

# PLANNING JUSTIFICATION REPORT

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**9226 COUNTY ROAD 93**

**Midland, County of Simcoe**

**October**

**2023**



**Date:**

October 23, 2023

**Prepared for:**

Plaza Retail REIT

**Prepared by:**

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## **EXECUTIVE SUMMARY**

This Planning Justification Report ("PJR") has been prepared in support of a proposed Official Plan Amendment to facilitate a future mixed-use development on a portion of the lands located at 9226 County Road 93 in the Town of Midland (the "Subject Lands").

The Subject Lands are located northwest of Firth's Corners near the western boundary of the Town of Midland. The 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. The Subject Area previously contained a septic bed that serviced Mountainview Plaza. Currently, the Subject Area contains a SWM pond in the Northwest corner, and vacant lands with remnants of previous agricultural uses and fragmented vegetation to the south. The area surrounding the Subject Area consists of Mountainview Ski Centre to the northwest, County Road 93 and Huronia Mall to the east, and Highway Commercial uses to the south.

The Town of Midland Official Plan designated the site as 'Natural Heritage' (Schedule C-Land Use), within the 'Delineated Built Boundary' (Schedule A-Growth Area). The Subject Area is zoned as 'Rural (RU) Zone' and 'Highway Commercial 10 (HC-10) Zone', as per the Town of Midland Zoning By-law.

The proposed Official Plan Amendment is intended to permit future mixed-use residential commercial development on the Subject Area by amending the mapping and text of the Town of Midland Official Plan, by re-designating the Subject Area from 'Natural Heritage' to 'Mixed Use Corridor'. The Official Plan amendment increases the compatibility of the Subject Area with surrounding uses, while aligning with the uses permitted in the 'Highway Commercial 10 (HC-10) Zone'.

Based on the physical context, planning policy and regulatory framework analysis, the proposed re-designation is consistent with and conforms to Provincial policies, as well as the County and Town's Official Plan, represents good planning, and is in the public interest.

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**1.0**

**INTRODUCTION**

## 1.1 Purpose of Application

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") has been retained by Plaza Retail REIT ("the Applicant") to assist with an Official Plan Amendment ("OPA") application to permit the development of future mixed uses on a portion of their lands municipally addressed as 9226 County Road 93 in the Town of Midland (hereinafter referred to as the "Site" or "Subject Lands"). The Subject Lands are owned by Plaza Retail REIT, and known as Mountainview Plaza.

This Planning Justification Report (PJR) has been prepared in support of the proposed OPA to re-designate that area of land along the rear lot line of the Subject Lands from 'Natural Heritage' to the 'Mixed Use Corridor' designation. This rear strip of land contains a Stormwater Management Pond ("SWM pond"), which is in the northwest corner of the Subject Lands and services the abutting Mountainview Plaza. It is intended to remain. A development concept site plan is not provided with this application, as it will be refined through future Zoning By-law Amendment and Site Plan applications. The proposed Mixed Use Commercial designation will facilitate the future development of a mixed use building(s) on this portion of the property in conformity with the policy direction of the Town of Midland current Official Plan.

This Planning Justification Report provides the following:

- A description of the proposed amendment to the Town of Midland Official Plan;
  - A review of the existing policy and regulatory framework;
  - An assessment of the proposed Draft Official Plan Amendment's compliance with Provincial, Regional, and Town policies and regulations; and,
  - A summary of key conclusions and recommendations related to the proposed Official Plan Amendment.
- A general description of the Subject Lands, existing uses, surrounding uses, and existing physical conditions to provide an understanding of the locational context;
  - A description of the proposed re-designation;
  - A summary of the technical report prepared in support of the proposal;

## 1.2 Subject Lands

The Subject Lands are located northwest of Firth's Corners near the western boundary of the Town of Midland. The property is civically addressed as 9226 County Road 93 and is shown in **Figure 1** below. The 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. Mountainview Plaza includes a one storey retail shopping centre, restaurants, a grocery store, a movie theatre, and fashion retailers as well as employment and business uses. 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.

The Subject Area contains a septic bed that previously serviced Mountainview Plaza prior to the Plaza's connection to municipal services. The Subject Area is located just south of the SWM pond and is rectangular shaped with frontage on Sundowner Road. This area is vacant and contains sparse vegetation. The Subject Area, including the landscaping on the perimeter of the site, is maintained by Mountainview Plaza. The SWM pond services the stormwater run-off from Mountainview Plaza.

The applicable designations for the Subject Area, in accordance with the Provincial, County, and Local planning, and regulatory frameworks are set out below:

- **Provincial Policy Statement (2020):** Settlement Area; Delineated built-up area;

- **Growth Plan (2020):** Built-Up Area; Primary Settlement Area;
- **County of Simcoe Official Plan (2023):** Settlements; Wellhead Protection Area (WHPA-A, WHPA-Q1); Significant Groundwater Recharge Area;
- **Town of Midland Official Plan:** Greenlands, Delineated Built Boundary (Schedule A-Growth Area); Greenlands (Schedule B- Urban Structure); Natural Heritage (Schedule C-Land Use); Sharrow (Schedule D- Active Transportation); Urban Service Area (Schedule F- Infrastructure); Well Head Protection Area C (WHPA-C), Significant Groundwater Recharge Area, Well Head Protection Area Q1 (WHPA-Q1);
- **Town of Midland Zoning By-law:** Rural (RU) Zone and Highway Commercial 10 (HC-10) Zone.



Figure 1: Location Map

## 1.3 Area Context

The surrounding uses within the immediate area of the Subject Lands are as follows (see **Figure 2**):

**North:** Access road to Mountainview Ski Centre, commercial uses, followed by natural vegetation. Further north is the Midland Golf & Country Club.

**East:** County Road 93, and Commercial Uses, including Huronia Mall. Further east is a low density residential community.

**South:** Highway Commercial uses that include uses such as a ReStore, Mountainview Veterinary Clinic, and vehicle service centres.

**West:** 4-Season Active Recreational Use (Mountainview Ski Centre) with ski/cycle trails, situated within forested lands.



Figure 2: Surrounding Context and Uses

## 1.4 Neighbourhood Context

The Subject Lands are located within the Settlement Area near the County Road 25 and County Road 93 intersection as seen in **Figure 2**. The Subject Lands are located within close proximity to a range of services

and amenities which are outlined below in Table 1. Little Lake is located in the adjacent neighbourhood and is approximately 2.4 kilometres away from the Subject Lands.

*Table 1: Location of Surrounding Community Services and Facilities*

DESTINATION	DISTANCE (km)	TRAVEL TIME (MINUTES)		
		<i>Walking</i>	<i>Cycling</i>	<i>Car</i>
Existing				
1. Foster Farm Roadside Stand	1.3	16	6	1
2. ReStore	0.8	9	3	1
3. Mountainview Veterinary Clinic	0.7	9	3	1
4. Foodland – Midland	0.4	5	2	2
5. Coco Skin Care Clinic	0.7	8	3	2
6. Mountainview Plaza	0.5	5	2	2
7. Huronia Mall	0.8	8	4	3
8. MountainView Ski Centre	0.8	10	5	4
9. Super 8 by Wyndham Midland	1.0	10	3	3
10. Huronia Medical Centre	1.3	13	4	3
11. Real Canadian Superstore County Road	1.3	13	6	4
12. RONA Midland	1.4	14	6	4
13. Georgian Bay General Hospital	1.8	21	6	5
14. Monsignor Castex Catholic School	1.7	19	5	4
15. Georgian By District Secondary School	1.7	21	6	4

*Note: Distances and times above are approximate.*

## 1.5 Transportation

The Subject Area has vehicular access to Sundowner Road to the south which is a curvilinear road providing two connection points to County Road 25. While the Subject Area does not currently provide access to Sundowner Road, six residential and commercial properties along the south side of Sundowner Road provide such access. Sundowner Road is identified as a Local Road

on 'Schedule E-Roads' of the Midland Official Plan. County Road 25 provides connections to Penetanguishene Road (Cty Rd 93) to the east and to Georgian Bay to the west. County Road 93 provides connections to Penetanguishene to the north and turns into Highway 93 to the south before connecting to Wyebridge, Waverly, and Orr Lake located further south.

There are three bus stops serving the Subject Lands with one directly on the Mountainview Plaza property. This stop is within walking distance of the Subject Area to be re-designated and is approximately 180 m east. The three stops provide transit connections to North Midland, South Midland, and Penetanguishene. As seen in the table above, several amenities and public service facilities are accessible via active transportation.

# PROPOSAL

**2.0**

## 2.1 Pre-Consultation

Two pre-consultation meetings with the Town of Midland were held to discuss the proposal, with the first on October 19, 2021 and the second, on May 16, 2023. Representatives from the Township of Midland Planning, Severn Sound Environmental and other departments/agencies were in attendance. A

record of the pre-consultation comments are attached to this report as **Appendix 1**.

The following reports and materials have been identified as required for a 'complete application' and are included as part of this application submission:

*Table 2: Summary of Complete Application Requirements*

PLANS/REPORTS	CONSULTANT
Planning Justification Report	MHBC Planning
Environmental Impact Study	Pinchin Ltd.

## 2.2 Proposed Re-designation

To facilitate a re-designation of the Subject Area to permit future mixed-use development, a proposed Official Plan Amendment (OPA) is required to change the designation of the Subject Area from 'Natural Heritage' to 'Mixed Use Corridor'. A development concept site plan will be

determined through future applications and will introduce a development that is in conformity with the Official Plan goals of the 'Mixed Use Corridor'. Vehicular access is anticipated to be provided via Sundowner Road, however this will also be determined through a future development application.

## 2.3 Draft Official Plan Amendment

The proposed Official Plan Amendment (OPA) seeks to re-designate the Subject Area from the Natural Heritage designation to the Mixed-Use Corridor designation, by amending the applicable Schedules in the Town of Midland Official Plan. The

Mountainview Plaza area, and SWM pond will maintain their current designations as Commercial and Natural Heritage.

A copy of the proposed Official Plan Amendment is attached to this report as **Appendix 2**.

## **2.4 Summary of Supporting Technical Report: Environmental Impact Study**

In order to ensure the proposed development fully addresses all policy and technical requirements, as well as the requirements for a complete application, a supporting Environmental Study Assessment (EIS) was completed by Pinchin Ltd. The EIS includes the policy context, the methodological approach undertaken, identification of existing conditions and development constraints, and an impact assessment that inform recommended avoidance and mitigation measures, and a conclusion. The report concludes that through the implementation of environmental plans determined through the EIS, the proposed re-designation will preserve the ecological functions of the natural landscape on the Site through identified mitigation and enhancement measures. The EIS used ecological surveys and analyses to determine that the Subject Area does not contain high ecological value and does not adversely impact the viability of the ecosystems present.

# **POLICY ANALYSIS**

**3.0**

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## 3.1 Planning Act, R.S.O. 1990, C. P. 13

The Ontario Planning Act, R.S.O. 1990 (the "Planning Act"), consolidated April 6, 2023, is the overarching piece of legislation that governs land use planning in the Province of Ontario. The *Planning Act* provides the basis for consideration of Provincial interests in managing land and natural resources, preparing official plans and planning policies, establishing planning processes, regulating land uses through Zoning By-laws and other measures, ensuring public notice and appeal rights, and other matters of Provincial interest. Several other Provincial Policies are created from the authority of the *Planning Act*, including the Provincial Policy Statement.

**Section 2** of the Planning Act sets out the matters of provincial interest which the Minister, the council of a municipality, a local board, a planning board, and the Tribunal shall have regard to when carrying out their responsibilities under the Act. The following matters of provincial interest are of relevance and applicable to the analysis of this application:

- *the protection of ecological systems, including natural areas, features and functions;*
- *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- *the orderly development of safe and healthy communities;*
- *the adequate provision of a full range of housing, including affordable housing;*

- *the protection of the financial and economic well-being of the Province and its municipalities;*
- *the appropriate location of growth and development;*
- *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- *the promotion of built form that,*
  - is well-designed,*
  - encourages a sense of place, and*
  - provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

### **Planning Act Summary**

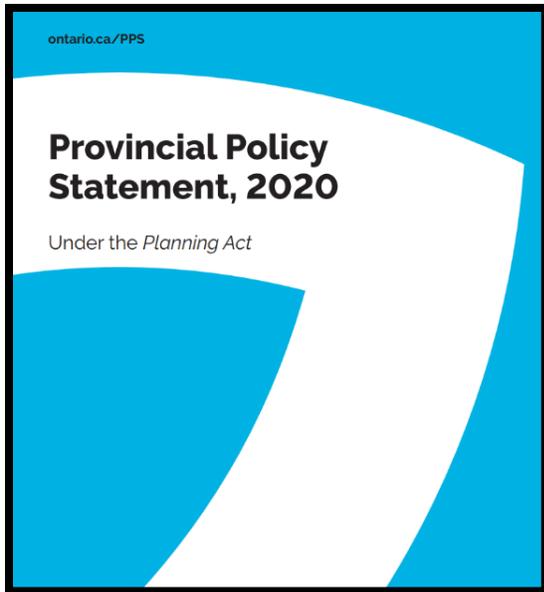
A full analysis of the relevant Planning Act policies in relation to the proposed development can be found in **Appendix 3**. In summary:

1. The proposed amendment has regard to the applicable matters of Provincial Interest.
2. The Subject Lands are a suitable location for growth and development as the Subject Area is an underutilized vacant parcel of land located within the Midland Settlement Area and Built-Up Area.
3. The proposed amendment will protect the environment through the implementation of mitigation measures outlined in the

Environmental Impact Study  
prepared by Pinchin Ltd.

4. The proposed amendment has assessed the Subject Area's ability to make efficient use of existing and available infrastructure including the road network, and municipal water and wastewater services, thereby not incurring additional municipal costs for servicing and protecting the municipality's financial well-being.
  
5. The Subject Area will be designed, at a future development stage, in a manner that is accessible and attractive to the community, fostering a strong sense of place.

**The proposed Official Plan Amendment has regard to matters of Provincial interest under the Planning Act.**



## 3.2 Provincial Policy Statement

The Provincial Policy Statement (2020) (the “PPS”), issued under Section 2 of the Planning Act, came into effect on May 1, 2020. The PPS establishes the policy foundation for guiding land use and development in Ontario and provides direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages an efficient use of land, resources, and public investment infrastructure.

The PPS strongly encourages development that will provide long term prosperity, environmental health, and social well-being. These directives depend on the efficient use of land and development patterns that support strong, livable, and healthy communities that protect the environment and public health and facilitate economic growth. Land use planning decisions, including those made on applications for Official Plan Amendments, must be consistent with the PPS. In assessing the proposed re-designation of the Subject Area, this PJR further identifies how the proposal advances and implements the policies of the PPS beyond the current Town of Midland Official Plan policies.

**Section 1.0** of the PPS on ‘Building Strong Healthy Communities’ provides direction for the management and promotion of efficient development and land use patterns for accommodating an appropriate mix of residential, employment, institutional, recreation, park and open space uses and

improving accessibility by removing land use barriers to create livable communities.

**Section 1.1** on 'Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns includes policies that support the promotion of healthy, livable and safe communities through matters such as, intensification, land use compatibility, and the efficient use of public services and infrastructure.

**Section 1.6** on 'Infrastructure and Public Service Facilities', deals with the efficient use of existing water, storm water, sanitary sewer, and transportation infrastructure. New developments are encouraged to utilize and support existing municipal infrastructure and planned transportation networks and corridors.

**Section 1.7** on 'Long Term Economic Prosperity' focuses on how to achieve and support long term economic prosperity. The policies recognize that promoting development on underutilized lands can optimize the use of land, resources, and infrastructure.

**Section 1.8** on 'Energy Conservation, Air Quality, and Climate Change' provides policy directions to support energy conservation through appropriate land use and development patterns.

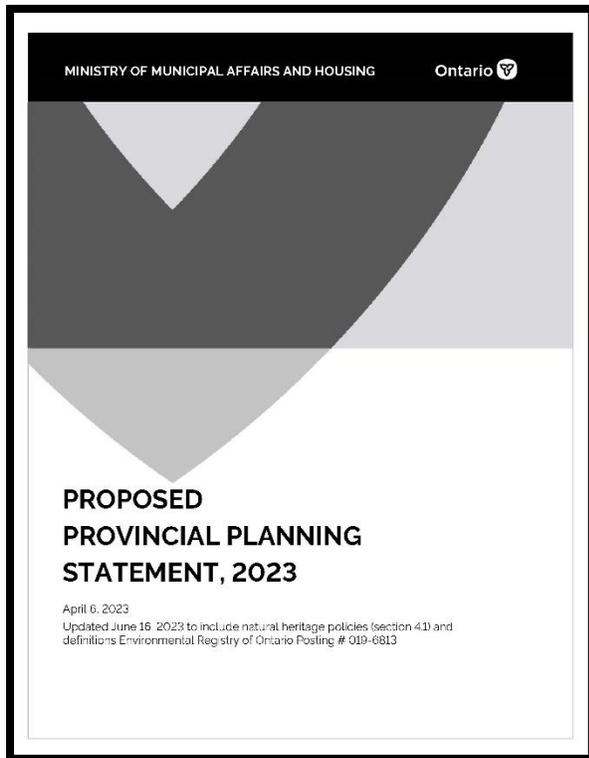
**Section 2.2** on 'Water' provides policy directions on protecting, restoring, and enhancing the quality and quantity of water through mitigate measures and approaches.

## **Provincial Policy Statement Summary**

A full analysis of the relevant Provincial Policy Statement policies in relation to the proposed development can be found in **Appendix 3**. In summary:

1. The proposed OPA strengthens the creation of healthy and livable communities through creating opportunities for future development and intensification on an underutilized parcel of land that compliments adjacent uses.
2. The Environmental Impact Study prepared by Pinchin Ltd. demonstrates that the Subject Area does not contain high ecological value and no adverse negative impacts will result from the re-designation.
3. The proposed amendment supports optimal use of existing and available infrastructure such as road networks, municipal servicing, and public service facilities.
4. The proposed amendment upholds active transportation opportunities through supportive development due to the close proximity to transit services, County Road 93 and 25, and proposed cycling routes.
5. The proposed 'Mixed-Use Corridor' designation will support housing needs through the provision of residential units, as well as the growth of the economy through the provision of commercial uses.

**It is in our opinion that the proposed OPA is consistent with the PPS.**



### 3.3 Proposed Provincial Planning Statement (June 2023 Draft)

On April 6, 2023, the Province of Ontario released a proposed draft harmonized PPS and Growth Plan, (the "Proposed Provincial Planning Statement") followed by a June 16, 2023 revision that incorporated Natural Heritage policies that were excluded from the original April Environmental Registry of Ontario (ERO) 019-6813 release. While these policies are not yet in effect, it is important to consider this draft plan's policies in relation to the proposed amendment.

Within the Proposed Provincial Planning Statement, the government is proposing policies grouped under five pillars:

1. Generate an appropriate housing supply
2. Make land available for development
3. Provide infrastructure to support development
4. Balance housing with resources
5. Implementation

The following section provides a summary of how the submitted OP amendment is in conformity with policies of the proposed draft PPS.

**Section 2.1** Planning for People and Homes, discusses the range and mix of housing options and densities required to accommodate future population projections and to achieve complete communities. The proposed amendment will support the Provincial goal of accommodating future populations and complete communities through the provision of a mix of commercial and residential uses that are transit supportive.

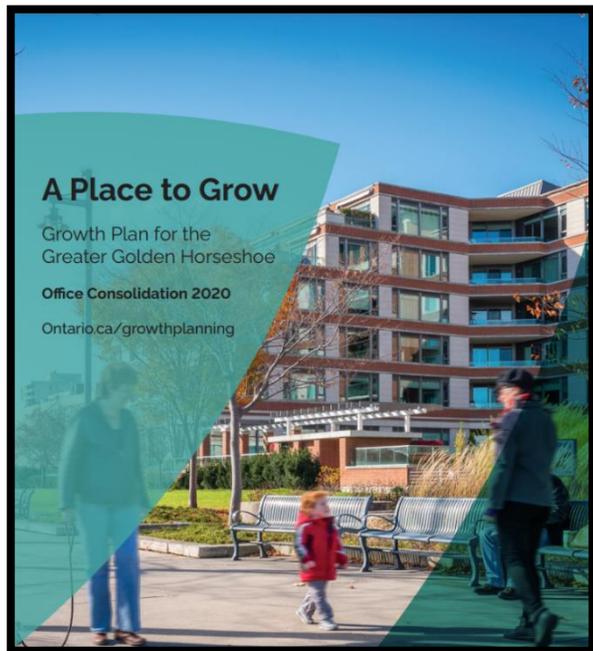
**Section 2.2** Housing includes policies that encourage residential intensification, transit-supportive development, and efficient use of existing resources and infrastructure. The proposed amendment is for lands located within an existing and established commercial district.

