

**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. 2023-XXX passed on the XX day of XXX, 2023.

, Mayor

, 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, 'This 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 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 1' designation according to Schedule A- Growth Areas.

1.4 LOCATION

The Subject Lands are municipally addressed as 9226 County Road 93 and are legally described as Part Lot 106, Concession 1, in the Town of Midland, County of Simcoe. The Subject Lands include both the vacant land area along the western lot line of the property (the "Subject Area") as well as Mountainview Plaza that fronts onto County Road 93 to the east. The Subject Lands are 16 ha in area, while the Subject Area, that is to be re-designated, has an area of approximately 4.6 hectares (11.5 acres) and has frontage of approximately +/- 97 metres along Sundowner Road.

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 Corridor' designation to facilitate future development of a mixed use residential-commercial building(s) on this portion of the property.

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 "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 a Mixed-Use Corridor designation, 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 Schedule "A" titled Growth Areas 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 Strategic Growth Area A, as shown more particularly on Schedule '3' affixed hereto.

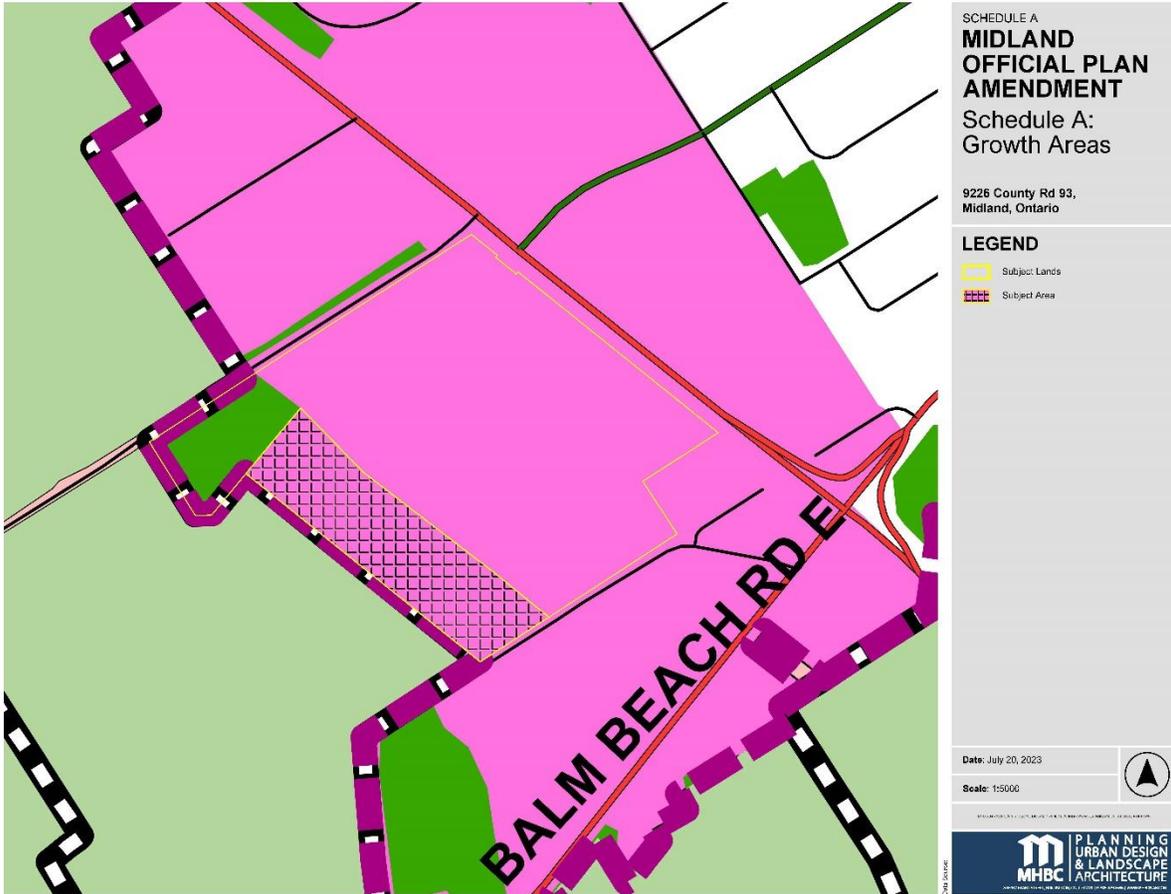
2.3 IMPLEMENTATION

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

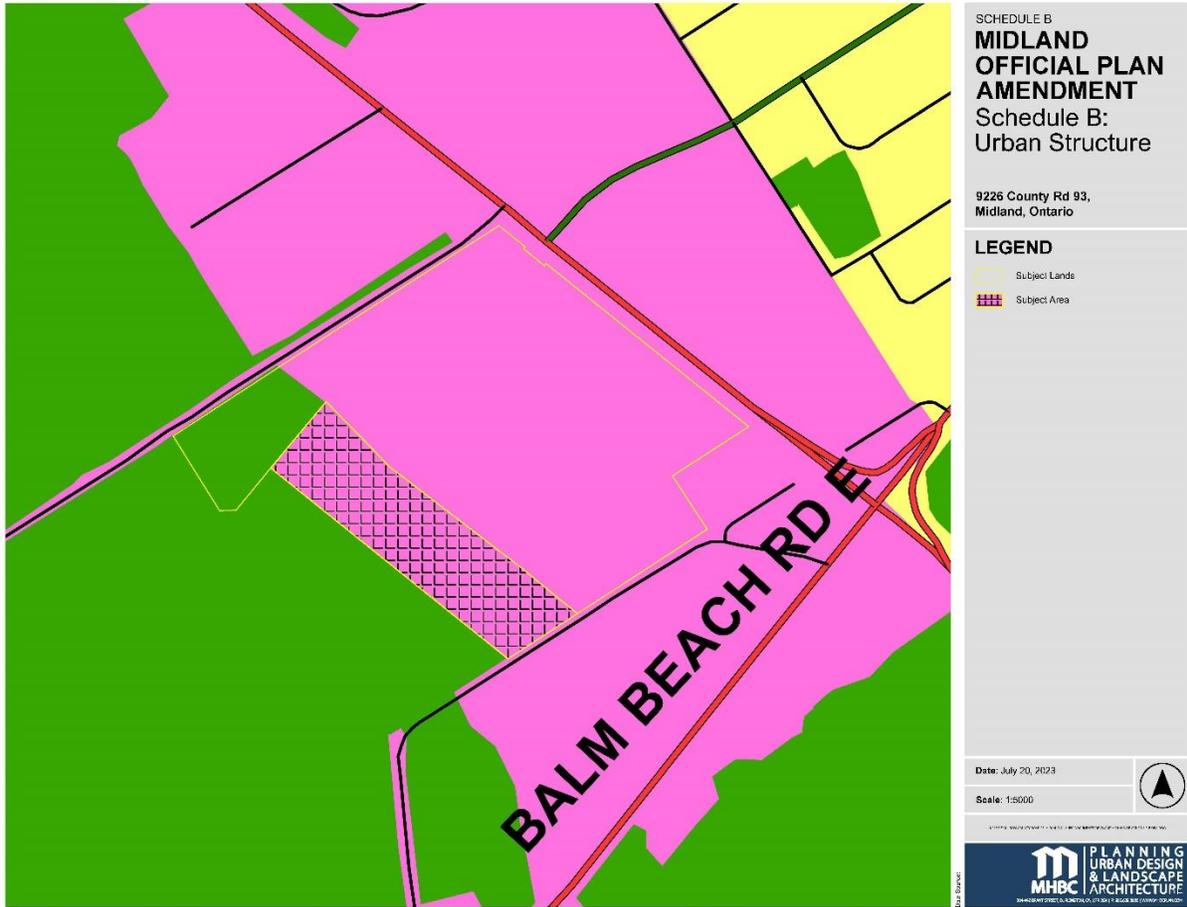
2.4 INTERPRETATION

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 in regards to this Amendment.

Schedule A



Schedule B



Schedule C

