



Excellence Reliance Innovation

9332 County Road 93, Town of Midland

Pine Valley Homes Limited

Planning Justification Report

Official Plan Amendment
 Zoning By-law Amendment
 Draft Plan of Subdivision

May 2026

The Jones Consulting Group Ltd.
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1.0 INTRODUCTION

On behalf of our client, Pine Valley Homes Limited, we are pleased to provide this Planning Justification Report in support of Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the lands known as 9332 County Road 93, Town of Midland, County of Simcoe. This Planning Justification Report reviews factors relating to location, existing and proposed land uses, and relevant land use policies, and is supplementary to all Applications submitted in support of the development proposal.

This Report should be read in conjunction with, but not limited to, the Functional Servicing Report, Stormwater Management Report, Urban Design Brief, Traffic Impact Study, Stage 1-2 Archaeological Assessment, Geotechnical Investigation Report, Environmental Impact Study and Hydrogeological Assessment prepared in support of the applications.

2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The subject site is located within the Settlement Boundary of the Town of Midland and adjacent to the built boundary. The lands are legally described as Part of Lot 107, Concession 1, West of the Penetanguishene Road, Town of Midland, County of Simcoe. The lands are located in the northwest quadrant of the Town, approximately 4 kilometres west of Midland Bay. The property is north of Balm Beach Road (Simcoe Road 25) and less than a kilometre east of the border of the Township of Tiny. The closest major intersection to the subject lands is County Road 93 and Balm Beach Road.

The lands are rectangular in shape with frontage on Lanigan Drive. The total area of the parcel is 27.63 hectares. The lands have a total lot frontage of approximately 20 metres along Lanigan Drive with an average depth of approximately 450 metres (**Figure 1**). The lands are vacant and partially treed although there has been previous tree clearing in the developable area. Further, the lands slope from the south to north with the slope being slightly steeper on the west side.

Figure 1



3.0 SURROUNDING LAND USES

The lands are located in the northwestern quadrant of the Town of Midland, in the County of Simcoe.

Surrounding land uses include: (Figure 2)

- North: Recreational and Vacant Land
- East: Commercial, Institutional (Midland Hospital), Residential
- South: Commercial and Vacant Land
- West: Agricultural and Recreational

Figure 2



The lands are located within walking distance to the Hospital and directly adjacent to several commercial establishments including restaurants, retail stores, movie theatre, beer store, hotel and grocery store. Further, there are two (2) primary schools and one (1) secondary school located within 2 kilometres to the subject lands, which can be accessed by bus. Georgian Bay General Hospital is located directly east of the site along County Road 93. The County of Simcoe LINX transit system services the Town, connecting future residents to Wasaga Beach, Collingwood, Stayner, Angus and Barrie. The Town has a local transit system which provides access across Midland and the Town of Penetanguishene. There are multiple transit stops located in the surrounding area with the closest one being under 300 metres southeast of the subject lands. County Road 93 runs north to south connecting to the Town of Penetanguishene and the Township of Tiny.

4.0 PROPOSED DEVELOPMENT CONCEPT

The Applications submitted to the Town for consideration include Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. The Draft Plan of Subdivision will facilitate the development of 1006 residential units in the form of apartments, stacked townhouses, rear lane townhouses and street townhouse units (**Figure 3**). The majority of the units will develop through a Plan of Condominium that will be submitted later in the process so are shown on the Draft Plan of Subdivision as a number of blocks. The street townhouses will develop as individual freehold blocks with no shared elements with the surrounding condominium but the parks.

The proposed development includes a mix of 3 6-storey apartment buildings, rear lane townhouse units, stacked townhouse units, 3-storey townhouse units and 2-storey street townhouse units. The proposed 1006 residential units include 387 apartment units, 138 rear lane townhouses, 288 stacked townhouses, 138 3-storey townhouses and 55 2-storey townhouses. The overall site density is approximately 75 units per net residential hectare.

Three large park areas are provided throughout the development as well as smaller linear parkettes. A municipal roadway is proposed to run through the site from Lanigan Drive at a right-of-way width of 26 metres which will enter the roundabout and turn to the north at this continued width. Further, the right-of-way will also bend to the south and after the roundabout will be a reduced width of 20 metres connecting to the lands to the south. The remaining roadways in the development will all be privately owned and will develop by way of a Plan of Condominium. A stormwater management pond is provided in the northeast corner which will service the entire development including run off from the municipal roadway and neighbouring lands to the south. Walkways and pathways will be provided throughout the development providing connectivity to the external lands, as well as throughout the development.