**Section 2.3** Settlement Areas and Settlement Area Boundary Expansions seeks to focus growth and development in settlement areas as well as strategic growth areas through intensification and redevelopment and making efficient use of land, resources, and infrastructure. The Subject Lands are located within the settlement area and delineated built boundaries and within Strategic Growth Area 1.

**Section 3.2** Transportation Systems discusses efficient use of infrastructure. The Subject Area, when developed, will be accessed by an existing road, Sundowner Road, which provides connections to an established road network including County Road 25 and 93.

**Section 3.6** Sewage, Water and Stormwater includes policies on making efficient use of existing and available municipal services. The Subject Area is located within the Urban Service Area on Schedule F of the Midland Official Plan.

**While not yet in effect, the OPA, is consistent with the proposed Provincial policy framework.**



### 3.4 Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe was approved by the Province of Ontario on June 16, 2006 and amended on July 1, 2017 and May 16, 2019 ("Growth Plan"). The Growth Plan sets out policies to manage growth in the Greater Golden Horseshoe to achieve compact, complete communities in the future.

The policies within **Section 2.2** discuss the management of growth to accommodate a greater number of people and jobs in order to build complete, compact and transit-oriented communities through the best use of land and infrastructure. Policies within the Growth Plan require development to support intensification targets in delineated built-up areas through an appropriate type and scale of development.

Housing policies within **Section 2.2.6** of the Growth Plan seek to encourage housing growth and intensification to accommodate forecasted growth that supports the achievement of complete communities. The Growth Plan supports the development of a range and mix of housing typologies, densities and urban form that diversify the housing stock.

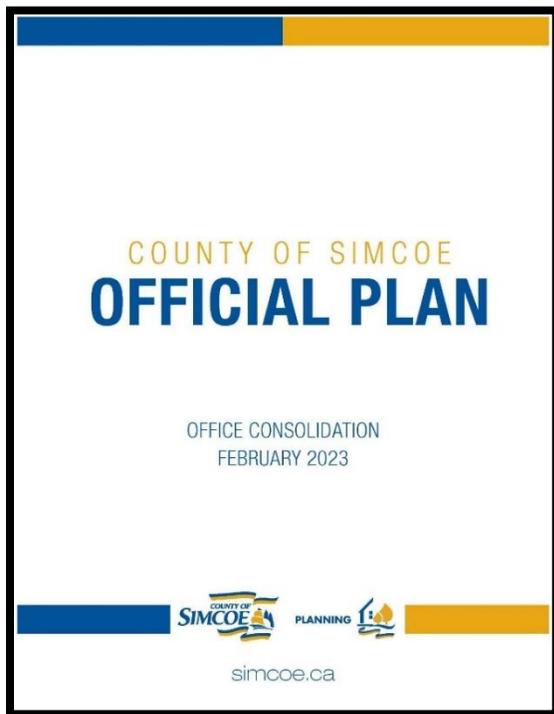
The Subject Area is located within the Built up Area, where growth is to be directed and achieved. The policies within **Section 2.2.1** encourage development that supports the achievement of complete communities and intensification targets set out by the applicable municipal body.

### **Growth Plan Summary:**

A full analysis of the relevant Growth Plan policies in relation to the proposed amendment can be found in **Appendix 3**, in summary:

1. The proposed Official Plan Amendment assists the County and Town in achieving their targets for growth and intensification within the Built up Area.
2. The proposed Official Plan Amendment introduces uses that are complementary to the surrounding community and supports the pursuit of complete communities.
3. The proposal assists in supporting a future mixed-use development presents an opportunity to diversify the housing stock in Midland to meet the needs of a broader demographic.
4. The Subject Area is located in an accessible location, within the Subject Lands that is a Strategic Growth Area 1, at the intersection of two County roads, and along an existing municipal bus route where community services are clustered.
5. The proposed amendment will not cause any undue environmental or public health and safety concerns as demonstrated through the accompanying supporting study.

**In our opinion, the proposed Official Plan Amendment conforms to the Growth Plan.**



### 3.5 County of Simcoe Official Plan (February, 2023)

The County of Simcoe Official Plan serves as Simcoe’s guiding document for land use planning and is intended to manage growth across the County’s 16 townships. The County of Simcoe’s Official Plan (Office Consolidation, February, 2023) includes six amendments approved by the Ministry of Municipal Affairs and Housing (MMAH) or the previous Land Planning Appeal Tribunal (LPAT), now the Ontario Land Tribunal (OLT). Mapping and land use designations in the County of Simcoe Official Plan are included in this report as **Figures 3 through 7**.

**Section 3.5** of the County of Simcoe Official Plan outlines the objectives and policies for Settlements. Settlements are intended to be the centers of population and employment growth that support compact and efficient urban form. Developments within settlement areas may also include higher densities that are compatible with surrounding developments. Settlements should promote healthy and complete communities that are accessible, sustainable, and integrate mixed use design. **Section 4.1** of the Official Plan provides similar policies that support healthy communities and housing development, including the integration of a range of uses that increase the accessibility of the Townships.

**Section 4.5** of the County of Simcoe Official Plan outlines the County’s policies for resource conservation including, the protection of ecological and hydrological features and their associated functions.

Promoting energy conservation through land use patterns is a priority of the County whom encourages compact mixed-use development that relies on existing transit.

**Section 4.7** provides direction for services and infrastructure to ensure that development optimizes existing services and resources. Servicing systems must be financially viable, and prioritize human health and the sustainability of the natural environment, including awareness of the changing climate.

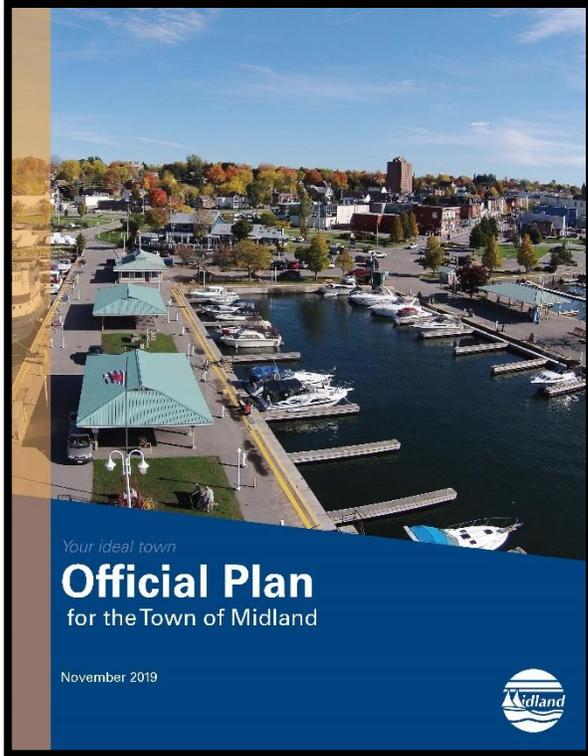
**County of Simcoe Official Plan Summary:**

A full analysis of the relevant County of Simcoe Official Plan policies in relation to the proposed development can be found in **Appendix 3**. In summary:

1. The proposed Official Plan Amendment would be in conformity with the County's land use direction for Settlement areas by adding uses in support of growth and intensification within the Built Up Area and on lands within a Strategic Growth Area 1.
2. The amendment would allow for development in support of growth and intensification in a designated settlement area through mixed use development that will be compact, and diversify the housing stock in the County.
3. The proposed Official Plan amendment promotes development of land within a healthy and complete community that is situated in an accessible location in close proximity to amenities and transit.

4. The proposed amendment will permit development that makes efficient use of land and resources and minimizes servicing costs through use of existing municipal servicing.
5. The proposed Official Plan Amendment supports the County's efforts for promoting energy conservation through converting underutilized lands into space for compact mixed-use developments that support the use of public transit.
6. The supporting Environmental Impact Study has indicated that future development of the Subject Area will avoid or minimize any impacts through the mitigation, restoration, and management measures described in the report.

**In our opinion, the proposed Official Plan Amendment conforms to the County of Simcoe Official Plan.**



## 3.6 Town of Midland Official Plan

The Town of Midland Official Plan was adopted by Council in November 2019 and came into effect on February 9, 2021. Mapping and land use designations in the Town of Midland Official Plan are included in this report as **Figures 8-11**.

The Official Plan has several Sections which address: the overall vision and guiding principles (**Section 1**); the growth management targets and general development policies (**Section 2 & 3**), the land use policies (**Section 4**); and objectives for transportation and municipal infrastructure (**Section 5 & 6**). The following is a summary of the Official Plan policies relevant to the proposed amendment and an analysis of how the amendment conforms to these policies.

The Official Plan for the Town of Midland (the "OP") has designated the Subject Area as 'Greenlands' on 'Schedule A-Growth Areas' (**Figure 8**), and 'Greenlands' on 'Schedule B-Urban Structure' (**Figure 9**). In addition, the Subject Area is designated as 'Natural Heritage' on 'Schedule C- Land Use' (**Figure 10**).

Lands designated as 'Natural Heritage', as per **Section 4.5.3**, are intended to protect the viability of the natural heritage system, including preserving the natural features and associated ecological and hydrological function of the lands. The permitted uses in the Natural Heritage designation include uses such as passive recreation, conservation uses, wildlife management activities, and existing agricultural uses.

An Official Plan Amendment (OPA) is being sought to permit the re-designation of the Subject Area from 'Natural Heritage' to

'Mixed Use Corridor', while maintaining the Mountainview Plaza area as 'Commercial Corridor'. The amendment is outlined in **Appendix 2** of this report, and seeks to amend the mapping and text of the Town of Midland Official Plan, by changing the existing 'Natural Heritage' designation to a 'Mixed Use Corridor' designation. The lands at the north of the Subject Property, containing the stormwater management pond are to remain as 'Natural Heritage' lands.

The 'Mixed Use Corridor' designation is intended to accommodate an array of uses, including uses within stand-alone buildings. Residential uses shall be in stand-alone buildings or in upper storeys of a mixed use building.

The proposed change in designation aligns with the Town's OP goals for 'Settlements' and the intent of lands located within the delineated built boundary in the Town of Midland Official Plan. The proposed amendment recognizes and supports the Town's vision for growth and intensification by making Settlement Area lands available for future mixed-use development.

### **Town of Midland Official Plan Summary:**

A full analysis of the relevant Town of Midland Official Plan policies in relation to the proposed development can be found in **Appendix 3**, in summary:

1. The proposed OPA would bring the land use designation of the Subject Area into conformity with the policy direction set out by the Town of Midland's Official Plan for growth and intensification within the Delineated Built Boundary.
2. Re-designating the Subject Area to a 'Mixed Use Corridor' presents an

opportunity to increase the utility of underutilized lands, creating space for a mixed-use development that supports intensification, diversifies the housing stock, and contributes to the evolution of the economy.

3. The Subject Area is located adjacent to a 'Mixed Use Corridor', abutting a 'Commercial Corridor' on lands within a 'Strategic Growth Area' and abutting a Greenlands designated area that represent a four season, active recreational facility. Re-designating the Subject Area to permit a future mixed-use development increases the overall compatibility of the Lands with surrounding uses, supporting the creation of complete communities.
4. The Subject Lands are located near the intersection of two county roads, along two existing municipal bus routes as well as a proposed sharrow (cycling) route. The site is accessible through multiple modes of transportation that support movement throughout the site, and to the broader community.
5. The Subject Lands are located within the 'Urban Service Area' and the Subject Area will be serviced through the extension of existing municipal services.
6. The appropriate Environmental Impact Study was conducted and submitted in support of this application, identifying any relevant natural heritage features and

mitigation measures to ensure that the proposed development will not have any negative adverse effects on the adjacent Natural Heritage System.

### 3.7 Town of Midland Zoning By-law 2004-90

The Town of Midland Zoning By-law 2004-90 (Office Consolidation April 27, 2022) outlines general provisions in addition to regulations and permitted uses within each zone. The Subject Lands, including the Subject Area proposed for re-designation, is zoned as 'Highway Commercial Zone (HC)', with the exception of the SWM pond, located along the northern border of the Subject Lands, which is zoned as 'Rural Zone (RU)'. Mapping and applicable zoning are included in this report as **Figure 12**.

The HC Zone makes up the majority of the Subject Area, along the southern portion of the property. The 'Highway Commercial Zone (HC)' limits permitted uses on the Subject Lands. **Subsection 6.2.2** of the Zoning By-law 2004-90 outlines the uses that are permitted in the zone including:

Uses	
Adult Entertainment Parlour	Adult Learning Centre
Animal Hospital	Auction Centre
Automobile Body Shop	Automobile Car Wash
Automobile Gas Bar	Automotive Rental Agency
Automobile Sales Agency	Automobile Service Station

Builders Supply Outlet	Campground
Childcare Centre	Commercial Entertainment Establishment
Commercial School	Drive-in Theatre
Dry Cleaning Establishment	Eating Establishment
Financial Institution	Fitness Club
Funeral Home	Garden and Nursery Supply Outlet
Golf Driving Range	Hotel or Motel
Laundromat	Liquor or Beer Store
Marina Dry Land	Medical Laboratory
Medical Practitioner	Microbrewery
Mobile Fast Food Facility	Outdoor Display and Sales Area
Personal Service Establishment	Pharmacist
Professional Office	Public Hall
Public Use	Recreational Vehicles and Vessel Sales and Rental Agency
Rent-all Shop	Retail Store
Service Shop	Shopping Center
Taxi Stand	Theatre

The 'RU' Zone makes up a small portion of the northern end of the Subject Lands that includes the storm water management pond that will remain in use. The 'Rural Zone (RU)' is also limited in what uses are permitted on site. **Subsection 9.1.2** of the Zoning By-law 2004-90 outlines the uses that are permitted in the zone including:

Uses	
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.

A future Zoning By-law Amendment application will be required for the Subject Area to allow for residential and mixed-use permissions that conform to the proposed Official Plan Amendment. A Zoning By-Law Amendment application is outside the scope of this application, and will be submitted at a later date.

# 4.0

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## CONCLUSION

## 4.1 Conclusion and Summary

As outlined in this report, together with the supporting technical report, the proposed mixed use and associated Official Plan Amendment represent an appropriate development for the Subject Area. The Subject Area is currently vacant, contains the abandoned septic field previously utilized by the existing commercial use of the Subject Lands, with sparse vegetation, and designated as 'Natural Heritage' in the Official Plan. This Subject Area is not identified as significant woodland or wetland by the Province.

To the west of the Subject Area is Mountainview Ski Centre, a 4-Season Active Recreational Facility with ski/cycle trails, also designated as 'Natural Heritage' in the Official Plan, where an Open Space designation may be more applicable.

The Subject Area is not identified by the Ministry of Natural Resources and Forests ("MNRF") as a provincially significant Natural Heritage System nor does MNRF identify the Subject Area as containing any Natural Heritage Features, as shown in **Figure 13**. The re-designation of the lands to 'Mixed-use Corridor' to allow for future mixed-use development increases the assessment of the land and ability to increase housing and job supply in the Town of Midland. The proposed OPA supports the goals for intensification and growth in a compact form to support the vision of a complete community, as outlined in the Official Plan and brings the lands into conformity with the County of Simcoe's designation of the lands as 'Settlements'. The proposed OPA enables the Subject Area to complement and align with the on-site established Mountainview Plaza use that is

designated as 'Commercial Corridor' and the lands along Sundowner Road that are designated as 'Mixed Use Corridors', both of which are within the Strategic Growth Area 1. Finally, the Subject Area is currently zoned as 'Highway Commercial Zone (HC)', having permitted uses which more closely align with the permitted uses of the 'Mixed Use Corridors' designation.

Based on the existing physical context and surrounding neighbourhood, a technical assessment of the proposed mixed-use concept, and an analysis of the proposal within the current policy framework and regulatory context of the Province, County, and Town, this report concludes the following:

1. The proposed Official Plan Amendment is consistent with the Provincial Policy Statement.
2. The proposed Official Plan Amendment conforms to the Growth Plan for the Greater Golden Horseshoe.
3. The proposed Official Plan Amendment conforms to the policies of the County of Simcoe Official Plan.
5. The proposed Official Plan Amendment conforms to the policy directions of the Town of Midland Official Plan, and serves to implement the goals of Mixed Use Corridors located in Strategic Growth Areas.

6. The proposed Official Plan Amendment will support the County of Simcoe and Town of Midland's targets for intensification, and residential and economic growth through providing opportunities for a future mixed-use development on lands within the Built Up Area.

The proposed Official Plan Amendment represent good planning, and implements the Town, County, and Provincial vision for the Subject Lands.

Respectfully submitted,

**MHBC**

A handwritten signature in black ink, appearing to read 'Oz Kemal', written in a cursive style.

Oz Kemal, MCIP, RPP  
Partner

A handwritten signature in black ink, appearing to read 'Katherine Rauscher', written in a cursive style.

Katherine Rauscher, MCIP, RPP  
Associate

# **Appendix 1**

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## ***Pre-Consultation Meeting Notes***



THE CORPORATION OF THE TOWN OF MIDLAND  
PLANNING AND BUILDING SERVICES DEPARTMENT

## RECORD OF CONSULTATION PLANNING COMMENTS

To: Katherine Rauscher, Associate, MHBC

From: Steve Farquharson, Acting Director of Planning, Building, and By-law

Date: May 16, 2023

Subject: Pre-Consultation- Record of Consultation – 9226 County Road 93

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### How to read these notes

Unless otherwise advised, the studies, reports and documentation listed in these pre-consultation notes form the basis for a complete submission necessary for processing any associated development applications.

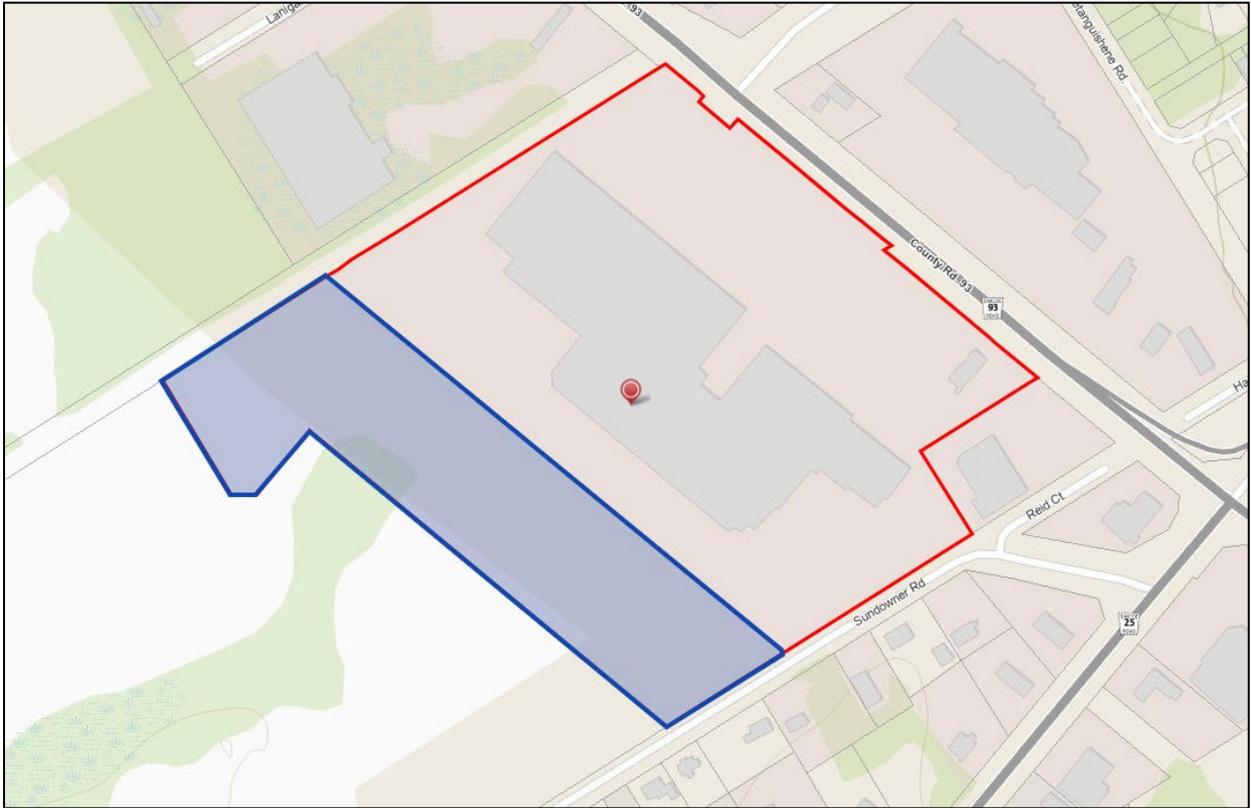
As review of an application proceeds, the need for additional information or studies may arise and staff reserve the right to request this information as required in order to evaluate the proposal and arrive at recommendations for Council consideration. Where additional technical information is needed by the applicant with regard to any of the requirements listed in these notes, please speak with the key contact in each Department or the **File Manager in the Planning Department**. The Town reserves the right to request additional information as required.

