Greenlands' designation

SCHEDULE "B" OFFICIAL PLAN AMENDMENT

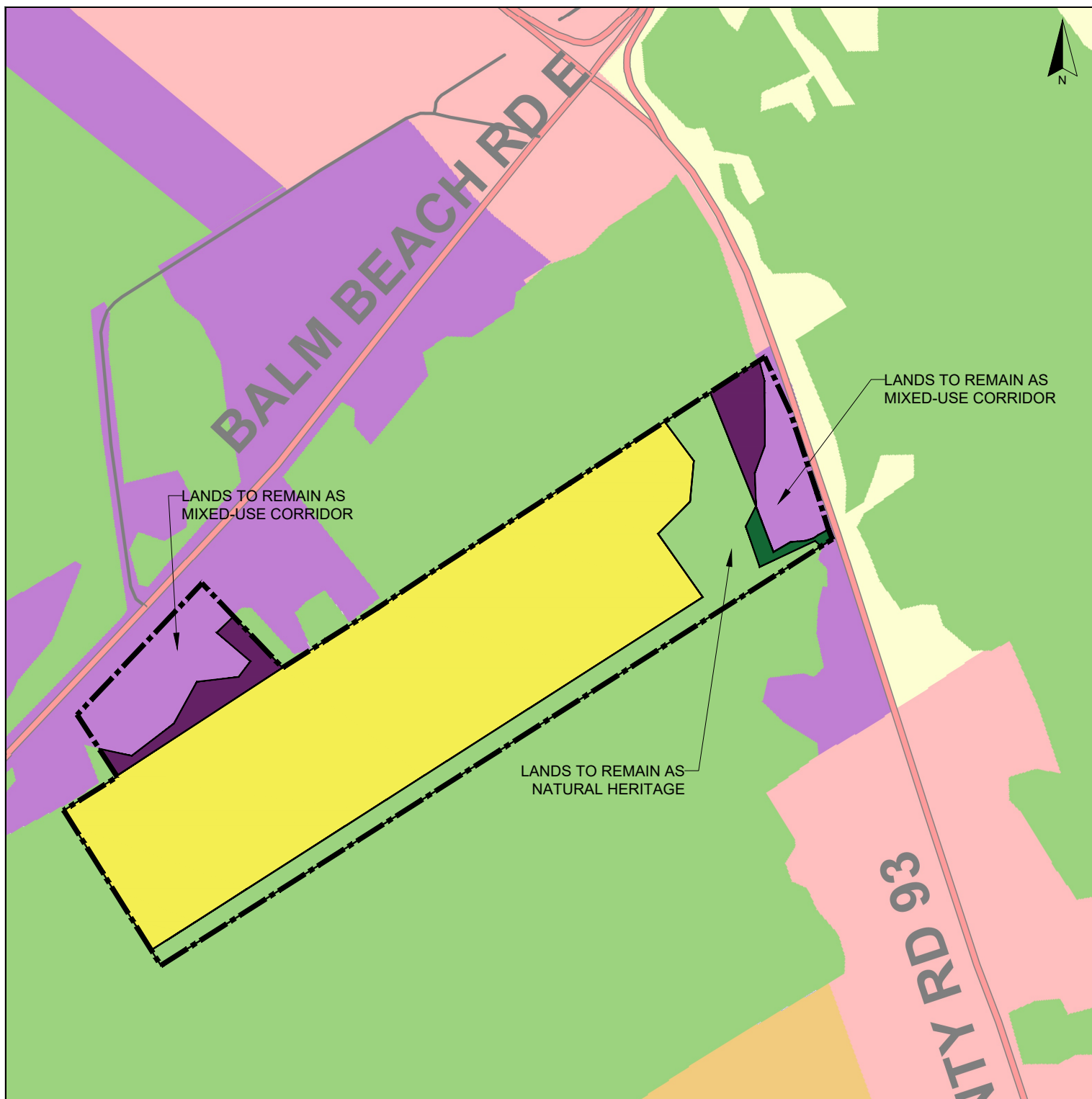
659 BALM BEACH ROAD,
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Source: Town of Midland, Official Plan Schedule B Urban Structure, Sept. 24, 2024
Note: Information shown is approximate and subject to change.

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LEGEND



Subject Site



Lands to be re-designated from 'Natural Heritage' to 'Neighbourhood Residential' designation



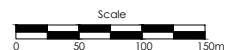
Lands to be re-designated from 'Natural Heritage' to 'Mixed-Use Corridor' designation



Lands to be re-designated from 'Mixed-Use Corridor' to 'Natural Heritage' designation

SCHEDULE "C" OFFICIAL PLAN AMENDMENT

659 BALM BEACH ROAD,
TOWN OF MIDLAND



Source: Town of Midland, Official Plan Schedule C, Land Use, June 17, 2025
Note: Information shown is approximate and subject to change.

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