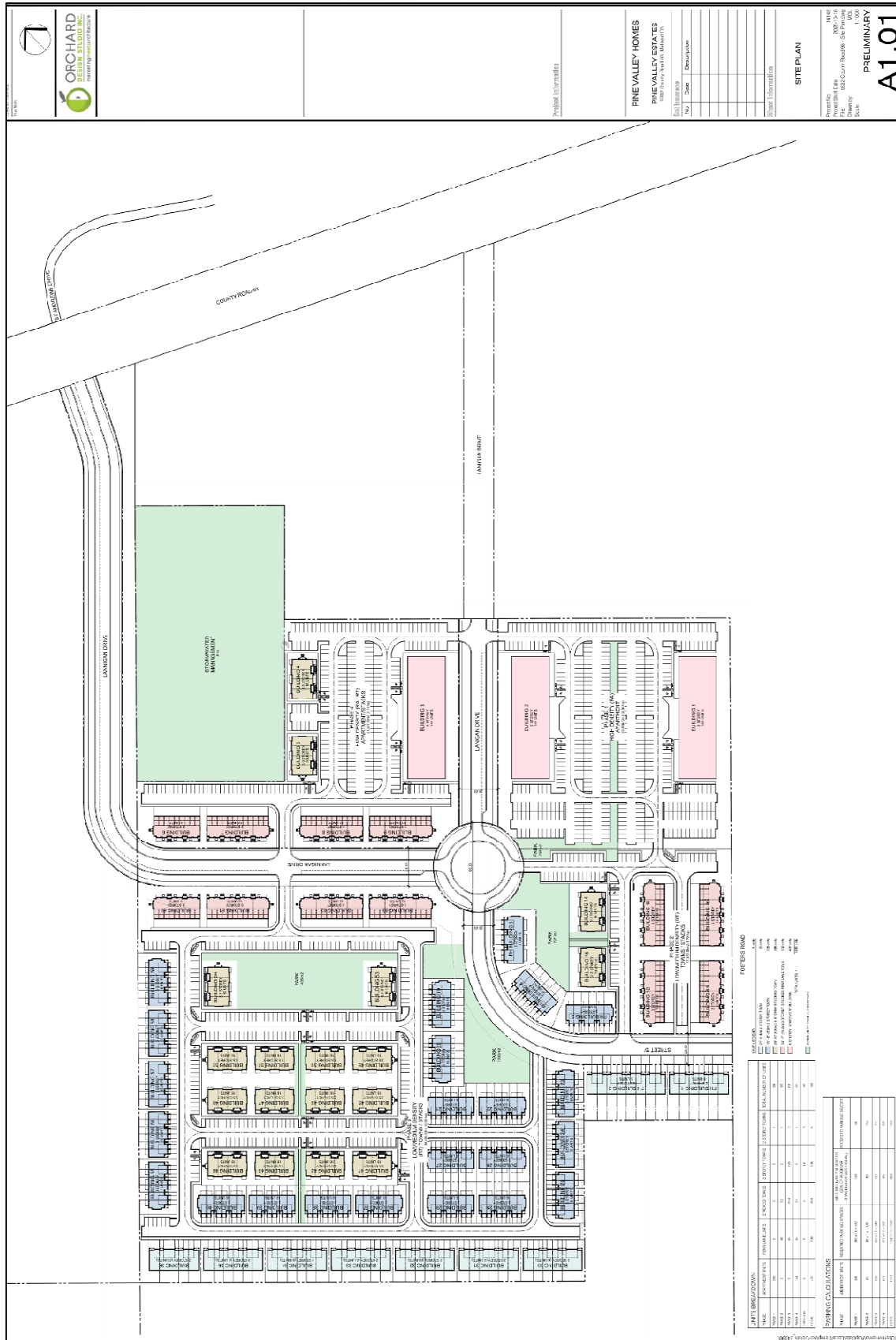
A Plan of Subdivision Application is being submitted that divides the lands into 4 large blocks and 5 smaller blocks which represent all the residential units (**Figure 4**). The additional block proposed is for the stormwater management pond. The lands will develop in approximately four phases with the majority of the apartment units being developed in Phase 1 and a mix of units in the remaining phases. Each unit type will be built within each phase to provide a mix of housing types available to the public throughout the construction phases. Associated parking is provided throughout each phase and will be directly associated with the various unit types.