These notes:

- should be interpreted with regard to the specific details of the given proposal and the prevailing legislation, infrastructure planning and policy in place at the time when it was filed;
- are provided in response to an inquiry/proposal;
- are technical in nature, and do not confer approval in whole or in part;
- are to determine the basis for a complete application; and
- are subject to public disclosure upon request.

**Please be advised that changes to legislation and/or policies may impact the content of these notes and consideration of whether the notes are sufficient to meet the requirements of a complete application as may be applicable. The onus is on the applicant to confirm any changes to the legislative framework that may impact these notes prior to filing an application.**

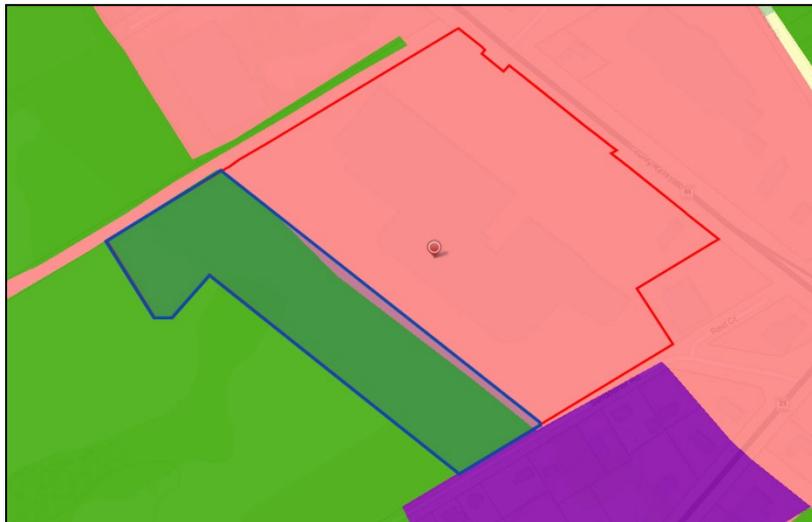
Proposal:



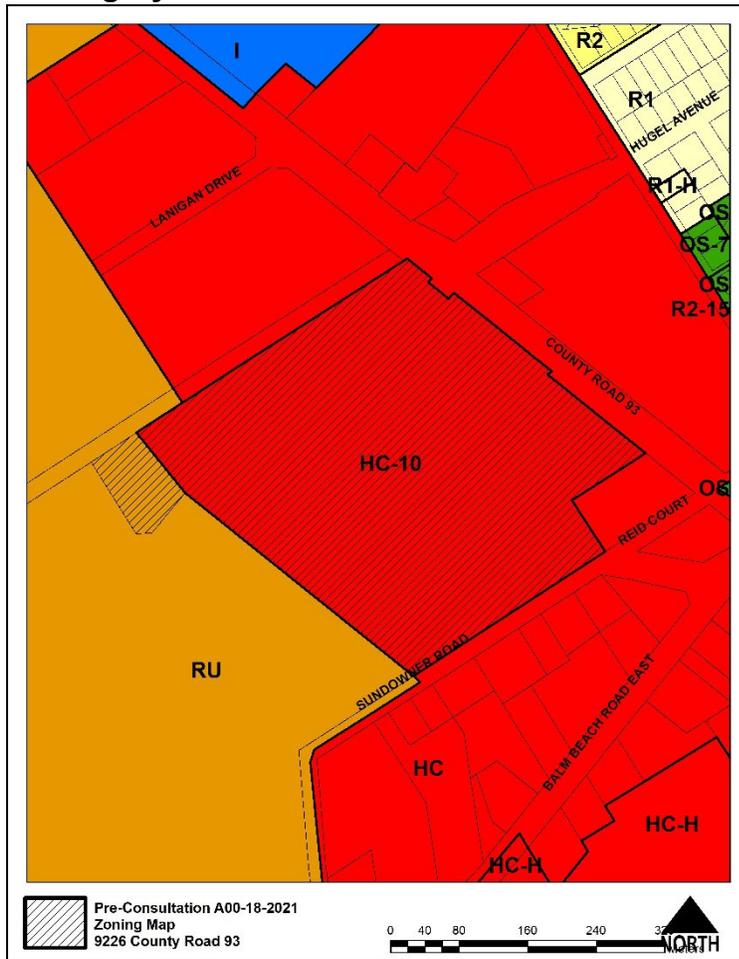
**Current Designation – Subject Lands**

1.	Official Plan Designation	Current Designation - Natural Heritage (NH)
2.	Zoning	Current Zoning Highway Commercial Ten (HC-10)

**Official Plan**



## Zoning By-law



### Required applications:

The comments provided relate to the submission of an Official Plan Amendment, that does not propose any land use at this time. The applicant has confirmed to Planning staff, that additional pre-consultation and the submission of other Planning Act applications (ZBA or Site Plan) will be required once a development concept has been finalized.

All applications are pending clearance of natural heritage issues

OPA	<input checked="" type="checkbox"/> Required
Zoning	<input type="checkbox"/> <b>Future Rezoning Application will be required once a more detailed land use is proposed.</b>
Site Plan	<input type="checkbox"/> <b>Future Site Plan Control Application will be required once a more detailed land use is proposed.</b>
Plan of Subdivision	<input type="checkbox"/> <b>Future Plan of Subdivision Application may be required once a more detailed land use is proposed.</b>
Plan of Condominium	<input type="checkbox"/> <b>Future Plan of Plan of Condominium Application may be required once a more detailed land use is proposed.</b>

	Holding Provision	<input type="checkbox"/> <b>Future Hold may be placed on the property depending on a more detailed land use being received.</b>
	Related Agreements	<input type="checkbox"/> <b>Site Plan, Subdivision and Other Agreements as may be applicable depending on future land use for property.</b>

Fees are calculated on the basis of those in effect at the time of application. Please see By-law 2023-08.

**List of required studies and plans**

- **all studies may be peer reviewed at the Town’s discretion at the applicants expense regardless of whether or not noted elsewhere in these notes**
- **all plans to be provided electronically and reports in PDF format or as applicable**
- **all comments to be considered in their entirety in preparing a response**
- **a comment/response matrix shall be provided with all re-submissions**

**Further consultation with the SSEA will be required pending review of the results of the EIS.**

Note – all studies (except the EIS) are cited assuming that the EIS determines that there is development potential on the subject lands. The fact the list of studies is provided does not in any way confer approval of the development potential of the subject lands		
	Official Plan policies	Draft Official Plan policies are required
	Zoning By-law Policies	Analysis of the HC 10 zone and how the proposed Official Plan Amendment complies with the zoning of the property.
	Engineering Services Comments	The Manager of Engineering has provided comments that additional reports and studies will be required once a land use is being proposed. These additional reports and studies will be identified through additional pre-consultations that relate to future applications.

	<b>Required Studies</b>	
	Environmental Impact Study	<p>To be completed as per the SSEA letter dated March 1, 2023</p> <p>Staff are waiting for comments from the SSEA and the establishment TOR</p>
	Planning Justification Report	<p>Shall reference all relevant policies within the Provincial policy framework. In considering any amendment to the Town's Official Plan a sufficient justification as to, among other things, why new development lands are required, how they do not displace development of lands already designated for development, what are the appropriate policies to guide related development within the urban structure and with regard to the surrounding lands and their current policy designations, how development constraints and policy direction is addressed and reflected in a given proposal.</p> <p>Adjacent lands carry existing designations with particular policy direction that needs to be considered in crafting any proposed policy framework.</p> <p>Any policy proposal for the subject lands shall reference policy influences, the overall policy structure of the Town Official Plan and the Provincial Planning Framework and include related analysis to support consideration.</p> <p>In addition to the overall policies of the Official Plan an analysis of the following is to be included in the Planning Justification Report:</p> <ul style="list-style-type: none"> <li>- Section 4.5.3</li> <li>- Section 4.4</li> <li>- Section 4.4.5</li> </ul> <p>Please see the attached Terms of Reference.</p>

	<p>Severn Sound Environmental Association</p>	<p>As per the site visit completed by Town staff, SSEA, MHBC, and Pinchin, it is the understanding of the SSEA that a response to their March 1, 2023 letter (attached) was going to be provided after the site visit was completed.</p> <p>On-site, it was discussed the need for identification and mapping of appropriate buffers on the subject land to protect natural heritage features (e.g., significant woodlands). As noted in the March 1, 2023 SSEA letter, Pinchin recommended in the NHA that additional assessment including an EIS should be completed, and SSEA agrees with these recommendations.</p>
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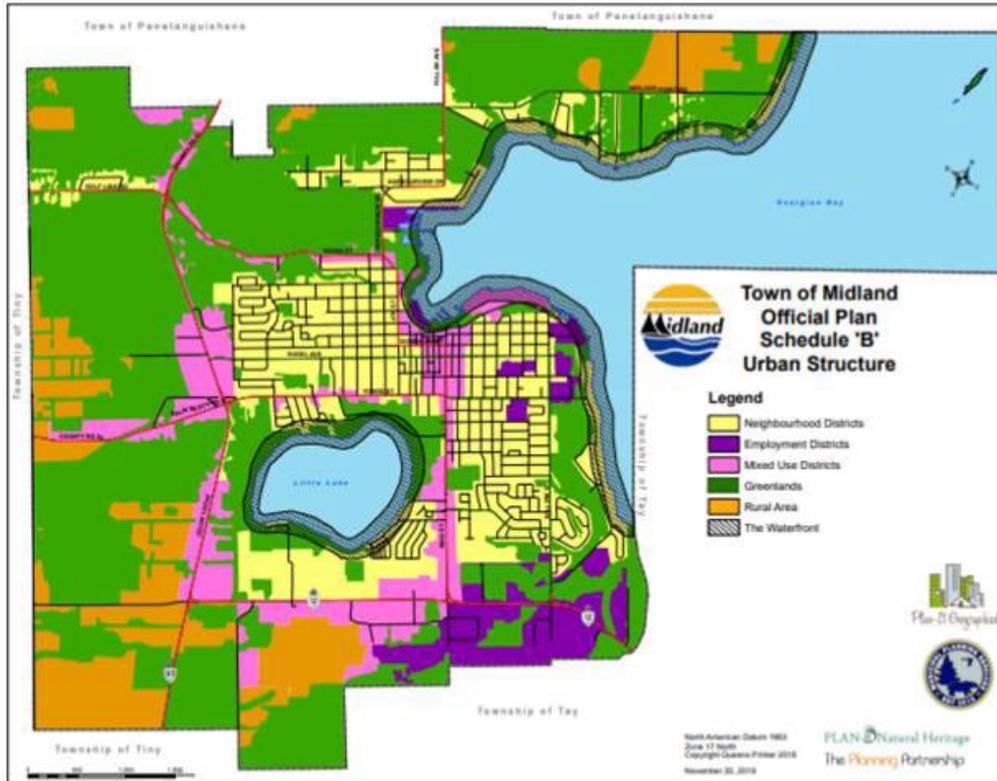
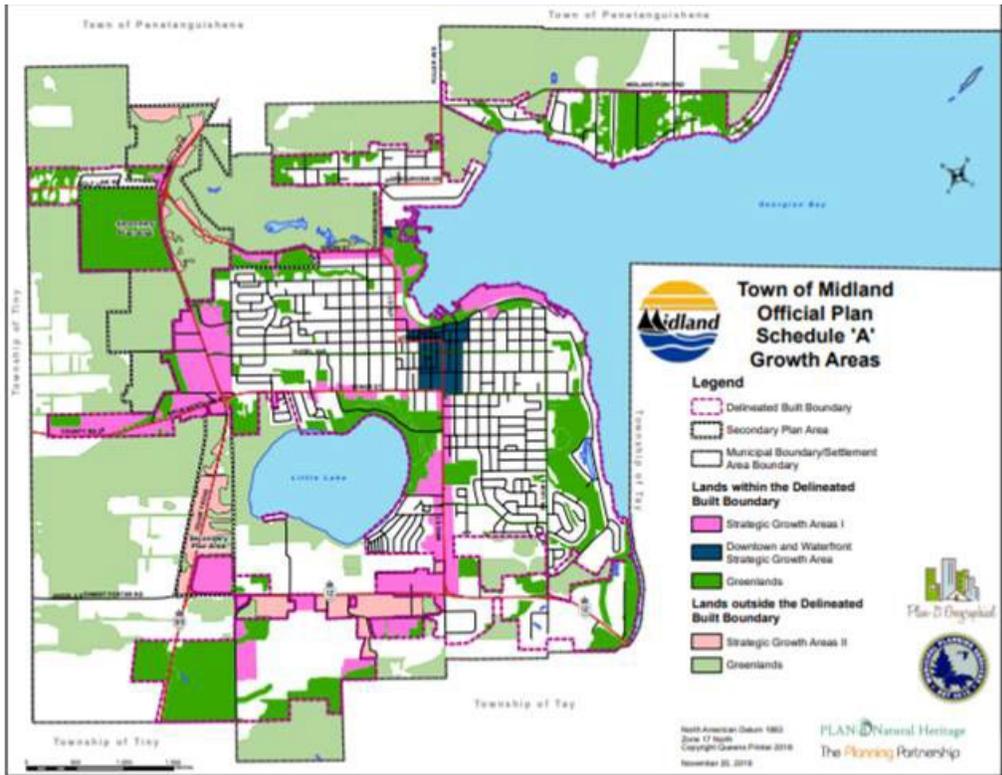
**Notes and commentary**

The following notes and commentary provide partial policy context for consideration. The applicant is responsible for consulting in their entirety the content of the Town of Midland Official Plan and other policy and regulatory documents and referencing the related policies as required. Any omissions may trigger further review.

**Urban Structure and Priority Growth Areas**

The property falls within the Town’s Urban Boundary and is not located in but is adjacent to the priority strategic growth area, in accordance with Schedule A of the Official Plan. The applicant will be required to demonstrate the need to amend the Official Plan to convert these lands to a Mixed-Use land use to meet the development needs of the Town of Midland at this present time. The Official Plan directs that higher density development be located in Mixed Use Districts; the subject lands are designated as Greenland’s as per Schedule B of the Official Plan.

In considering any amendment to the Town’s Official Plan, a sufficient justification as to, among other things, why new designation is required, how they do not cause the displacement of development intended for already designated lands, what are the appropriate policies to guide related development within the urban structure and with regard to the surrounding lands, how development constraints and policy direction is reflected in a given proposal. Proper consideration of all relevant policies including those applicable to designated areas and the impact of a proposed amendment are required.



**Source Water Protection**

The property falls within the following source protection areas:

- Significant groundwater recharge area
- WHPA-Q1 and Q2
- WHPA-C

# Appendix 2

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

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, Mayor

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, 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.

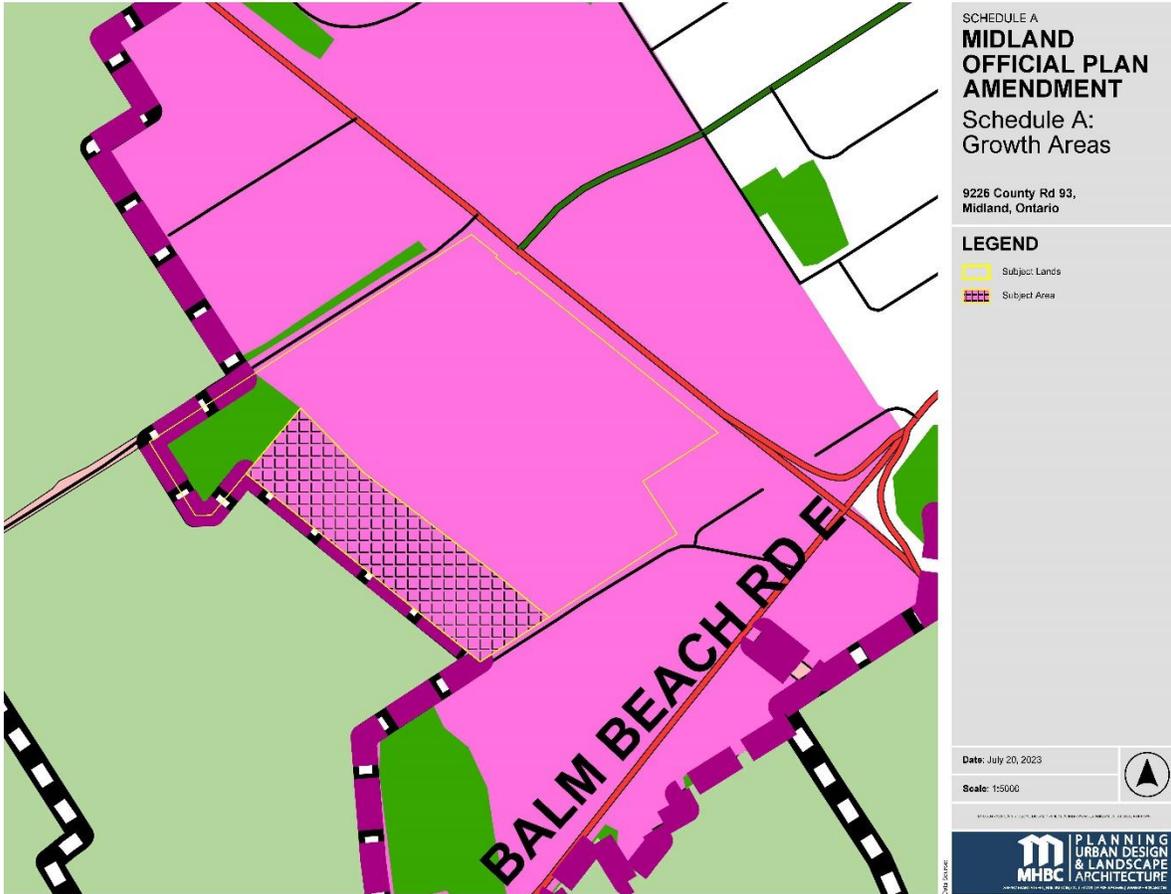
### **2.3 IMPLEMENTATION**

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

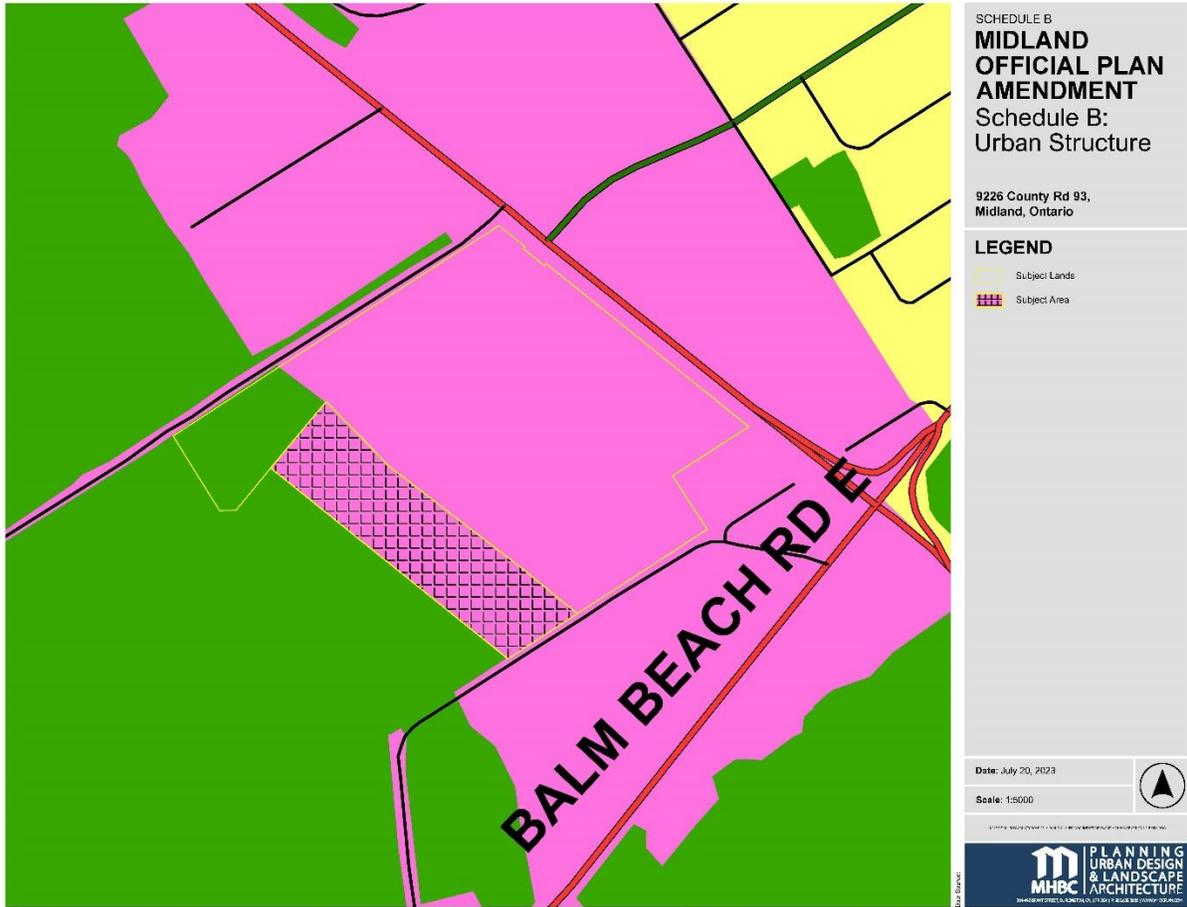
### **2.4 INTERPRETATION**

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.