The proposed Official Plan Amendment Application will redesignate the lands to Natural Heritage, Open Space and Neighbourhood Residential along with recognizing the overall density on the lands of 75 units per net residential hectare. The Official Plan Amendment will be discussed in detail further in this Report.

The Zoning By-law Amendment Application is proposing to rezone the lands as Residential Townhouse (RT) with exceptions identified for each housing type, and Residential Apartment Exception (RA-XX) for the apartment units. The Zoning By-law Amendment will recognize the form of development on the property with varied development standards that will allow for intensification on these lands. The remainder of the lands will be zoned as Open Space Exception (OS-XX), Open Space (OS), and Environmental Protection (EP). The Zoning By-law Amendment and associated exceptions proposed to the zoning standards will be discussed in detail further in this Report.

The Applications will provide additional housing types for the Town that are compatible and supportive with surrounding land uses, at a density that is appropriate and supported by local, County and Provincial policies. This will be discussed thoroughly throughout this Report.

Figure 4: Conceptual Site Plan



4.1 Pre-Consultation Meeting

A Pre-Consultation meeting was held on July 17th, 2025, with the Town of Midland. Before and during this meeting various Town departments and other agencies, including but not limited to the County of Simcoe, identified a number of items that would be required for a complete submission to the Town. All items identified during this process and in the subsequent pre-consultation checklist have been submitted in support of the Applications.

Further, all technical comments provided at the pre-consultation meeting and after were summarized in a Comment Response Matrix that accompanies the submission materials.

4.2 Public Consultation Strategy

The Applications are proposed to follow a 'typical' public consultation process. This would include notices of complete Application sent out by the Town, as well as the notice of public meeting in the local newspaper, the Town website, and notices sent out to all landowners within 120 metres of the subject lands. Further, at a date deemed appropriate by the Town, a Statutory Public Meeting will be held with the Council where anyone interested can participate and provide comments on the Applications. At the Public Meeting, a presentation will be made by the Owner representative, and the consulting team and client will be available to answer any questions that may arise during this time.

5.0 POLICY REVIEW

5.1 Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement is a policy statement issued under the authority of Section 3 of the Planning Act and comes into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. The PPS, 2024, replaces the Provincial Policy Statement that came into effect on May 1, 2020.

Part of the vision of the PPS is to prioritize compact and transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services and recreation for all Ontarians. Cultural heritage and archaeology in Ontario will provide people with a sense of place. And while many Ontarians still face a complex range of challenges, municipalities will work with the Province to support the long term prosperity and well-being of residents through the design of communities responsive to the needs of all Ontarians. Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Planning Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

The four principal parts of the PPS include (i) Building Homes, Sustaining Strong and Competitive Communities, (ii) Infrastructure and Facilities, (iii) Wise Use and Management of Resources and (iv) Protecting Public Health and Safety. The development of the subject lands is consistent with the PPS as outlined in the relevant policies below.

Chapter 2: Building Homes, Sustainable Strong and Competitive Communities

2.1 Planning for People and Homes

1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.

2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.

3. At the time of creating a new official plan and each official plan update, 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 at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon. Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.

4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

The proposed development intensifies an underutilized parcel of land that is within the settlement area of the Town of Midland, a Primary Settlement Area, and that is adjacent to the built boundary. The 1006 proposed residential units, consisting of 6-storey apartment buildings and various styles of townhouse units, provides additional housing supply in the Town with a diverse housing type offering something to people in all stages of life and at varied income levels. The lands are adjacent to commercial uses along County Road 93 and adjacent to the Hospital. The development proposed for the lands is appropriate when considering the location in relation to direct access to commercial and institutional uses, transit and recreational opportunities. The additional units will assist with maintaining a supply of residential units in the Town.

6. Planning authorities should support the achievement of complete communities by:

- 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;*
- b) *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

The proposed development supports achieving a complete community by providing various housing types in this location of the Town which is in proximity to a hospital and several commercial establishments. Many of the surrounding uses are accessible within a 5-10 minute walk of the subject lands. The lands have convenient access to the surrounding municipalities including Penetanguishene and Barrie which can be travelled to through the County of Simcoe LINX transit system that services the Town. The diverse size of units will provide housing opportunities for people of all ages and incomes. Cost-efficient development will be promoted by efficiently using land at an appropriate density and available municipal infrastructure.

2.2 Housing

1. 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:

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) 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 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

The proposed development will add an additional 1006 residential units to the housing supply in the Town. The smaller and varied unit sizes, along with the proposed varied development standards, will allow for appropriate intensification on the property and a price point that is more affordable to those entering the housing market, or looking to downsize. The subject site will be developed at a density that is compatible with the surrounding area while supporting the numerous commercial services located adjacent to the lands. Municipal services are available to the lands.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

1. 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.

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation;*
- d) are transit-supportive, as appropriate; and*
- e) are freight-supportive.*

The subject lands are within the settlement boundary of the Town of Midland, a Primary Settlement Area, and adjacent to the built boundary. The lands will be serviced by municipal water and sewer thereby efficiently utilizing existing infrastructure that is adjacent to the property. The proposed Plan includes park blocks that will facilitate recreational opportunities for future residents. The roadways will include sidewalks that will encourage active transportation and community connectivity to Lanigan Drive. Various amenities are within a 5-10 minute walking distance including commercial, institutional and recreational uses.

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Adequate infrastructure and public service facilities exist in proximity to the subject lands. A Functional Servicing Report and Stormwater Management Report were prepared in support of the proposed development which concludes the lands can be easily serviced with both municipal water and sanitary sewer services. The development will facilitate additional housing supply in the Town with housing forms that will not negatively impact the surrounding uses while working toward a complete community.

2.9 Energy Conservation, Air Quality and Climate Change

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- a) support the achievement of compact, transit-supportive, and complete communities;*
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
- c) support energy conservation and efficiency;*
- d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

The development is proposed to be compact with smaller housing types to efficiently and effectively intensify the lands. Green spaces, street trees, low impact development standards, and the siting of housing units will assist in reducing runoff from the development. Stormwater Management for the site will be

designed in accordance with applicable standards and to the satisfaction of the Town and Severn Sound Environmental Association (SSEA) to ensure that impacts of development are mitigated, and any adverse impacts are avoided to the greatest extent possible. Further, active transportation will be encouraged throughout the development to move pedestrians around the subject lands and to the neighbouring uses.

Chapter 3: Infrastructure and Facilities

3.2 Transportation Systems

2. Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

The lands will be primarily serviced through the extension of Lanigan Drive into the site that will connect to property to the north and south. Further, internal roadway connections will be provided through a series of private roadways that will be accessed from the Lanigan Drive extension. The roadways will be designed to accommodate the residential units, including appropriate road radii for emergency service vehicles. A Traffic Impact Study was prepared in support of the Applications which thoroughly discusses all traffic movements.

3.6 Sewage, Water and Stormwater

2. 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. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

8. Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

Adequate infrastructure exists in proximity to the subject lands to service the development. The Stormwater Management and Functional Servicing Report prepared in support of the proposed development concludes that the lands will be serviced by full municipal water and sewer services. Stormwater Management for the site will be designed in accordance with applicable standards and to the satisfaction of the Town to ensure that impacts of development are mitigated, and any adverse impacts are avoided to the greatest extent possible. For further information please refer to the Report.

3.9 Public Spaces, Recreation Parks, Trails and Open Space

1. Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities,*

- parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) providing opportunities for public access to shorelines; and*
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

The development has 3 open space blocks proposed to provide recreational opportunities for future residents, in addition to several linear parkettes. The subject lands will be located in proximity to the Midland Golf & Country Club that provides seasonal activities, as well as nearby trails which could be used for hiking, cross-country skiing or mountain biking. Sidewalks will be constructed throughout the site to encourage active transportation and to promote walking to the nearby commercial establishments.

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

- 1. Natural features and areas shall be protected for the long term.*
- 2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water feature.*
- 7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The subject lands are designated and zoned Natural Heritage in the Town's Official Plan Schedule C: Land Use Map. Although there is applications to change the designation and zoning to allow for residential development, approximately 40% of the property will remain designated and zoned for environmental purposes. An Environmental Impact Study was prepared to assess the natural heritage features on the property in relation to the proposed development and to identify the developable area on the lands which has been identified on the draft plan of subdivision and conceptual site plan. The findings of this Report conclude that with proper mitigation methods as identified in the conclusions, the features and functions of the environmental lands will not be negatively impacted. For further information please refer to the Report.