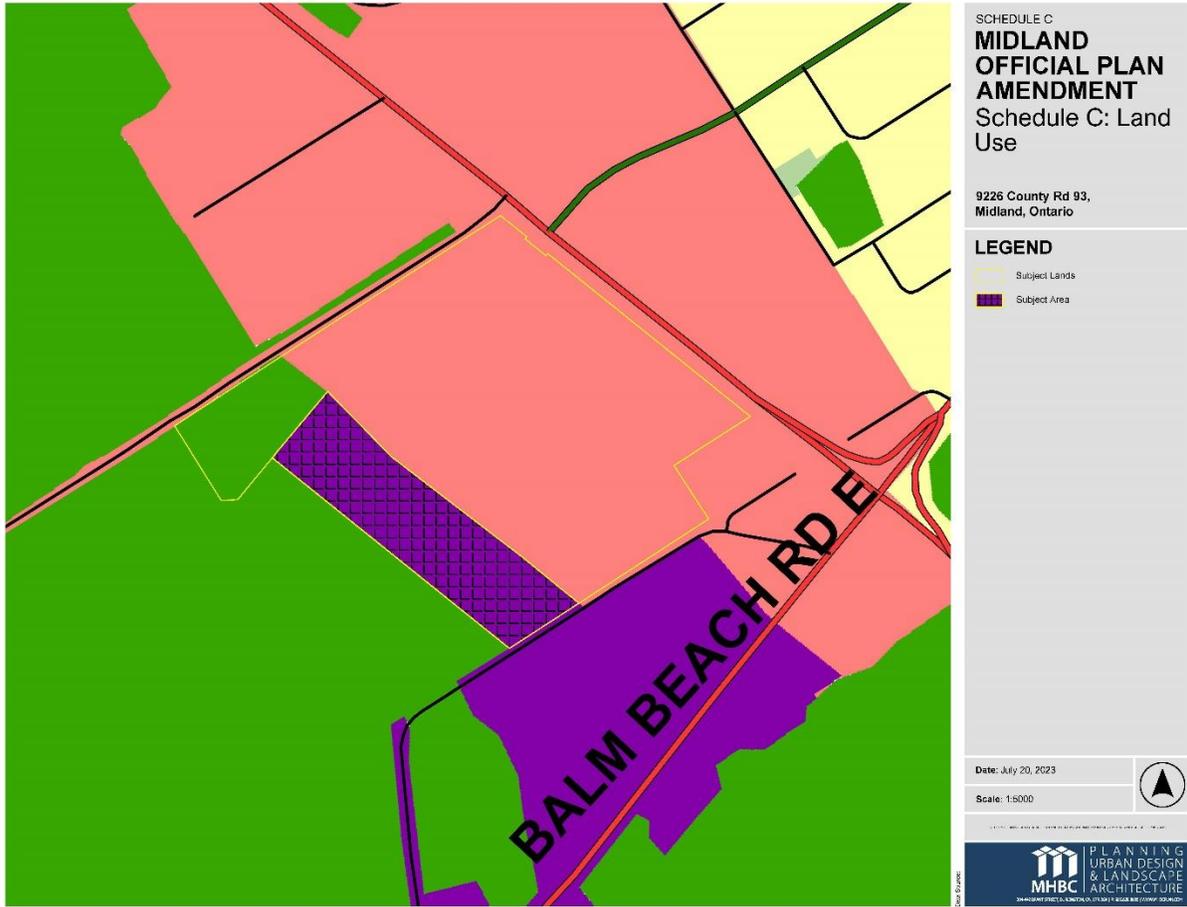
Schedule A



Schedule B



Schedule C



# Appendix 3

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## *Policy Assessment*

## Appendix 3 – Policy Assessment of Proposed Amendment

**Table 1: Planning Act (1990) Assessment of Provincial Interests**

Matters of Provincial Interests	Assessment
<p><i>Provincial Interest</i>            2) <i>The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,</i>            (a) <i>the protection of ecological systems, including natural areas, features and functions;</i></p>	<p>The ecological systems will be protected through the mitigation measures outlined in the Environmental Impact Study prepared by Pinchin Ltd.</p>
<p>(f) <i>the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</i></p>	<p>The Subject Area is serviced by an existing road network, and municipal sewage and water services.</p>
<p>(h) <i>the orderly development of safe and healthy communities;</i></p>	<p>The Subject Area is located within an established neighbourhood and is contiguous with established developments within the built-up area. The subject area is within walking distance of an existing transit and road network therefore fostering a safe and healthy community through active transportation.</p>
<p>(j) <i>the adequate provision of a full range of housing, including affordable housing;</i></p>	<p>Any proposed development of the Subject Area will contribute to the housing needs in the County through the provision of residential units.</p>
<p>(l) <i>the protection of the financial and economic well-being of the Province and its municipalities;</i></p>	<p>The Subject Area, being within the settlement area, will make efficient use of existing municipal services thereby not incurring additional municipal costs.</p>
<p>(p) <i>the appropriate location of growth and development;</i></p>	<p>The Subject Area is an appropriate location for growth and development as the site is an underutilized vacant parcel of land located within the Midland Settlement Area and the Built-Up Area.</p>
<p>(q) <i>the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;</i></p>	<p>Development of the site supports a compact land use pattern that will encourage the use of public and active transportation due to the close proximity to pedestrian pathways and transit systems.</p>
<p>(r) <i>the promotion of built form that,</i>            I. <i>is well-designed,</i>            II. <i>encourages a sense of place, and</i></p>	<p>Built form design will be addressed during the future site plan application phase.</p>

<i>III. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;</i>	
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**Table 2: Provincial Policy Statement (2020) Assessment of Consistency**

<b>PPS Policy Section</b>	<b>Assessment</b>
<p><b>Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</b></p> <p><b>Policy 1.1.1</b> states "<i>Healthy, liveable and safe communities are sustained by:</i></p> <p><i>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i></p>	<p>The Subject Area forms part of the existing Mountainview Plaza lot and will utilize available public infrastructure. The proposed Mixed Use Corridor designation will support commercial and residential uses by providing job opportunities and access to transit corridors.</p>
<p><i>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</i></p>	<p>The proposed re-designation will enable the development of a range of uses, including commercial and residential, therefore contributing to a diversity of uses within the surrounding area.</p>
<p><i>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i></p>	<p>The Subject Area has been evaluated through an Environmental Impact Study (EIS) prepared by Pinchin Ltd. that addresses environmental matters.</p>
<p><i>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</i></p>	<p>The Subject Area is located within the Town's settlement area and does not represent an expansion of the settlement area boundary.</p>
<p><i>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</i></p>	<p>The Subject Area is located within the built-up area as illustrated through County and Provincial plans and will contribute towards growth and intensification targets. The proposed re-designation reduces land consumption and servicing costs by its location within the serviced settlement area boundary and is transit-supportive as the Subject Area is located immediately adjacent to two major transportation corridors – County Road 93 and County Road 25, and within close proximity to three bus stops.</p>

<p><i>h) promoting development and land use patterns that conserve biodiversity;</i></p>	<p>Environmental impacts will be minimized through the implementation of recommendations outlined in the EIS.</p>
<p><b>Policy 1.1.2</b> provides that <i>"sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines."</i> It states that <i>"within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon."</i></p>	<p>The Subject Area is within a settlement area and adjacent to two transportation corridors, County Road 93 and County Road 25, and provide an opportunity to accommodate projected growth.</p>
<p><b>Section 1.1.3 Settlement Areas</b></p> <p><b>Policy 1.1.3.1</b> states that <i>"settlement areas shall be the focus of growth and development."</i></p>	<p>The proposed re-designation supports development within the delineated built-up area.</p>
<p><b>Policy 1.1.3.2</b> states that <i>"land use patterns within settlement areas shall be based on densities and a mix of land uses which:</i></p>	<p>The proposed configuration of the development and site will permit the efficient use of land and resources.</p>
<p><i>a) efficiently use land and resources;</i></p> <p><i>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</i></p>	<p>The proposed re-designation will make efficient use of existing infrastructure and public service facilities. Due to the Subject Area being located within the Town's settlement area, there are sufficient service facilities available to facilitate future development.</p>
<p><i>e) support active transportation;</i></p>	<p>The proposed re-designation supports active transportation due to the close proximity to existing public pathways and roads.</p>
<p><i>f) are transit-supportive, where transit is planned, exists or may be developed;"</i></p>	<p>A bus stop is located in the Mountainview Plaza which provides connections to North Midland and Penetanguishene. The Subject Area is also located adjacent to County Road 93 and County Road 25.</p>
<p><b>Policy 1.1.3.3</b> states that <i>"Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be</i></p>	<p>Future development of the Subject Area will support intensification in a built-up area that is serviced by existing infrastructure. The Mixed-Use Corridor designation will permit the development of residential uses.</p>

<p><i>accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs."</i></p>	
<p><b>Section 1.4 Housing</b></p> <p><b>Policy 1.4.3</b> states that <i>"Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:</i></p> <p><i>c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</i></p>	<p>The proposed Mixed-Use Corridor designation will enable residential development. It is anticipated that there is sufficient infrastructure and public service facilities available to support future development.</p>
<p><i>e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations;"</i></p>	<p>The proposed re-designation represents an ideal location for intensification as it is located within the Settlement Area of Midland and is serviced by an existing road network, municipal sewage and water services. The proposed re-designation is in close proximity to a bus route providing connections to North Midland and Penetanguishene.</p>
<p><b>Section 1.6 Infrastructure and Public Service Facilities</b></p> <p><b>Policy 1.6.3</b> states that <i>"before consideration is given to developing new infrastructure and public service facilities:</i></p> <p><i>a) the use of existing infrastructure and public service facilities should be optimized;"</i></p>	<p>The Subject Area represents optimal use of existing infrastructure including the road network and municipal servicing, as well as public service facilities located within close proximity.</p>
<p><b>Section 1.6.6 Sewage, Water, and Stormwater</b></p> <p><b>Policy 1.6.6.1</b> states that <i>"planning for sewage and water services shall:</i></p> <p><i>b) ensure that these systems are provided in a manner that:</i></p> <p><i>3. is feasible and financially viable over their lifecycle; and</i></p>	<p>The proposed re-designation will utilize existing municipal water and sanitary services.</p>

<p><i>4. protects human health and safety, and the natural environment;"</i></p>	
<p><b>Policy 1.6.6.2</b> states that <i>"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. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services."</i></p>	<p>The proposed re-designation will make use of existing and available municipal services. Schedule F of the Midland Official Plan identifies the Subject Lands as 'Urban Service Area'.</p>
<p><b>1.6.7 Transportation Systems</b></p> <p><b>Policy 1.6.7.4</b> states that <i>"a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation."</i></p>	<p>The proposed mixed-use designation supports public and active modes of transportation due to the close proximity to bus stops, and commercial uses such as the Mountainview Plaza.</p>
<p><b>Section 1.7 Long-Term Economic Prosperity</b></p> <p><b>Policy 1.7.1</b> states that <i>"long-term economic prosperity should be supported by:</i></p> <p><i>b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce</i></p> <p><i>c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;"</i></p>	<p>The proposed re-designation optimizes the use of existing and available land, infrastructure, and public service facilities while contributing to housing needs through the provision of residential units.</p>
<p><b>Section 1.8 Energy Conservation, Air Quality and Climate Change</b></p> <p><b>Policy 1.8.1</b> states that <i>"planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:</i></p> <p><i>b) promote the use of active transportation and transit in and between residential, employment (including commercial and</i></p>	<p>The Subject Area represents an ideal location for intensification and transit supportive development due to its location within the built-up area and settlement area and access to existing municipal services and transit.</p>

<p><i>industrial) and institutional uses and other areas;</i></p> <p><i>c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;</i></p> <p><i>e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;”</i></p>	
<p><b>2.2 Water</b>  <b>Policy 2.2.1</b> states that <i>"Planning authorities shall protect, improve or restore the quality and quantity of water by:</i></p> <p><i>b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;</i></p> <p><i>f) implementing necessary restrictions on development and site alteration to:</i></p> <ol style="list-style-type: none"> <li><i>1. protect all municipal drinking water supplies and designated vulnerable areas;</i></li> <li><i>and</i></li> <li><i>2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;</i></li> </ol> <p><i>i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</i></p>	<p>Sensitive surface, ground water features, and stormwater management on the Subject Area will be protected, as outlined in the EIS by Pinchin Ltd.</p>

**Table 3: Proposed Provincial Planning Statement – Assessment of Conformity**

<b>PPS Policy</b>	<b>Assessment</b>
<p><b>Section 2.1 Planning for People and Homes</b></p> <p><b>Policy 4</b> states that <i>"Planning authorities should support the achievement of complete communities by:</i></p> <p><i>a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;"</i></p>	<p>The proposed re-designation to mixed use will contribute to the achievement of complete communities through the provision of a mix of residential and commercial uses. The Subject Area is located near two major transportation corridors and bus stops in addition to existing public service facilities.</p>
<p><b>Section 2.2 Housing</b></p> <p><b>Policy 1b</b> states that <i>"Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</i></p> <p><i>b) permitting and facilitating:</i></p> <p><i>2. all types of residential intensification, including the conversion of existing commercial and institutional buildings for residential use, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units in accordance with policy 2.3.3;"</i></p>	<p>The Subject Area is located in a Settlement Area, however is just outside the Strategic Growth Area. The proposed re-designation provides an opportunity to bring the Subject Area into the Strategic Growth Area and intensify the lands.</p>
<p><b>Section 2.3 Settlement Areas and Settlement Area Boundary Expansions</b></p> <p><b>Policy 1</b> states that <i>"Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas."</i></p>	<p>The Subject Area is located within the Settlement Area as identified on Schedule 5.1 of the County of Simcoe Official Plan. Schedule A of the Town of Midland Official Plan designates the site as being within the delineated built boundary and adjacent to Strategic Growth Area 1.</p>
<p><b>Section 3.2 Transportation Systems</b></p> <p><b>Policy 2</b> states that <i>"Efficient use should be made of existing and planned infrastructure, including through the use of transportation</i></p>	<p>The Subject Area will be accessed by an existing road – Sundowner Road to the south. The Subject Area is also connected to an established road network including County Roads 25 and 93.</p>

<p><i>demand management strategies, where feasible."</i></p>	
<p><b>Section 3.6 Sewage, Water, and Stormwater</b></p> <p><b>Policy 1</b> states that <i>"Planning for sewage and water services shall:</i></p> <ul style="list-style-type: none"><li><i>b) ensure that these services are provided in a manner that:</i></li></ul> <ul style="list-style-type: none"><li><i>4. considers comprehensive municipal planning for these services, where applicable."</i></li></ul>	<p>Schedule F of the Midland Official Plan identifies that the Subject Area is within the Urban Service Area.</p>

**Table 4: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (August 2020) – Assessment of Conformity**

<b>Growth Plan Policy</b>	<b>Assessment</b>
<p><b>Section 2.2.1 Managing Growth</b></p> <p><b>Policy 2.2.1(4)</b> states <i>"Applying the policies of this Plan will support the achievement of complete communities that:</i></p> <p><i>a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;</i></p>	<p>The proposed re-designation will permit the development of a mix of residential and commercial uses located within the Delineated Built Boundary, adjacent to Strategic Growth Area 1. Targets for growth allocation have been assigned in Strategic Growth Area 1 by the County of Simcoe. The proposed re-designation supports the growth targets for the area through providing space for commercial and residential uses.</p>
<p><i>d) expand convenient access to:</i></p> <p><i>i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;</i></p> <p><i>ii. public service facilities, co-located and integrated in community hubs;</i></p>	<p>The Subject Area is located along an existing bus route, abutting a Strategic Growth Area where community services are clustered, supporting accessibility and convenience.</p>
<p><i>e) provide for a more compact built form and a vibrant public realm, including public open spaces;</i></p>	<p>While the re-designation does not include a specific development concept, the proposed mixed use designation will align with the intent of the use through stimulating public realm through high-quality compact urban form.</p>
<p><b>Section 2.2.2 Delineated Built-up Areas</b></p> <p><b>Policy 2.2.2.1</b> states that <i>"By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:</i></p> <p><i>b) The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be within the delineated built-up area, based on maintaining or improving upon the minimum intensification target contained in the applicable upper-or single-tier official plan."</i></p>	<p>The re-designation presents an opportunity to contribute to the ongoing growth and intensification targets as required by the Growth Plan, and outlined by the City of Midland and County of Simcoe's Official Plans.</p>

<p><b>Policy 2.2.2.3</b> states that <i>"All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:</i></p> <ul style="list-style-type: none"> <li><i>a) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;</i></li> <li><i>b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;</i></li> <li><i>c) encourage intensification generally throughout the delineated builtup area;</i></li> <li><i>d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;</i></li> <li><i>e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and</i></li> <li><i>f) be implemented through official plan policies and designations, updated zoning and other supporting documents.</i></li> </ul>	<p>The Subject Area is located within the Town of Midland’s delineated built boundary, and contiguous with a Strategic Growth Area. The intent of proposing mixed-use typologies on the Subject Area is to compliment and build upon the character, scale, and growth of the surrounding context. The re-designation also conforms to the goals of the Growth Plan that encourage intensification in Built Up Areas and that contribute to the creation of complete communities.</p>
<p><b>Section 2.2.6 Housing</b></p> <p><b>Policy 2.2.6.2</b> states that <i>"Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:</i></p> <ul style="list-style-type: none"> <li><i>a) planning to accommodate forecasted growth to the horizon of this Plan;</i></li> <li><i>b) planning to achieve the minimum intensification and density targets in this Plan;</i></li> <li><i>c) considering the range and mix of housing options and densities of the existing housing stock; and</i></li> </ul>	<p>Through re-designating the Subject Area for mixed use development, the proposal is supporting the Growth Plan, the County of Simcoe, and the Town of Midland’s targets for growth and intensification. Re-designating the lands for mixed-use development presents an opportunity to diversify the housing stock in Midland, meeting the needs of a broader demographic of residents.</p>

<p><i>d)planning to diversify their overall housing stock across the municipality."</i></p>	
<p><b>Section 3.2.3 Moving People</b></p> <p><b>Policy 3.2.3.2</b> states that <i>"All decisions on transit planning and investment will be made according to the following criteria:</i></p> <p><i>d) expanding transit service to areas that have achieved, or will be planned to achieve, transit-supportive densities and provide a mix of residential, office, institutional, and commercial development, wherever possible;"</i></p>	<p>The Subject Area is located along an existing bus route that will connect residents of the site to the broader community.</p>

**Table 5: County of Simcoe Official Plan (2023) – Assessment of Conformity**

<b>County Official Plan Policy</b>	<b>Assessment</b>
<p><b>Section 3.5 Settlements Objectives</b></p> <p><b>Policy 3.5.1</b> states <i>"To focus population and employment growth and development within settlements, with particular emphasis on primary settlement areas, in accordance with the policies of this Plan."</i></p> <p><b>Policy 3.5.2</b> states <i>"To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services."</i></p>	<p>The Subject Area is designated as 'Settlements' in Schedule 5.1- Land Use Designations of the County of Simcoe Official Plan. The proposed re-designation contributes to the goals of this designation through supporting population and employment growth through a mixed-use development that makes efficient use of land and existing municipal servicing.</p>
<p><b>Policy 3.5.3</b> states that <i>"To develop mixed use settlements as strong and vibrant central places and to create healthy settlements and communities that are sustainable."</i></p>	<p>The proposed Official Plan Amendment to the Town of Midland's Official Plan will permit a mixed-use development that supports the creation of vibrant, diverse, and sustainable communities.</p>
<p><b>Policy 3.5.4</b> states that <i>"To promote development forms and patterns which minimize land consumption and servicing costs."</i></p>	<p>The proposal makes efficient use of land and municipal services through compact mixed-use typologies that rely on existing servicing.</p>
<p><b>Policy 3.5.5</b> states that <i>"To promote healthy, complete, and accessible urban and rural communities that are in proximity to amenities, support services, and transit."</i></p>	<p>The Subject Area abuts Mountainview Plaza and is adjacent to Huronia Mall where commercial activity and community support services are clustered. The site is also located along a bus line, increasing the ease at which residents and visitors can navigate the site.</p>
<p><b>Settlement Form</b></p> <p><b>Policy 3.5.27</b> states that <i>"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:</i></p> <ul style="list-style-type: none"> <li>• <i>Establishing safe and pleasant pedestrian environments which encourage movement by foot and bicycle and transit</i></li> <li>• <i>Protection of heritage buildings and structures</i></li> </ul>	<p>The proposed re-designation incorporates Mixed-use developments that support the goals of "Settlements" through supporting the creation of a community that is pedestrian-focused, includes a diversity of uses, is connected to nearby services, and is accessible by transit.</p>

<ul style="list-style-type: none"> <li>• <i>Development of attractive streetscapes</i></li> <li>• <i>Encouragement of downtown economic development initiatives</i></li> <li>• <i>Development of a range of housing types and costs</i></li> <li>• <i>Encouragement of community support services and health care services</i></li> <li>• <i>Encouragement of safe and healthy urban food systems</i></li> <li>• <i>Encouragement of opportunities for affordable and reliable transit access within communities and between communities for people of all ages and all abilities."</i></li> </ul>	
<p><b>Policy 3.5.30</b> states that <i>"Development within the built-up areas and designated Greenfield area of settlement areas may be of higher density to achieve the policy directives of this Plan but should be compatible with adjacent residential areas. The local municipalities may explore means to ensure compatibility through such measures as transitional densities, built form and land uses."</i></p>	<p>While the building heights in the proposed mixed-use development have yet to be confirmed, higher densities will likely be implemented to meet growth and intensification targets through compact urban form that are also cognisant of existing surrounding development.</p>
<p><b>3.15 Source Protection</b></p> <p><b>Policies</b></p> <p><b>Policy 3.15.4</b> states that <i>"The policies of the South Georgian Bay Lake Simcoe Source Protection Plan, CTC Source Protection Plan, and Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Plan apply to vulnerable areas in their respective source protection regions within the County of Simcoe. In accordance with Section 39 of the Clean Water Act, 2006, decisions under the Planning Act and Condominium Act are required to conform to the policies as set out in the Source Protection Plans. Vulnerable areas include Wellhead Protection Areas, Surface Water Intake Protection Zones, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas as applicable. Vulnerable areas in the County are generally shown on Schedules 5.2.4, 5.2.5 and 5.2.6. More detailed mapping can be found in local</i></p>	<p>The Subject Area, as well as the neighbourhood surrounding it, are located within a 'Wellhead Protection Area (WHPA-A, WHPA-Q1, and WHPA-Q2)' and a 'Significant Groundwater Recharge Area' as seen in 'Schedule 5.2.4 Wellhead Protection Areas &amp; Surface Water Intake Protection Zones' and 'Schedule 5.2.6- Significant Groundwater Recharge Area' accordingly.</p>

<p><i>municipal official plans or in the Source Protection Plans and Assessment Reports."</i></p>	
<p><b>Part 4 Policy Statements</b></p> <p><b>Section 4.1 Healthy Communities and Housing Development</b> states that <i>"The development of complete and healthy communities is a priority of this Plan, to be achieved by the following policies:"</i></p> <p><b>Policy 4.1.1</b> states that <i>"The integration of arts, cultural, and recreational facilities with local business, health and social services, schools, parks, and civic buildings is encouraged."</i></p> <p><b>Policy 4.1.2</b> states that <i>"Accessibility of education, health, human services, culture, and recreation facilities by walking, cycling, or transit is encouraged."</i></p>	<p>The proposed mixed-use designation includes commercial and residential uses that are connected to other neighbouring commercial areas, community spaces, and municipal services that can support the daily needs of residents and visitors. The Subject Lands is also along an existing municipal bus route, increasing the ease of access to and from the site.</p>
<p><b>Section 4.5 Resource Conservation</b></p> <p><b>Water</b></p> <p><b>Policy 4.5.2</b> states that <i>"Water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas which are necessary for the ecological and hydrological integrity of the watersheds within the County shall be identified in local municipal official plans, and include policies for their protection, improvement or restoration including maintaining linkages and related functions. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. This will be demonstrated through a Risk Assessment Study for Ground and Surface Water where applicable. Local municipal official plans shall provide that mitigative measures and/or alternative development approaches may be required in order to protect, improve, or restore sensitive surface water features,</i></p>	<p>Sensitive surface and ground water features on the Subject Lands will be preserved and protected, as explained in the EIS by Pinchin Ltd.</p>

<p><i>sensitive ground water features, and their hydrologic functions.”</i></p> <p><b>Policy 4.5.3</b> states that <i>"Proposals for major growth and major development shall be reviewed on a watershed management basis where applicable and appropriate to ensure the watershed is maintained in an environmentally sustainable fashion."</i></p> <p><b>Policy 4.5.6</b> states that <i>"Aquifers, headwater areas, and recharge and discharge areas shall be identified and protected in the policies and maps of local municipal official plans and/or through the development and subdivision approval process. Development should generally be directed away from areas with a high water table and/or highly permeable soils. In settlement areas or other development centres where this is not possible, potential environmental impacts shall be mitigated using all reasonable methods."</i></p>	
<p><b>Energy Conservation and Renewable Energy</b></p> <p><b>Policy 4.5.43</b> states that <i>"The County will promote energy conservation through land use development patterns that:</i></p> <ul style="list-style-type: none"> <li><i>a) promote compact, mixed use development;</i></li> <li><i>b) promote active transportation and the use of transit;</i></li> <li><i>c) maximize, where appropriate, the use and production of alternative energy systems or renewable energy systems, such as solar, wind, biomass or geothermal energy; and</i></li> <li><i>d) maximize the use of existing natural areas and newly planted vegetation to reduce the urban heat island effect."</i> </li></ul>	<p>The proposed re-designation supports the County’s efforts for energy conservation through future provision of compact mixed-use housing typologies in proximity to existing transit.</p>
<p><b>Section 4.7 Infrastructure: Sewage and Water Services</b></p> <p><b>Policies</b></p> <p><b>Policy 4.7.4</b> states that <i>" The preferred method of servicing settlement areas and</i></p>	<p>The Subject Area is located within the Town of Midland’s ‘Urban Service Area’; where municipal services exist and where future development can be accommodated.</p>

<p><i>other multi-lot developments is full municipal sewage services and full municipal water services. A local municipality may direct growth towards a particular settlement area to achieve this policy. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible."</i></p>	
<p><b>Policy 4.7.9</b> states that "<i>Planning for sewage and water services shall:</i></p> <p><i>a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing services;</i></p> <p><i>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;</i></p> <p><i>c) promote water conservation and water use efficiency"</i></p>	<p>The Subject Area is located in the 'Urban Service Area', as outlined in 'Schedule F-Infrastructure'. Thus, re-designating the Subject Area to a mixed use development allows for an efficient use of existing services to meet the growth targets outlined by the County and the Town.</p>
<p><b>Section 4.8 Transportation</b></p> <p><b>Objectives</b></p> <p><b>Policy 4.8.1</b> states that "<i>To maintain and improve the County's multimodal transportation system to provide efficient automobile, truck, transit, and where feasible, bicycle and pedestrian routes which link settlement areas and other activity nodes throughout the region, separate through traffic from local traffic, link with other forms of transportation, and provide for the movement of goods. These improvements will be achieved through the following means:</i></p> <ul style="list-style-type: none"> <li><i>• Long-term multimodal transportation system planning;</i></li> <li><i>• Improving roads, intersection and traffic control devices;</i></li> </ul>	<p>The closest major intersection to the Subject Area is the intersection at Simcoe Road 93, a Primary Arterial Road with controlled access, and Simcoe Road 25, a Primary Arterial Road. Access to the Subject Area will be determined through a future application.</p>

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| <ul style="list-style-type: none"><li>• <i>Constructing new road sections and widening existing road sections where warranted;</i></li><li>• <i>Employing traffic management techniques to achieve more efficient use of roads;</i></li><li>• <i>Requiring appropriate conditions of approval for development applications; and</i></li><li>• <i>Considering the needs of pedestrians and cyclists in road design, where feasible."</i></li></ul> |  |
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**Table 6: Town of Midland Official Plan (2019) – Assessment of Conformity**

<b>Official Plan Policy</b>	<b>Assessment</b>
<p><b>Section 1.0 Introduction</b></p> <p><b>Policy 1.4 The Vision for Midland</b> states that</p> <p><i>"Midland is a truly complete community. Midland is accessible to all ages and abilities and offers a full range of employment, housing, shopping, recreational and cultural opportunities. Midland has spiritual, health care and educational facilities that serve both the local and regional populations. The existing mixture of assets, opportunities and facilities promotes a highly desirable lifestyle.</i></p> <p><i>Midland will continue to evolve into a healthy, active and resilient waterfront community that balances its vibrant heritage character with environmental sustainability, fiscal responsibility and innovative economic growth. It will thrive, grow and prosper by promoting its lifestyle assets and by attracting new residents and businesses that reflect the evolving economies, including recreation and tourism.</i></p> <p><i>Midland will be a successful community, a great place to live, work, shop, learn and play. As a result, it will be a great place to invest."</i></p>	<p>By amending the Midland Official Plan to allow for a change of use to 'Mixed Use Corridor', the Subject Area can provide space for a variety of uses including commercial and residential uses. Future development will support the growth targets outlined by the County and the Town by creating space for development that diversifies the housing stock in Midland and contributes to the evolving economy.</p>
<p><b>Section 1.5 Guiding Principles</b></p> <p><b>Policy 1.5.1 Heritage &amp; Conservation</b> states that</p> <p><i>"a) Promote an environment first approach – becoming a recognized leader in town design that compliments and enhances the natural heritage features and their associated ecological and hydrologic functions for current and future residents.</i></p> <p><i>b) Protect the quality and quantity of municipal drinking water source resources."</i></p>	<p>The re-designation of the land and the measures to support environmental sustainability are outlined in the accompanying EIS by Pinchin.</p>
<p><b>Policy 1.5.1 Healthy &amp; Complete Communities</b> states that</p> <p><i>"i) Require that new mixed-use development, intensification and revitalization efforts be</i></p>	<p>The re-designation to a mixed-use designation is made through the consideration of the Town's goals for Healthy and Complete Communities and that</p>

<p><i>compatible with surrounding properties and neighbours.</i></p> <p><i>l) Attract a reinvigorated workforce that supports the new economy.</i></p> <p><i>m) Attract long-term economic development opportunities, including on the Waterfront, to keep Midland vibrant and robust.</i></p> <p><i>n) Ensure that growth and development is efficient and fiscally sustainable.</i></p> <p><i>o) Optimize appropriate opportunities for infill, mixed-use intensification and revitalization.”</i></p>	<p>compliments surrounding uses, promotes economic development through contributing to the employment base, and supports efforts for sustainable and efficient residential growth through diversifying housing opportunities.</p>
<p><b>Section 2.0 Growth Management</b></p> <p><b>Policy 2.1 Population and Employment Forecasts</b> states that</p> <p><i>"a) The Province and Simcoe County have provided population and employment forecasts for the Town of Midland that form the basis for the growth management strategy included in this Plan. The Town of Midland is projected to grow to a total population of 22,500, with an employment target of 13,800 jobs, by 2031.</i></p> <p><i>b) Notwithstanding that the time horizon for this Plan is to the year 2031, the Town of Midland is expected to continue to grow and evolve well beyond 2031 and, as a result, this Plan does not represent an end state for the Town of Midland, but rather it is to be used as a tool to manage its ongoing growth and development.”</i></p>	<p>Re-designating the Subject Area to allow for mixed use development, increases the achievement of the Town’s goals for both population and job growth.</p>
<p><b>Policy 2.2 Planning for Growth in an Urban Structure</b> states that</p> <p><i>"d) Schedule A - Growth Areas, identifies those areas within the Settlement Area/Municipal Boundary that have been identified by Provincial, County and Town planning documents as key elements of the Town with respect to growth management. Each element of the Town has a specified</i></p>	<p>The Subject Area is located within the Delineated Built Boundary of ‘Schedule A- Growth Areas’, of the Town of Midland Official Plan. Lands in the Delineated Built Boundary are intended to intensify and contribute to the Town’s growth targets. The proposed re-designation aligns with the goals of the Town by providing lands for intensification in an appropriate location.</p>

<p><i>role to play in long-term growth management, as follows:</i></p> <p><i>i. The Delineated Built Boundary – The Delineated Built Boundary defines the Delineated Built-up Area and identifies the developed areas of the Town of Midland and lands that have been approved for development. All of the lands within the Delineated Built-up Area are considered as developed urban areas, and any new development within the Delineated Built-up Area is considered under the definition of intensification. This Plan implements a target of 40 percent of all new residential development on an annual basis within the Town being through intensification within the Delineated Built-up Area. While there is no target for the intensification of commercial, industrial or institutional forms of development, the concept of intensification is a positive principle of ongoing growth management for all land uses. However, not all lands within the Delineated Built-up Area are suitable for all forms of intensification and the Town, through this Plan, has identified Strategic Growth Areas where intensification will be directed;</i></p>	
<p><i>ii. 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;</i></p>	<p>The Subject Area is currently designated as 'Greenlands' in 'Schedule A- Growth Areas'. This proposal seeks to maintain that portion of the subject lands that the County of Simcoe identifies as 'Greenlands', and that represents the existing human-made stormwater management pond, while re-designating the remainder of the lands to 'Mixed Use Corridor' to align with surrounding uses within the Settlement Area boundary.</p>
<p><i>f) 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:</i></p>	<p>The Subject Area is identified as 'Greenlands' in 'Schedule B-Urban Structure'. The lands surrounding the Subject Lands, including Mountainview Plaza that abuts the Subject Area, are within the 'Mixed Use District'. This re-designation will recognize that the Subject Area is within the 'Mixed Use District' and not within the Provincial Natural Heritage System</p>

<p><i>iii. The <b>Mixed Use Districts</b> – The <b>Mixed Use Districts</b> accommodate, and are planned to accommodate, a mixture of retail, service commercial, office, institutional and, in some cases, higher density residential land uses. The <b>Mixed Use Districts</b> 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</i></p> <p><i>The planning policy framework will identify the <b>Mixed Use Districts</b> 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.</i></p> <p><i>The <b>Mixed Use Districts</b> 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.</i></p> <p><i>New development on full urban services is required for growth in the <b>Mixed Use Districts</b>. 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.</i></p> <p><i>The planning policy framework included in this Plan further subdivides the <b>Mixed Use Districts</b> into the <b>Downtown, Waterfront District – Midland Bay Landing, Commercial Corridor and Mixed Use Corridor.</b>”</i></p>	<p>that is located further to the west beyond the adjacent, abutting lot.</p>
<p><b>Section 3.0 General Development Policies</b></p>	<p>Through re-designating the Subject Area to a ‘Mixed Use Corridor’ the lands can be used to implement mixed use developments that contribute to the Town’s objectives for</p>

<p><b>Policy 3.1 Successful Community</b> states that  <b>"e) Complete Community Objectives</b></p> <p><i>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;</i></p> <p><i>ii. Encourage the development of a complete community that includes higher density built forms and higher intensity land uses as a way of reducing land consumption, and maximizing the efficiency and cost effectiveness of municipal service infrastructure;</i></p> <p><i>iii. Support a high quality of life by encouraging initiatives that improve social equity, ensuring that residents have access to healthy food options and promoting a high quality public realm and a compact built form;</i></p> <p><i>v. Encourage and support the provision of a full range and mix of housing options throughout the Town to meet the needs of all residents throughout their life- cycles. New development and redevelopment should address shifting household structures, provide for affordable and accessible units and maximize the number of residential units which are in close proximity to active transportation and transit routes, shops and services, and public service facilities. Higher density forms of housing may also enhance life-cycle and affordable housing options;"</i></p>	<p>complete communities that increase liveability and quality of life. The re-designation to Mixed Use Corridor will encourage development to a higher density built form and reduce land consumption through boundary expansions by building within the settlement area boundary. Thus, the proposed development presents an opportunity for the Town to capitalize on the potential of an underutilized parcel of land that can be used as an asset in diversifying the Towns housing stock to support broader demographics, and contribute to economic growth.</p>
<p><b>Policy 3.1.5 Mix of Uses</b> states that  <b>"b) This Plan will accommodate a range and mix of housing types to allow for a range of choice and opportunity for residents to</b></p>	<p>The proposed re-designation contributes to the growing mix of housing types in the Town through providing space for mixed-use developments that have a more compact and dense urban form that increases the breadth of the housing stock in Midland.</p>

<p><i>remain in the community for their entire life cycle.</i></p> <p><i>c) Higher density house forms will provide opportunities for housing that is more affordable, and that will contribute to the affordable housing requirements of the County and Town. In addition, senior's housing, long-term care facilities, affordable supportive and affordable accessible housing, and assisted living units will be incorporated into the housing stock within the Delineated Built-up Area and through greenfield development."</i></p>	
<p><b>Section 3.0 General Development Policies</b></p> <p><b>Section 3.2 Housing</b></p> <p><b>Objectives of the policy</b> state that <i>"b) The objectives of this Plan related to housing, include:</i></p> <p><i>i. Recognize and consider the housing needs and priorities of all residents when planning for new residential development and redevelopment throughout the Town;</i></p> <p><i>ii. Maintain an appropriate supply of land within the Town in accordance with the policies of this Plan to accommodate residential growth, including opportunities for barrier-free, assisted and/or affordable housing components;</i></p> <p><i>iii. Promote the development and sustainability of an appropriate and adequate mix of housing by fostering a range of types, tenures, unit sizes and affordability which can accommodate the broad needs of residents over time, regardless of age, income level, ability or household type;"</i></p>	<p>The proposed re-designation provides an opportunity for increasing housing stock within the Town, particularly through the diversity in housing typologies and built form that is possible through a mixed-use development. Housing in a mixed-use development is more compact, dense, and sustainable, creating opportunities to offer housing to a broader demographic of residents in Midland.</p>
<p><b>Policy 3.2.3 Range and Mix of Housing</b> state that</p> <p><i>"a) Facilitating an appropriate and adequate mix of housing types is central to accommodating not only existing needs but also potential new growth. By creating a</i></p>	<p>The proposed re-designation will be supportive of mixed-use housing that increases the breadth and inclusivity of the housing stock in Midland and that responds to the needs of an evolving demographic. Introducing mid-rise development to the community presents an opportunity for the</p>