4.6 Cultural Heritage and Archaeology

- 1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
- 2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
- 3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
- 4. Planning authorities are encouraged to develop and implement:*
 - a) archaeological management plans for conserving archaeological resources; and*
 - b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
- 5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

A Stage 1-2 Archaeological Assessment was prepared in support of the Applications. The Report concluded that additional review is required in the form of a Stage 3 & 4 Assessment as a small area of pottery fragments were found toward the rear of the developable area of the lands on the west side. This additional

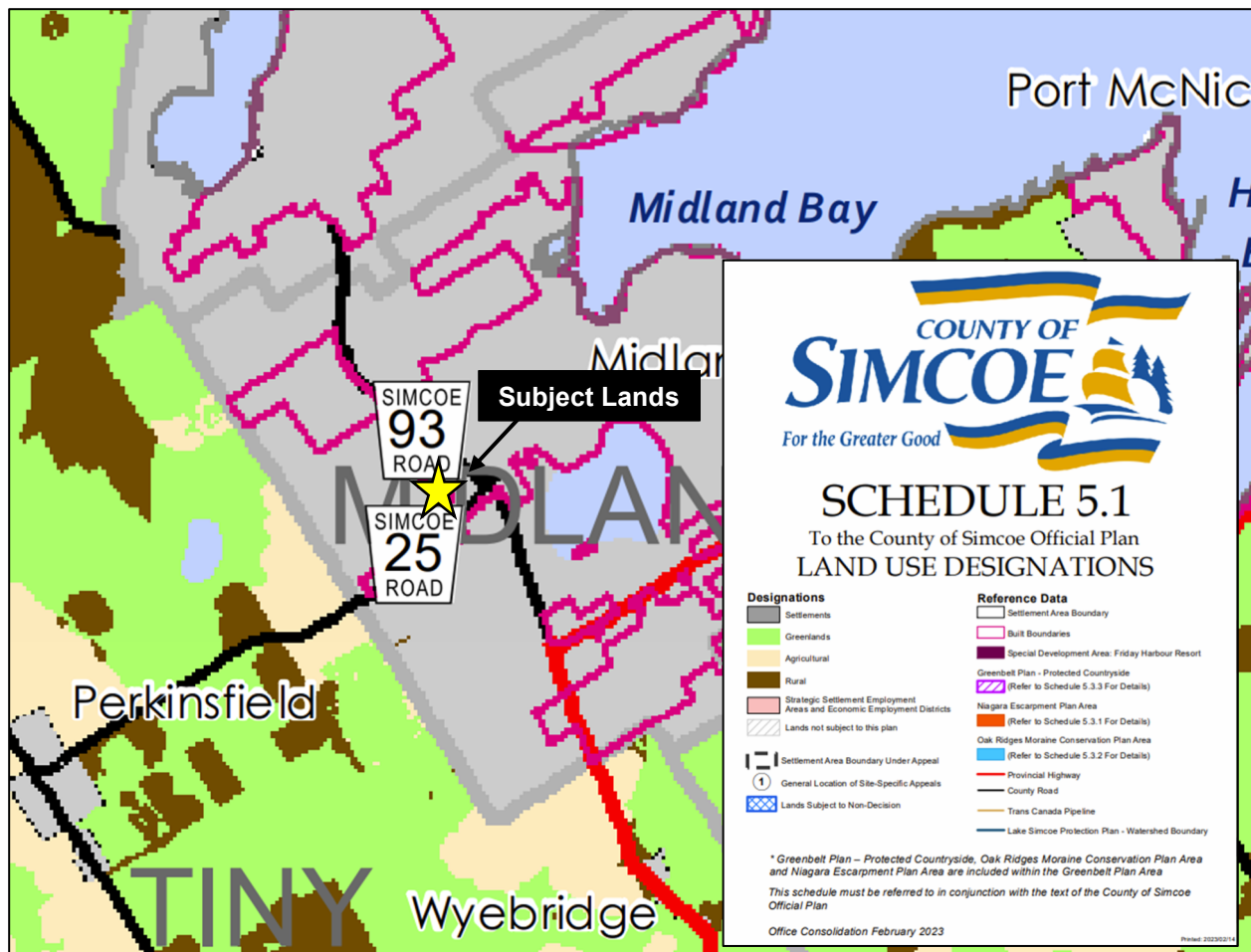
Assessment will be done as a condition of draft plan approval and will not change the developable area of the lands. For further information refer to the Assessment Report.

In summary, it is my professional planning opinion that the development of this site is consistent with the Provincial Planning Statement, 2024.

5.2 County of Simcoe Official Plan

The Town of Midland is a lower-tier municipality located within the County of Simcoe. Development in the Town is subject to the policies of the County of Simcoe Official Plan. The County's Official Plan contains overall growth policies and planning strategies to help provide guidance for growth throughout the region. The general intent of the County Official Plan is to direct urban-type growth to the settlement areas throughout the County, while preserving prime agricultural land and respecting the environment. The subject lands are designated as Settlements in the County Official Plan Schedule 5.1 and are illustrated as being adjacent to the built boundary (**Figure 5**).