<p><i>multitude of opportunities, the supply of housing available within the Town can more effectively respond to local housing needs and changes in demand, particularly as the existing population ages, new seniors are drawn to the Town, and as the Town strives to attract young families and professionals. The policies of this Plan are aimed at creating inclusive and diverse communities through the provision of an appropriate range of housing choices.</i></p> <p><i>b)The Town shall require:</i></p> <p><i>i. Greater housing diversity by requiring a mix of housing types, sizes and densities in new development and encouraging a mixture of tenures, unit sizes and affordability which will accommodate changes in community needs over time; and,</i></p> <p><i>ii. Opportunities for increased housing densities and intensification for residential development.”</i></p>	<p>Town to work towards their goals for intensification in a thoughtful manner.</p>
<p><b>Section 3.3 Economic Development</b></p> <p><b>Objectives of the policy</b> state that</p> <p><i>"b) Ongoing economic development will be supported and encouraged to create a positive business environment to provide local employment opportunities. It is expected that this can be achieved in part through the following objectives:</i></p> <p><i>iii. Promote and strengthen the <b>Mixed Use Districts</b> as significant locations for commercial retail uses, commercial office space, administration, business, services, hotel and convention facilities, and plan for these areas to be well connected to a multi-modal transportation network, including access to transit;</i></p> <p><i>iii. Support the retail sector by promoting compact built form and intensification and the integration of these uses with other land</i></p>	<p>The re-designation proposal meets the economic development objectives of the Town that aim to strengthen Mixed Use Districts, through provision of lands intended for a mixed-use development that integrate a range of complimentary uses that aid in the achievement of growth targets. The re-designation of the Subject Area will complement surrounding developments that are situated in Strategic Growth Areas and is accessible through existing roadways and public transit.</p>

<p><i>uses to support the achievement of complete communities;</i></p> <p><i>iv. Provide strategically located highway commercial facilities within the <b>Mixed Use Districts</b> based on the need for expansive land requirements and optimum business exposure. These areas can also be considered as strategic locations for large footprint retail developments;"</i></p>	
<p><b>Section 4.0 Land Use Designations</b></p> <p><b>Objectives of the policy</b> state that "<i>c) With respect to the <b>Mixed Use Districts</b> identified on Schedule B – Urban Structure, the objectives of the Town are to:</i></p> <p><i>i. Promote the accommodation of substantial anticipated growth in medium and higher density built forms;</i></p> <p><i>ii. 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;</i></p> <p><i>iii. Ensure that the necessary infrastructure is available to support current and projected growth and development; and,</i></p> <p><i>iv. Require that all development within the <b>Mixed Use Districts</b> 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."</i></p>	<p>The proposal seeks to re-designate the lands south of the stormwater pond on the Subject Area from 'Greenlands' to 'Mixed Use Corridor' within the Mixed Use District to allow for intensification in accordance with the planned vision for the lands per the Town and County's goals for growth. The lands containing the stormwater pond are to remain as 'Greenlands'. The proposal will support the provision of denser built forms with a variety of compatible uses that strengthen the local economy, are connected to local transit, and rely on existing servicing infrastructure, to create complete communities for current and future residents.</p>
<p><b>Policy 4.4.5 Mixed Use Corridor Designation</b></p> <p><b>The Intent of the policies</b> state that "<i>a) Lands within the <b>Mixed Use Corridor</b> designation function as the connective spine of the Town as well as a destination for the surrounding neighbourhoods. These lands provide a significant opportunity for creating vibrant, pedestrian and transit oriented</i></p>	<p>Re-designating the Subject Area to 'Mixed Use Corridor' presents an opportunity to increase the compatibility of the lands with surrounding uses, and invest in the Town's goals for intensification. The proposed designation intends to provide an array of uses that conform to the policies of the Town that encourage growth and diversity in uses that contribute to the vibrancy of the community. Buildings may be developed as</p>

<p><i>places through investment in infrastructure, residential intensification, infill and redevelopment, with particular attention to urban design.</i></p> <p><i>b) Areas within the <b>Mixed Use Corridor</b> 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.</i></p> <p><i>c) Buildings and sites throughout the <b>Mixed Use Corridor</b> designation are encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Uses within stand-alone buildings are also permitted, unless specified otherwise within the policies of this Plan or the implementing Zoning Bylaw.”</i></p>	<p>stand-alone buildings or as mixed-use buildings.</p>
<p><b>Permitted Uses</b> state that  <i>"d) Permitted uses on lands designated as <b>Mixed Use Corridor</b>, as identified on Schedule C – Land Use, may include:</i></p> <p><i>i. Land uses lawfully existing on the date of the approval of this Plan;</i></p> <p><i>ii. Moderately scaled retail, service commercial uses and restaurants of all types, motor vehicle service centres and repair shops;</i></p> <p><i>iii. Commercial, medical, social service, administrative and institutional office uses of all types and scales;</i></p> <p><i>iv. Low and mid-rise residential uses, including above grade residential, live-work units and communal housing, which may</i></p>	<p>If re-designated, the proposed re-designation would incorporate uses that are permitted in the 'Mixed Use Corridor' and that align with the permitted uses on the adjacent lots, including Mixed Use Corridors and Commercial Corridors.</p>

<p><i>include special needs housing and housing for seniors;</i></p> <p><i>v. Second Units;</i></p> <p><i>vi. Home occupations;</i></p> <p><i>vii. Bed and breakfast establishments;</i></p> <p><i>viii. Moderately-scaled institutional uses of all types, including schools or other uses pursuant to the Education Act;</i></p> <p><i>ix. Hotels and motels, including ancillary uses;</i></p> <p><i>x. Convention/conference facilities;</i></p> <p><i>xi. Cultural, recreational and theatre facilities, including private athletic clubs;</i></p> <p><i>xii. Entertainment uses;</i></p> <p><i>xiii. Places of worship;</i></p> <p><i>xiv. Child care facilities;</i></p> <p><i>xv. Funeral homes;</i></p> <p><i>xvi. Parking facilities at-grade and/or structured;</i></p> <p><i>xvii. Parks and open spaces;</i></p> <p><i>xviii. Long term care facilities and retirement homes;</i></p> <p><i>xix. Public service facilities; and,</i></p> <p><i>xx. Public uses and public and private utilities”</i></p>	
<p><b>Development Policies</b> state that</p> <p><i>h) Permitted office and residential uses shall be in stand-alone buildings, or in upper storeys of a mixed use building/development. They may be located on individual sites, or form part of a larger, comprehensively planned site.</i></p>	<p>The proposed re-designation will allow for the inclusion of residential uses as either stand-alone buildings, or as part of mixed use buildings. This will complement the surrounding commercial uses found on the balance of the Subject Lands, creating a larger mixed use area.</p>

<p><i>i) Within the Mixed Use Corridor designation, the minimum building height for new development or redevelopment should be 2 storeys, or 8 metres, whichever is greater. The maximum building height shall not exceed a height of 4.0 storeys or 16.0 metres, whichever is less.</i></p>	<p>Future development proposed within the Subject Area will ensure appropriate heights are provided.</p>
<p><i>"k) When considering an application for a development or redevelopment within the Mixed Use Corridor designation, the following shall be considered:</i></p> <ul style="list-style-type: none"> <li><i>i. The landscape, built form and functional character of the surrounding community is enhanced;</i></li> <li><i>ii. No undue, adverse impacts are created on adjacent properties in the vicinity;</i></li> <li><i>iii. The natural heritage system and the key natural heritage features and ecological and hydrologic functions it incorporates are appropriately protected;</i></li> <li><i>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;"</i></li> </ul>	<p>The proposed re-designation will build upon the functional character of the abutting 'Mixed Use Corridors' lands thereby eliminating adverse impacts to these adjacent properties. The Provincial NHS and its functions are protected as they are not abutting the subject lands. The existing human-made storm water management pond will retain its function and designation as 'Natural Heritage'. The subject site is located within the 'Urban Service Area' and is serviced by existing municipal servicing that has the capacity to support the proposed development.</p>
<p><b>Section 4.5 Greenlands</b></p> <p><b>Policy 4.5.1</b> states that</p> <p><i>"b) With respect to the Greenlands, it is the objective of this Plan to:</i></p> <ul style="list-style-type: none"> <li><i>i. Maintain biodiversity and provide for the long-term sustainability and viability of the ecosystem by only approving developments that are consistent with the natural heritage policies of the Provincial Policy Statement and the County of Simcoe Official Plan and which contribute to the Town's Greenlands;</i></li> </ul>	<p>As part of the proposed designation, the Stormwater Management pond, located by the north property line of the Subject Area, will be maintained as Natural Heritage.</p>
<p><i>c) The Greenlands, as identified on Schedule B – Urban Structure includes the following designations:</i></p> <ul style="list-style-type: none"> <li><i>i. Open Space; and,</i></li> <li><i>ii. Natural Heritage."</i></li> </ul>	<p>The existing stormwater management pond on the Subject Area will remain as 'Natural Heritage' as designated in 'Schedule C- Land Use'. The Environmental Site Assessment details the conditions of the STM pond and the lands immediately surrounding it.</p>

<p><b>Policy 4.5.3 Natural Heritage Designation</b></p> <p><b>The Intent of the policies</b> state that "b) <i>The Natural Heritage designation is intended to:</i></p> <ul style="list-style-type: none"> <li><i>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;</i></li> <li><i>ii. Maintain ecosystem biodiversity and provide for the long-term sustainability and viability of the natural heritage system by only approving developments that are compatible with natural heritage features and ecological and hydrologic functions;</i></li> <li><i>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,</i></li> <li><i>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."</i></li> </ul>	<p>An Environmental Impact Study (EIS) was prepared by Pinchin Ltd. identifies that through the implementation of plans determined through the EIS, the proposed re-designation will preserve the ecological functions of the natural landscape through identified mitigation and enhancement measures.</p>
<p><b>The policies for Elements of the Natural Heritage Designation</b> state that "c) <i>The Natural Heritage designation, as shown on Schedule C – Land Use, is comprised of the following elements:</i></p> <ul style="list-style-type: none"> <li><i>i. Significant wetlands;</i></li> <li><i>ii. Significant woodlands;</i></li> <li><i>iii. Significant valleylands;</i></li> <li><i>iv. Significant wildlife habitat attributes and functions;</i></li> <li><i>v. Habitat of endangered species and threatened species;</i></li> <li><i>vi. Habitat for rare plant communities;</i></li> <li><i>vii. Significant areas of natural and scientific interest;</i></li> <li><i>viii. Fish habitat; and,</i></li> </ul>	<p>The EIS report indicates that there are no significant NHS features on the Subject Lands.</p>

<p><i>ix. Other natural heritage features which might not be designated as significant (i.e. woodlands less than 2 ha, unevaluated wetlands, sloping topography and cultural habitat features, such as thickets, meadows and major hedgerows). These "other natural heritage features" refer to natural areas and features which have a potential role in providing habitat for species at risk.</i></p> <p><i>d) The Natural Heritage designation also includes a 30 metre vegetation protection zone on both sides of all watercourses."</i></p>	
<p><b>Permitted Uses</b> state that</p> <p><i>"e) Permitted uses on lands designated Natural Heritage may include:</i></p> <ul style="list-style-type: none"> <li><i>i. Conservation uses;</i></li> <li><i>ii. Silviculture and woodlot management;</i></li> <li><i>iii. Scientific research and education;</i></li> <li><i>iv. Wildlife management activities;</i></li> <li><i>v. Buildings or structures necessary for flood or erosion control;</i></li> <li><i>vi. Existing agricultural uses; and/or,</i></li> <li><i>vii. Existing lawful uses, restricted to the provisions of the applicable existing zoning as of the date of the approval of this Plan."</i> </li></ul>	<p>The stormwater pond is to be retained. There is no planning development for the lands.</p>
<p><b>The Development Policies</b> state that</p> <p><i>"g) The biodiversity, ecological and hydrologic function and connectivity of the Natural Heritage designation shall be protected, maintained, restored or, where possible, improved for the long-term, recognizing linkages between and among natural heritage features and ecological and hydrologic functions. Development and site alteration will not be permitted within the Natural Heritage designation, nor within significant portions of the habitat of endangered species and threatened species, where identified.</i></p> <p><i>i) Where buildings, development and/or site alteration, including the removal or placing of fill of any kind, whether originating on the site or elsewhere, are proposed within the Natural Heritage designation, the Town shall require that an Environmental Impact Study be prepared that demonstrates that there will</i></p>	<p>The Subject Area is not considered Natural Heritage based on the assessment undertaken. Details of this assessment has been included in the accompanying EIS prepared by Pinchin Ltd.</p>

<p><i>be no negative impacts on any natural heritage features or ecological and hydrologic functions.”</i></p>	
<p><b>Policy 4.5.3.4 Policies for Boundary Adjustments</b></p> <p><b>Significant Boundary Changes</b> states that <i>"e) Significant changes to the boundaries of the Natural Heritage designation may be considered by the Town through an Environmental Impact Study, submitted in support of an Official Plan Amendment application. Such an application shall show that:</i></p> <ul style="list-style-type: none"> <li><i>i. In flood-prone lands or steep slopes the works to overcome the environmental hazards will not transfer hazards to other areas;</i></li> <li><i>ii. The methods by which hazards or environmental impacts are to be overcome or mitigated are consistent with accepted engineering practices, resource management and conservation practices;</i></li> <li><i>iii. The cost of the remedial or mitigative works will be borne by the developer; and,</i></li> <li><i>iv. There is no negative impact on key natural heritage features and their ecological and hydrologic functions.”</i> </li></ul>	<p>The proposed re-designation includes an amendment to re-designate the lands south of the storm water management pond from 'Natural Heritage' to 'Mixed Use Corridor'. An Environment Impact Study (EIS) has been prepared in support of the proposed re-designation which identifies how any future development will protect the features and ecological and hydrological functions of the neighbouring natural heritage lands.</p>
<p><b>Section 5.0 Transportation</b></p> <p><b>Section 5.1 Introduction</b></p> <p><b>Policy 5.1.1 Objectives</b> states that <i>"a) The objectives of this Plan related to Transportation will ensure the provision of a modern transportation system that:</i></p> <ul style="list-style-type: none"> <li><i>i. Provides a safe, sustainable, integrated and efficient system that enhances Midland's economy and livability;</i></li> <li><i>ii. Promotes land uses and development forms that encourage bicycle, pedestrian, and transit travel;</i></li> <li><i>iii. Satisfies the evolving needs of both the existing population and businesses, as well as of future growth with a focus on optimizing the existing network to better serve travel demands and extend service life as opposed to the construction of new infrastructure;</i> </li></ul>	<p>The Subject Area is located near the intersection of two County roads being Simcoe Road 93 and Simcoe Road 25, as identified in 'Schedule E- Road Maps'. The access points for the Subject Area will be determined through future applications. The Subject Area is also nearby by two existing municipal bus routes, North Route (Midland) and Penetanguishene Route, supporting the efficient movement of residents and visitors to and from the site and the broader community. Increasing the ease through which individuals can access, and circulate through the site will improve quality of their experience, creating a more liveable space that supports Midland's goals for growth and economic vitality.</p>

<p><i>iv. Facilitates efficient and convenient movement within the Town and integrates with the transportation systems of the County, Province and adjoining municipalities;</i></p> <p><i>ix. Has regard for the environmental, social, historic, scenic and cultural amenities of the Town and which is planned, designed and constructed to minimize the effects of noise, fumes and vibration on existing and future developments."</i></p>	
<p><b>Section 5.2 Active Transportation</b></p> <p><b>Policy 5.2.1 Introduction</b> states that</p> <p><i>"b) This Plan requires that all development contribute to the creation of a 4-season walkable and connected community with multiple destinations within walking or cycling distance of all residents.</i></p> <p><i>c) Sidewalks, bike lanes and multi-use trails will connect to the street network and to community amenities and will ensure that corridors between key destinations are fully accessible and support active transportation. The winter maintenance of active transportation facilities will be an important consideration, particularly along routes that connect pedestrians to key destinations such as schools."</i></p>	<p>'Schedule D – Active Transportation' of the Minden Hills Official Plan identifies a proposed sharrow located along the Subject Area. The proposed re-designation will permit future mixed-uses that will encourage the use of active transportation facilities.</p>
<p><b>Section 5.3 Public Transit</b></p> <p><b>Policy 5.3.2 Planning for Public Transit</b> states that</p> <p><i>"a) This Plan promotes higher densities and compact development to support a more sustainable and convenient transit service that has links to, between, and through major destinations within the community, and to the broader region. Transit supportive design requires the following:</i></p> <p><i>i. Locate stops within a 5 minute walk of a destination. The walking distance for residents is generally 200 to 400 metres (3 to 5 minute walk);</i></p> <p><i>ii. A system design which allows for safe pedestrian access to as many residential, employment and retail locations as possible;"</i></p>	<p>The proposed re-designation will introduce more compact mixed-use building types into Midland that encourage growth and intensification and that will promote the use of public transit. The Subject Area is within a 5 minute walking distance to three bus stops, including one that is 180 m from the site, that connect residents to North and South Midland as well as Penetanguishene. Taken together, the well-connected location of the site to existing transit services will generate demand for the transit system, supporting the success of the development and the growth targets of the County and Town.</p>

<p><b>Section 6.0 Municipal Infrastructure</b></p> <p><b>Section 6.2 Servicing Midland</b></p> <p><b>Policy 6.2.1, Introduction</b> states that  <i>"a) Development of municipal infrastructure projects will be:</i>  <i>i. Coordinated and phased in a manner which is efficient, cost effective, and minimizes disruption;</i>  <i>ii. Prioritized where investments support intensification;</i>  <i>iii. Supported by infrastructure master plans, asset management plans, community energy plans, watershed planning, and other relevant studies, where appropriate and available;</i>  <i>iv. Considered in the context of an assessment of infrastructure risks and vulnerabilities, including those caused by the impacts of climate change, and potential mitigative strategies; and,</i>  <i>v. Undertaken in accordance with the Environmental Assessment Act, and the appropriate Class EA requirements."</i></p>	<p>The Subject Area is located within the 'Urban Service Area', as identified on 'Schedule F-Infrastructure'. The Subject Area will be serviced by existing municipal servicing that will be extended off of the nearby Sundowner Road.</p>
<p><b>Policy 6.2.2 Development Policies</b> states that  <i>"a) All development within the Town shall be provided with municipal water, sanitary sewers and a storm water drainage system, unless otherwise specifically exempted by the policies of this Plan</i>  <i>c) The cost of providing services to facilitate development shall be borne by the landowner. However, the Town may utilize its capital infrastructure programs and/or the provisions of the Municipal Act to extend or provide municipal infrastructure where it supports the growth management and economic development objectives of this Plan and where Council deems it in the best interest of the Town to do so.</i>  <i>e) Where construction of any municipal infrastructure project is proposed within or on lands adjacent to the Natural Heritage designation, the project shall be required to submit an Environmental Impact Study,</i></p>	<p>The Subject Area is located within the Delineated Built Boundary, where the extension of municipal servicing has been deemed a priority. The intent of this proposed land use is to permit future mixed-use development that will be able to connect to existing servicing. The services required for the site can be extended off of existing services on Sundowner Road.</p>

<p><i>and/or other appropriate studies, in accordance with the policies in this Plan.</i></p> <p><i>g) The Town has identified the following priorities for the extension of municipal services:</i></p> <p><i>ii. Provision of municipal services for all lands within the Delineated Built Boundary”</i></p>	
<p><b>Policy 6.2.3 Servicing Priority</b> states that <i>"a) Full municipal services are the preferred form of servicing for new development and redevelopment. The priority for new urban development is to be focused within the Delineated Built-up Area, followed by the Urban Areas."</i></p>	<p>The Subject Area, located within the Delineated Built-Up Area as indicated on Schedule A: Growth Areas, will be serviced by municipal infrastructure services</p>
<p><b>Policy 6.2.4 Urban Servicing Limit</b> states that <i>"a) The Urban Service Area is indicated on Schedule F – Infrastructure.</i></p> <p><i>b) Any development within the boundaries of the Urban Service Area shall be on full municipal services."</i></p>	<p>The Subject Area is located within the 'Urban Service Area' on 'Schedule F- Infrastructure', and therefore shall rely on municipal servicing. Servicing for the site will be extended from existing servicing on Sundowner Road.</p>
<p><b>Section 6.3 Water</b></p> <p><b>Policy 6.3.2 Drinking Water Source Protection</b> states that <i>"d) Vulnerable Areas, identified by Wellhead Protection Areas A to E, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, are shown on Schedule G – Source Protection to this Plan. Based on the Tier 3 Report information related to water supply in the Town, this Plan will apply the WHPA-Q1 and WHPA-Q2 water supply requirements to the entire Town. Vulnerable areas within the Town of Midland are defined as follows:</i></p> <p><i>iii. Wellhead Protection Area C1 (WHPA-C1): Ten (10) year travel time for water to enter the municipal well;</i></p> <p><i>vi. Wellhead Protection Area Q1 (WHPA-Q1): An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the combined area that is the cone of influence of the well and the whole of the cones of influence of all other wells that intersect that area;</i></p>	<p>The Subject Area is located within the WHPA-Q1 of the WHPA-Quantity, and within 'WHPA-C' and a 'Significant Groundwater Recharge Area' of the WHPA-Quality, as identified on 'Schedule G-Source Protection'. Refer to the Environmental Impact Study (EIS) by Pinchin Ltd. submitted with this application.</p>

<p><i>ix. Significant Groundwater Recharge Area (SGRA): These are areas on the landscape that are characterized by porous soils, such as sand or gravel, that allows the water to seep easily into the ground and flow to an aquifer. A recharge area is considered significant when it helps maintain the water level in an aquifer that supplies a community with drinking water."</i></p>	
<p><b>Section 6.5 Storm Water Management</b></p> <p><b>Policy 6.5.2 Objectives</b> states that  <i>"a) The objectives of this Plan with respect to storm water management are to:</i></p> <p><i>iv. Protect and enhance the water quality, environmental, aesthetic and recreational potential of the waterways and water bodies within and in proximity to the Town;</i></p> <p><i>vi. Strive to maintain groundwater quality and promote groundwater recharge by means of runoff retention, detention ponds and/or other low impact development (LID) methods; and,"</i></p>	<p>The Subject Area currently contain a wet stormwater management pond that services the commercial use to the east. The function of the pond are to remain, there is no planned redevelopment for the pond.</p>
<p><b>Policy 6.5.3 Development Policies</b> states that  <i>"b) No Official Plan Amendment, Zoning By-law Amendment or Plan of Subdivision shall be approved if the proposed development would have a significant adverse impact on surface drainage.</i>  <i>c) Required storm water facilities shall not be considered as part of any parkland dedication.</i>  <i>d) The Town may acquire, where deemed appropriate, access to watercourses or easements along watercourses for the purpose of stream improvement works and maintenance."</i></p>	<p>This application for the Official Plan Amendment is supported by an EIS prepared by Pinchin Ltd.</p>

# Appendix 4

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*Figures*



Figure 1

# LOCATION MAP

9226 County Rd 93,  
Midland, Ontario

## LEGEND

-  Subject Area
-  Subject Lands

Date: August 23, 2023

Scale: 1:5,000



Data Source: Maser, County of Simcoe

N:16307AL - 9226 County Road 93, Midland/1 - MHBC Documents/Technician  
Data/16307AL GIS Data/



Figure 2

# CONTEXT MAP

9226 County Rd 93,  
Midland, Ontario

## LEGEND

-  Subject Area
-  Subject Lands

Date: August 23, 2023

Scale: 1:24,000



Data Source: Maser, County of Simcoe

N:116307AL - 9226 County Road 93, Midland11 - MHBC Documents\Technician Data\116307AL GIS Data\



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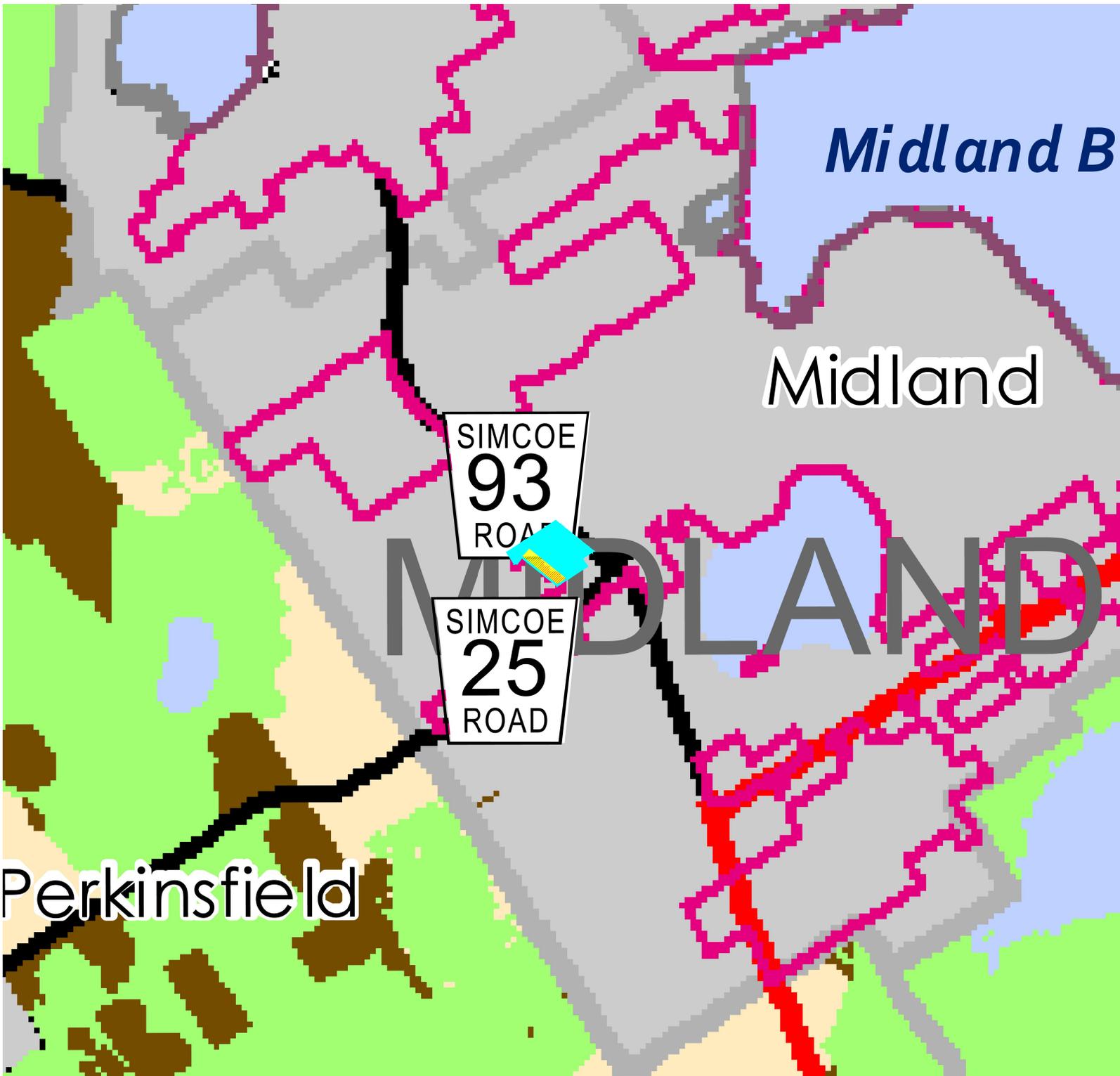


Figure 3  
**SIMCOE COUNTY  
 OFFICIAL PLAN**  
 Schedule 5.1 Land  
 Use Designations

9226 County Rd 93,  
 Midland, Ontario

**LEGEND**

- Subject Lands
- Subject Area
- Settlements
- Greenlands
- Agricultural
- Rural
- Built Boundaries
- Provincial Highway
- County Highway

Date: August 23, 2023

Scale: 1:40,000



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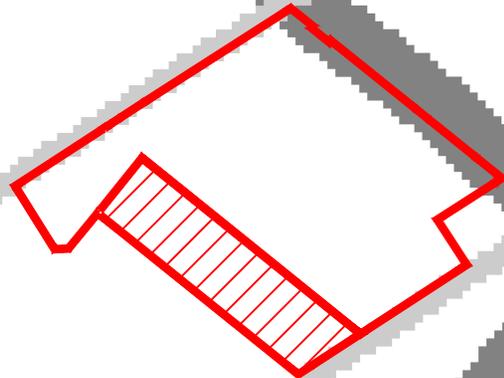
Figure 4

## SIMCOE COUNTY OFFICIAL PLAN Schedule 5.2.2 Streams & Evaluated Wetlands

9226 County Rd 93,  
Midland, Ontario

### LEGEND

-  Subject Lands
-  Subject Area
-  Provincially Significant Wetland



Date: August 23, 2023

Scale: 1:10,000



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Data Source:



Figure 5  
**SIMCOE COUNTY  
 OFFICIAL PLAN**  
 Schedule 5.2.4  
 Wellhead Protection  
 Areas & Surface Water  
 Intake Protection Zones

9226 County Rd 93,  
 Midland, Ontario

**LEGEND**

- Subject Lands
- Subject Lands
- WHPA-Q1
- WHPA-Q2
- Wellhead Protection Area

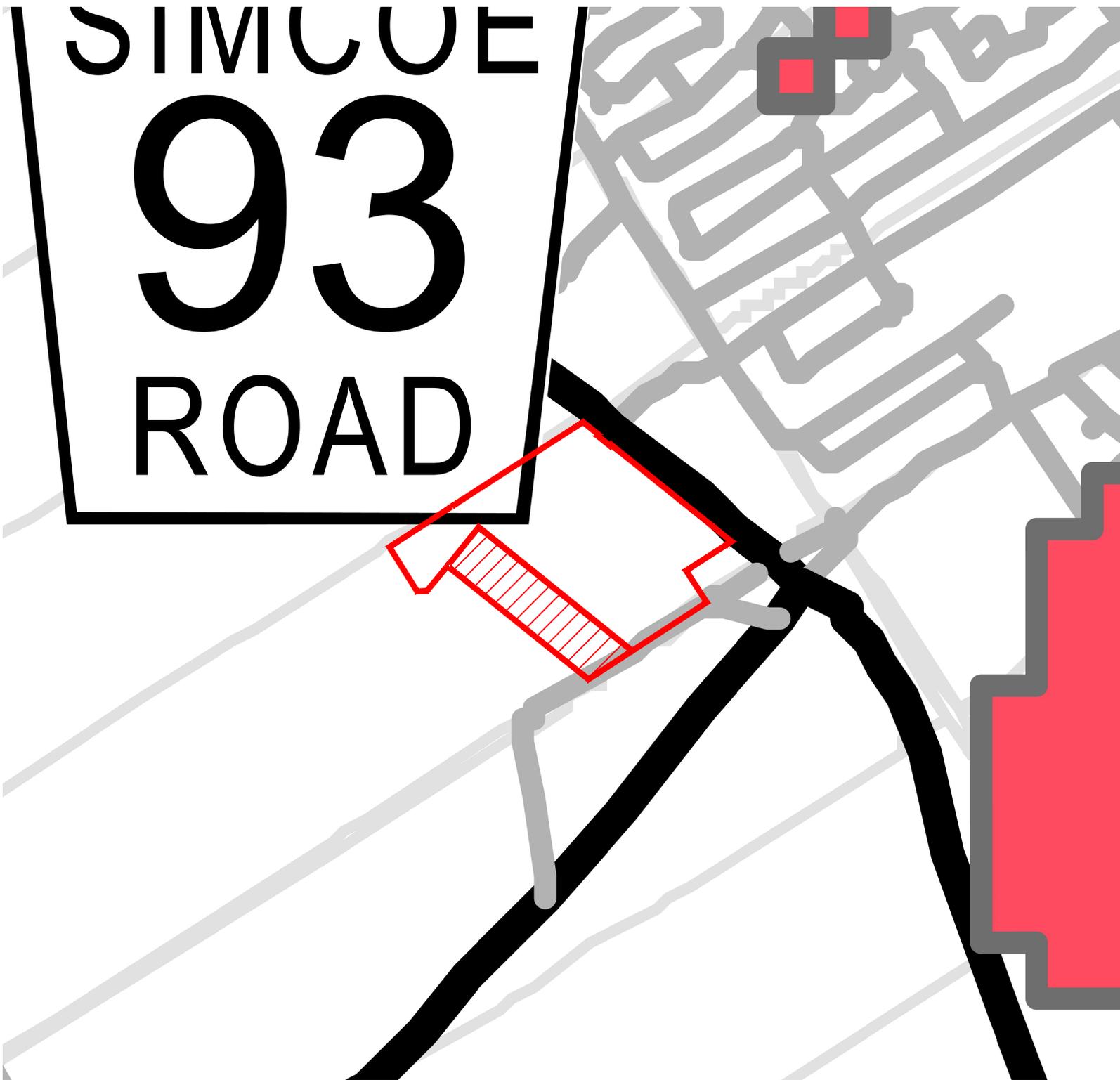
Date: August 23, 2023

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Data Source:



SIMCOE  
93  
ROAD

Figure 6  
**SIMCOE COUNTY  
OFFICIAL PLAN**  
Schedule 5.2.5  
Highly Vulnerable  
Aquifers

9226 County Rd 93,  
Midland, Ontario

**LEGEND**

-  Subject Lands
-  Subject Area
-  Highly Vulnerable Aquifers

Date: August 23, 2023

Scale: 1:10,000



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Date Source:

# SIMCOE 93 ROAD

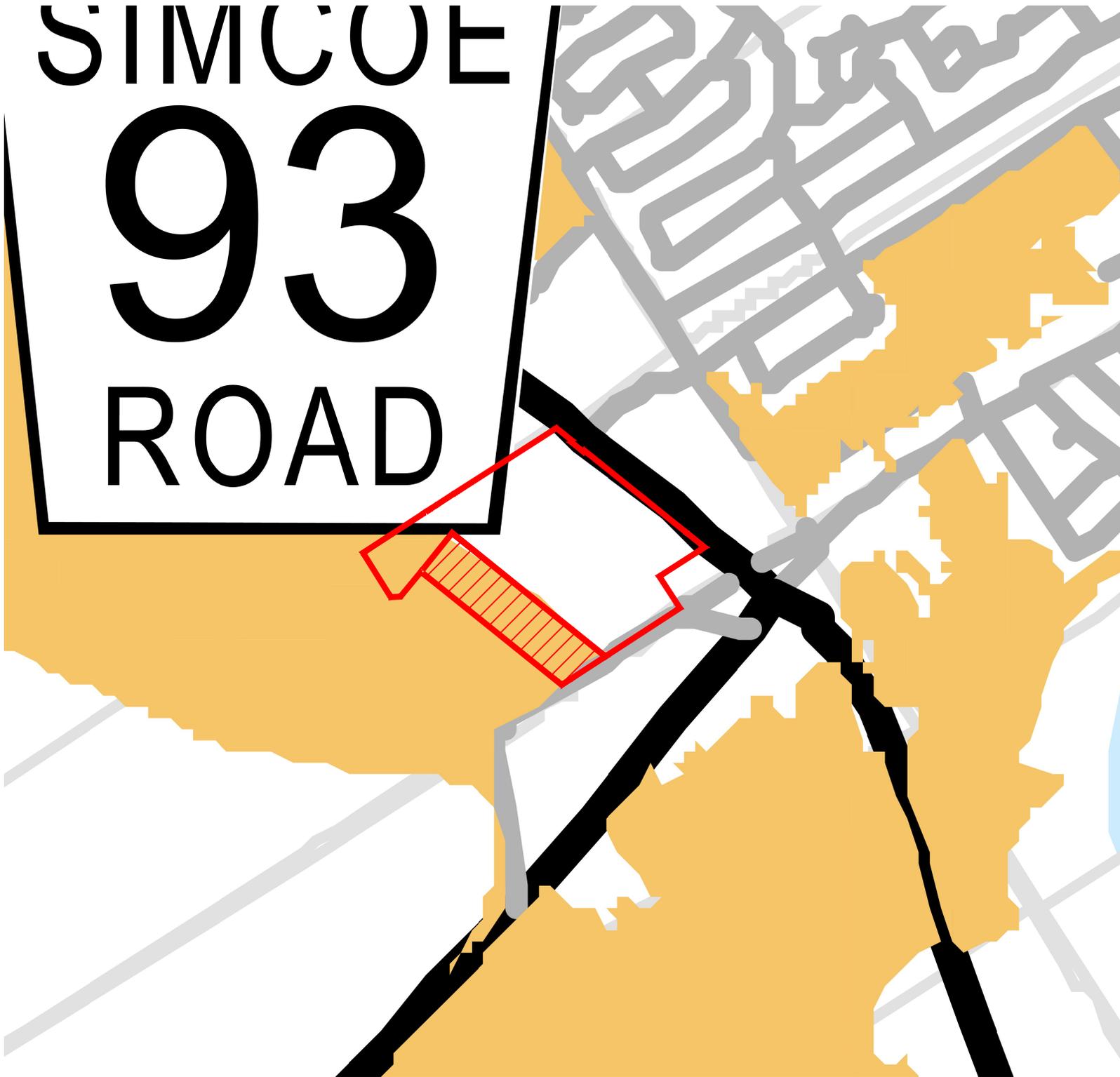


Figure 7

## SIMCOE COUNTY OFFICIAL PLAN Schedule 5.2.6 Significant Groundwater Recharge Area

9226 County Rd 93,  
Midland, Ontario

### LEGEND

-  Subject Lands
-  Subject Area
-  Significant Groundwater Recharge Area

Date: August 23, 2023

Scale: 1:10,000



N:\183741 - 9226 COUNTY ROAD 93, MIDLAND - MHBC DOCUMENTS\93\FIGURE 5.2.6.DWG

Date Source:



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URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

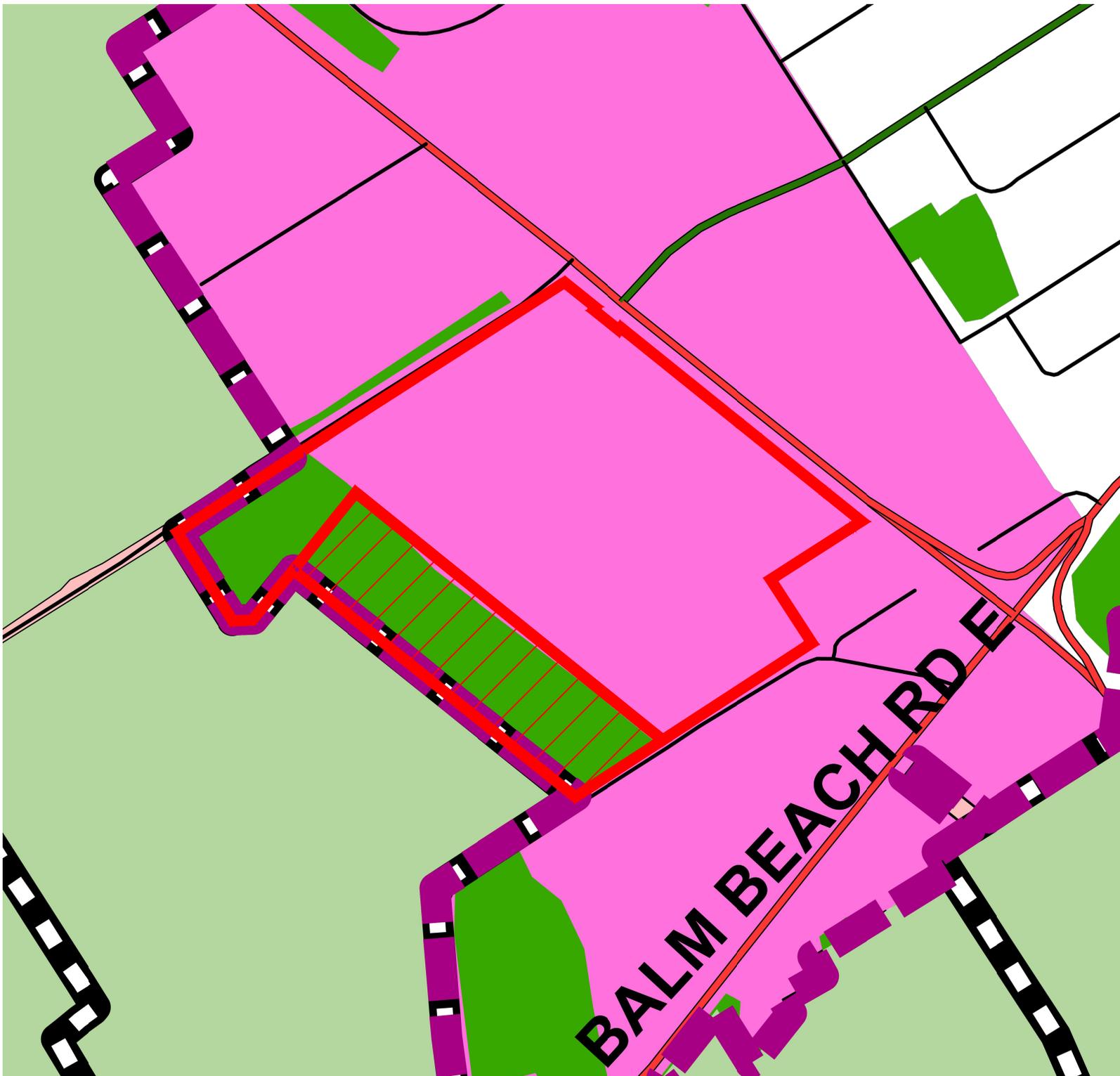
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Figure 8  
**MIDLAND  
 OFFICIAL PLAN**  
 Schedule A:  
 Growth Areas

9226 County Rd 93,  
 Midland, Ontario

**LEGEND**

-  Subject Lands
-  Subject Area
-  Delineated Built Boundary
-  Secondary Plan Area
-  Strategic Growth Areas I
-  Greenlands
-  Strategic Growth Areas II (outside boundary)
-  Greenlands (outside boundary)



Date: August 23, 2023

Scale: 1:5000



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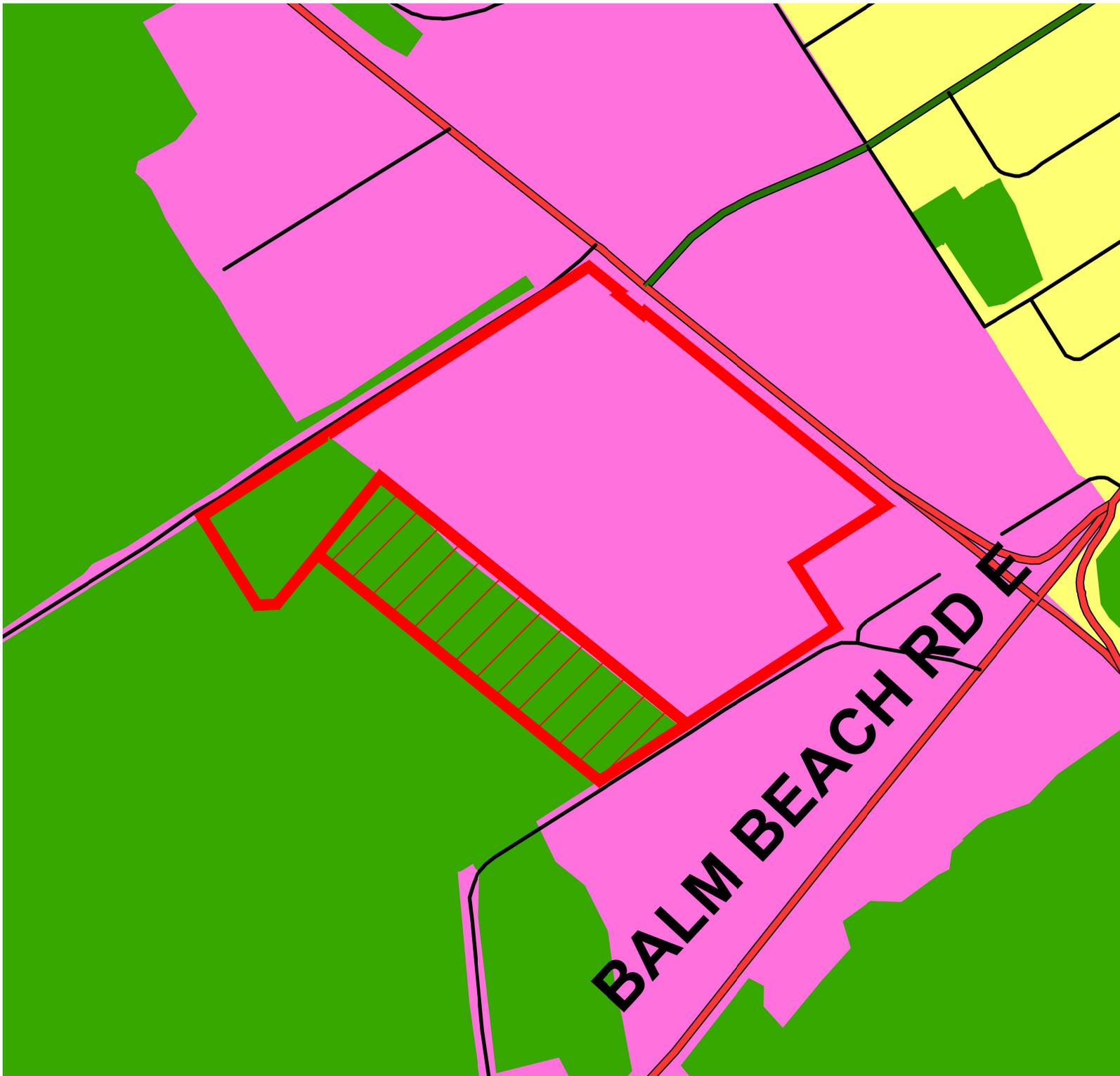
Data Source:

Figure 9  
**MIDLAND  
OFFICIAL PLAN**  
Schedule B:  
Urban Structure

9226 County Rd 93,  
Midland, Ontario

**LEGEND**

-  Subject Lands
-  Subject Area
-  Neighbourhood Districts
-  Mixed Use Districts
-  Greenlands



Date: August 23, 2023

Scale: 1:5000



N:\1035741 - 9226 COUNTY ROAD 93, MIDLAND - MHBC DOCUMENTS\FINAL\FIGURE 9 (MIDLAND\_O.P. 8.DWG)

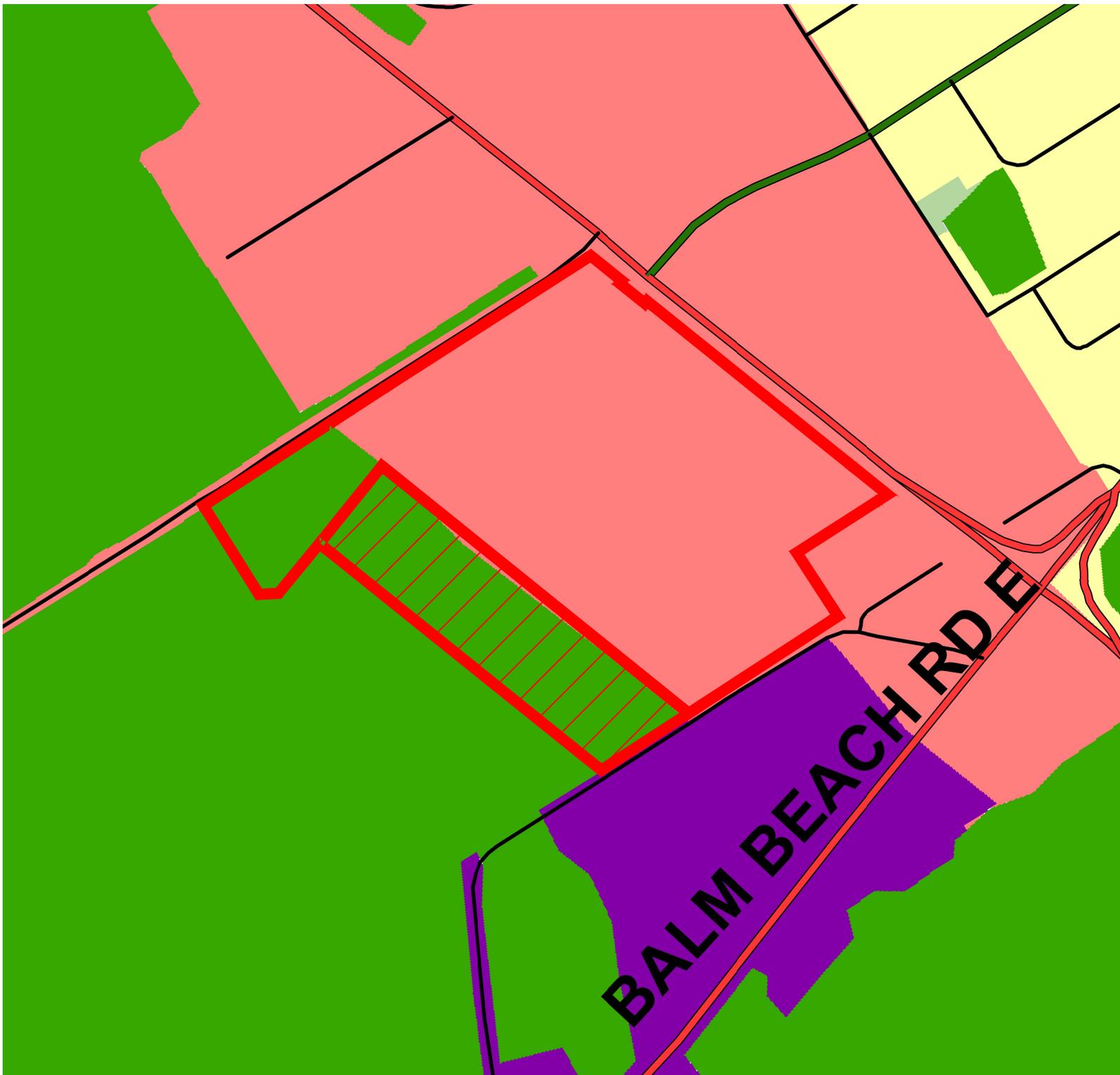
Date Source:

Figure 10  
**MIDLAND  
OFFICIAL PLAN**  
Schedule C: Land Use

9226 County Rd 93,  
Midland, Ontario

**LEGEND**

-  Subject Lands
-  Subject Area
-  Neighbourhood Residential
-  Mixed Use Corridor
-  Commercial Corridor
-  Natural Heritage
-  Open Space



Date: August 23, 2023

Scale: 1:5000



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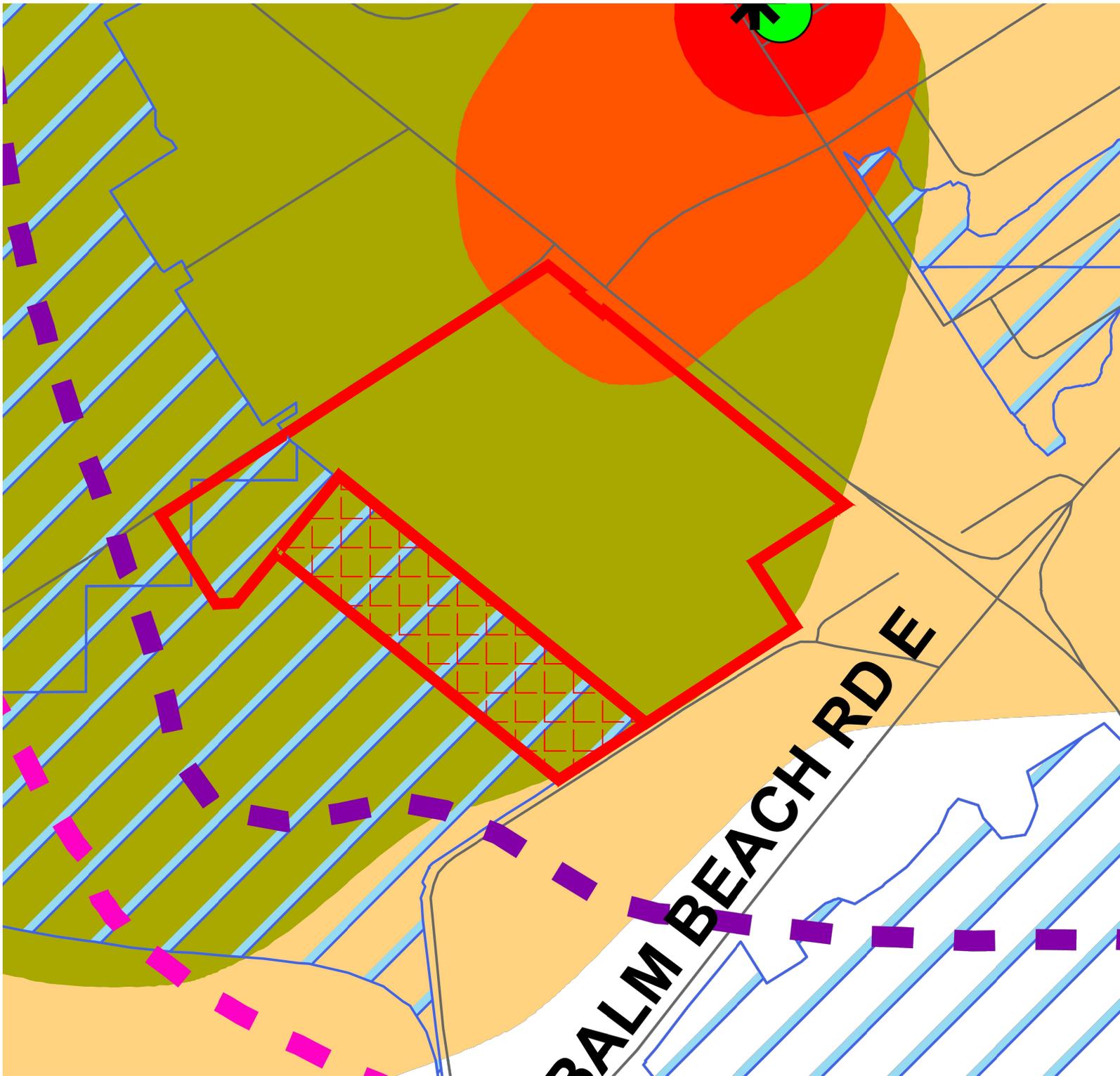
Date Source:

Figure 11  
**MIDLAND  
OFFICIAL PLAN**  
Schedule G:  
Source Protection

9226 County Rd 93,  
Midland, Ontario

**LEGEND**

-  Subject Lands
-  Subject Area
-  WHPA - A
-  WHPA - B
-  WHPA - C
-  WHPA - D
-  WHPA - Q1
-  WHPA - Q2
-  Significant Groundwater Recharge Area
-  Water System
-  Water Treatment Plant



Date: August 23, 2023

Scale: 1:5000



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Data Source:



Figure 12

# ZONING BY-LAW 2004-90

9226 County Rd 93,  
Midland, Ontario

### LEGEND

- Zoning
- Subject Area
- Subject Lands

Date: August 23, 2023

Scale: 1:5,000



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Data:16307AL GIS Data

Data Source: Maser, County of Simcoe, Town of Midland

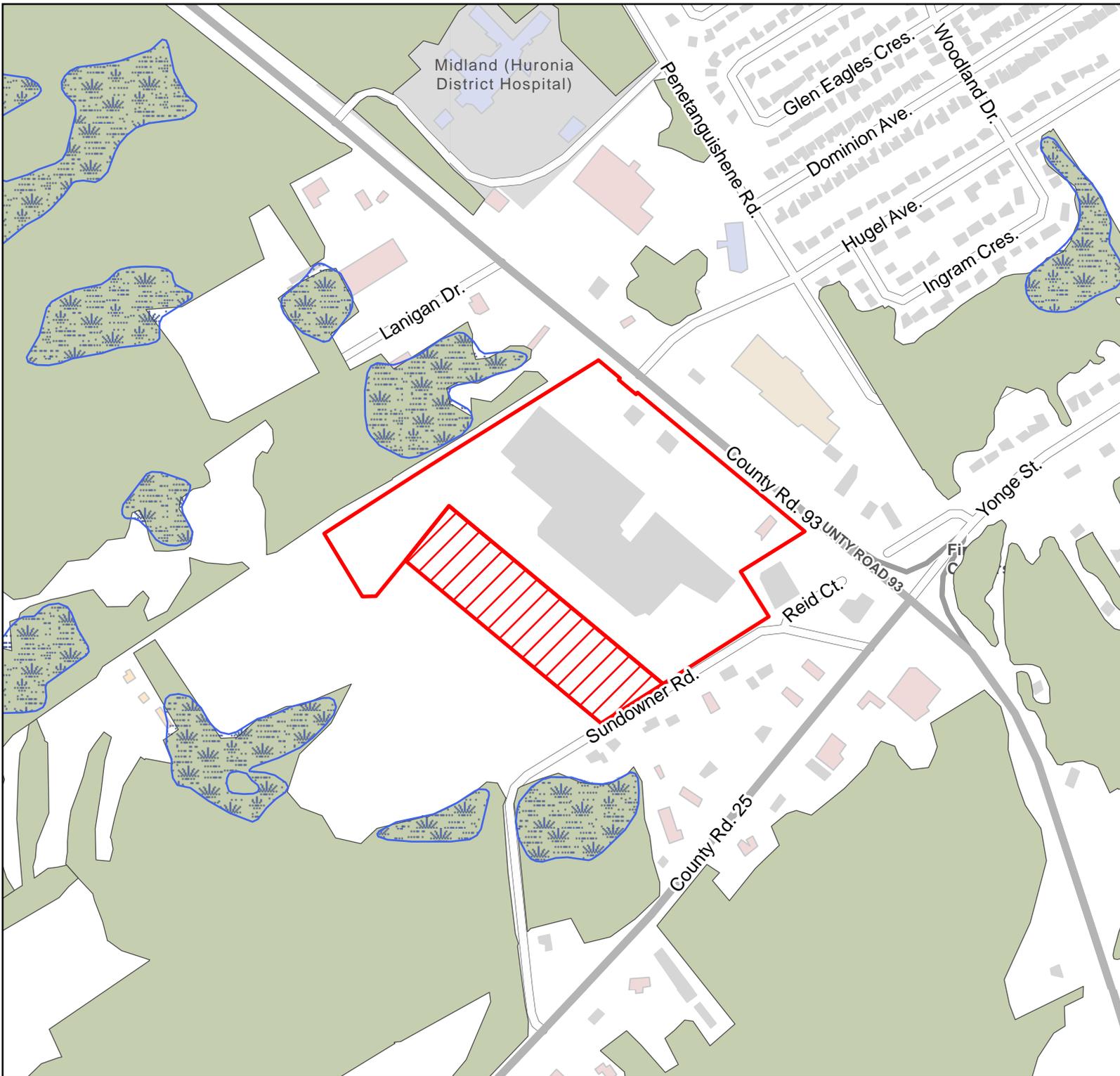


Figure 13

**MINISTRY OF NATURAL  
RESOURCES AND  
FORESTRY**  
Natural Heritage System

9226 County Rd 93,  
Midland, Ontario

**LEGEND**

-  Subject Area
-  Subject Lands
-  Woodlands
-  Unevaluated Wetlands

Date: August 23, 2023

Scale: 1:10,000



Data Source: Esri, Canada, Province of Ontario  
N:\16307\AL - 9226 County Road 93, Midland\1 - MHBC Documents\Technician  
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