Figure 5



Section 3 of the Plan, Growth Management Strategy, identifies the themes of the planning strategy discussed throughout the document. More specifically, this section suggests that development is directed to settlement areas to create complete settlements with diversified economic functions and opportunities, and a diverse range of housing options. Section 3.1 notes that a significant portion of growth and development will be directed to settlement areas where it can be effectively serviced, the importance of managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation, the protection and enhancement of the County's natural heritage system and cultural features and heritage resources, and developing communities with diversified economic functions and opportunities and a diverse range of housing options. Policies are stated throughout the Plan to assist in achieving these goals.

Section 3.2.3 and 3.2.4 notes that the majority of population and employment growth will be directed to settlement areas with full municipal services and municipal sewage services with particular emphasis on

primary settlement areas. A portion of new growth will be accommodated through intensification according to the targets set out in Section 3.5. In addition, settlement areas may over time develop towards becoming a complete community, where appropriate, based on the hierarchy described in 3.5.

The subject lands are located within the primary settlement area of the Town of Midland, a Primary Settlement Area, and adjacent to the built boundary. The proposed development will facilitate intensification on the lands and will utilize existing municipal services. Density on the lands is appropriate for the development of the site and in this location of Town. This development will further reinforce a complete community in this primary settlement area by providing medium and high density housing forms adjacent to commercial and institutional uses.

Section 3.3 of the Plan, General Development Policies, applies to all land use designations. Section 3.3.2 states that subdivision of land by plan of subdivision, is permitted only for the land uses permitted in the Designation, or that maintain the intent of the Plan's objectives and policies. The subject lands are proposed to develop by way of a Plan of Subdivision. Section 3.3.4 notes that lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this Plan, the Province of Ontario, and local municipalities.

A Plan of Subdivision is proposed to create a series of blocks on the Plan that will then be further developed into lots for the various housing types through a condominium. All proposed lots will access directly onto a proposed municipal collector roadway and future private local roadways which will then exit onto a County Road.

Section 3.3.19 provides various policies regarding Stormwater Management.

The Stormwater Management Report prepared in support of the Applications outlines how stormwater management will function throughout the development. All stormwater management designs are based on Town engineering standards and best management practices.

Section 3.3.20, Traffic Impact Studies, notes that the County shall require a Transportation Impact Study where a draft plan of subdivision is proposed.

A Traffic Impact Study was prepared and submitted in support of the Applications. The Report has concluded that the proposed road rights-of-way and road patterns is sufficient to support the additional units proposed. Further, the County Road adjacent to the lands can support the traffic generated from the site.

Section 3.5, Settlements, states as an objective that development is to focus within existing settlements as the location for urban uses and most non-resource related growth and development. Furthermore, development forms and patterns are to be promoted that minimize land consumption and servicing costs and mixed use settlements should be strong and vibrant central places to create healthy settlements and communities that are sustainable. Section 3.5.5 identifies that Schedule 5.1-Land Use Designations illustrates the settlement area boundaries along with the built boundaries.

The subject lands are located in the Town of Midland, a Primary Settlement Area, and adjacent to the built boundary. The development of the lands for 1006 residential units will intensify the lands at a density that is appropriate for this area. The property is in proximity to local commercial uses, institutional uses and schools. The lands have access to County and Town transit routes, in close proximity to existing transit stops, and within walking and driving distance to a number of existing and proposed commercial and institutional uses. Further, the lands are within a short drive to the Town of Penetanguishene, and a 40-minute drive to the City of Barrie, and Highway 400, providing easy access to the City of Toronto and District of Muskoka.

Section 4.6.8, Cultural Heritage Conservation, notes that the local municipality shall determine the need for archaeological assessments for Applications where they are the approval authority in accordance with the County's Cultural Heritage Guidelines and notify the County of any significant archaeological resources.

A Stage 1-2 Archaeological Assessment was completed at the request of the Town to accompany the Applications. During the assessment a small area was identified of pottery pieces. As such, a Stage 3 and Stage 4 Assessment is proposed as a condition of draft plan approval to mitigate this area and clear it for development.

Section 4.7.4, a subsection of Section 4.7 Infrastructure: Sewage and Water Services, states that the preferred method of servicing settlement areas and other multi-lot developments is full municipal sewage and water services.

The accompanying Functional Servicing Report supports the proposed development on full municipal services and with stormwater management that is to Town standards and follows best management practices. Please refer to the Report for further information.

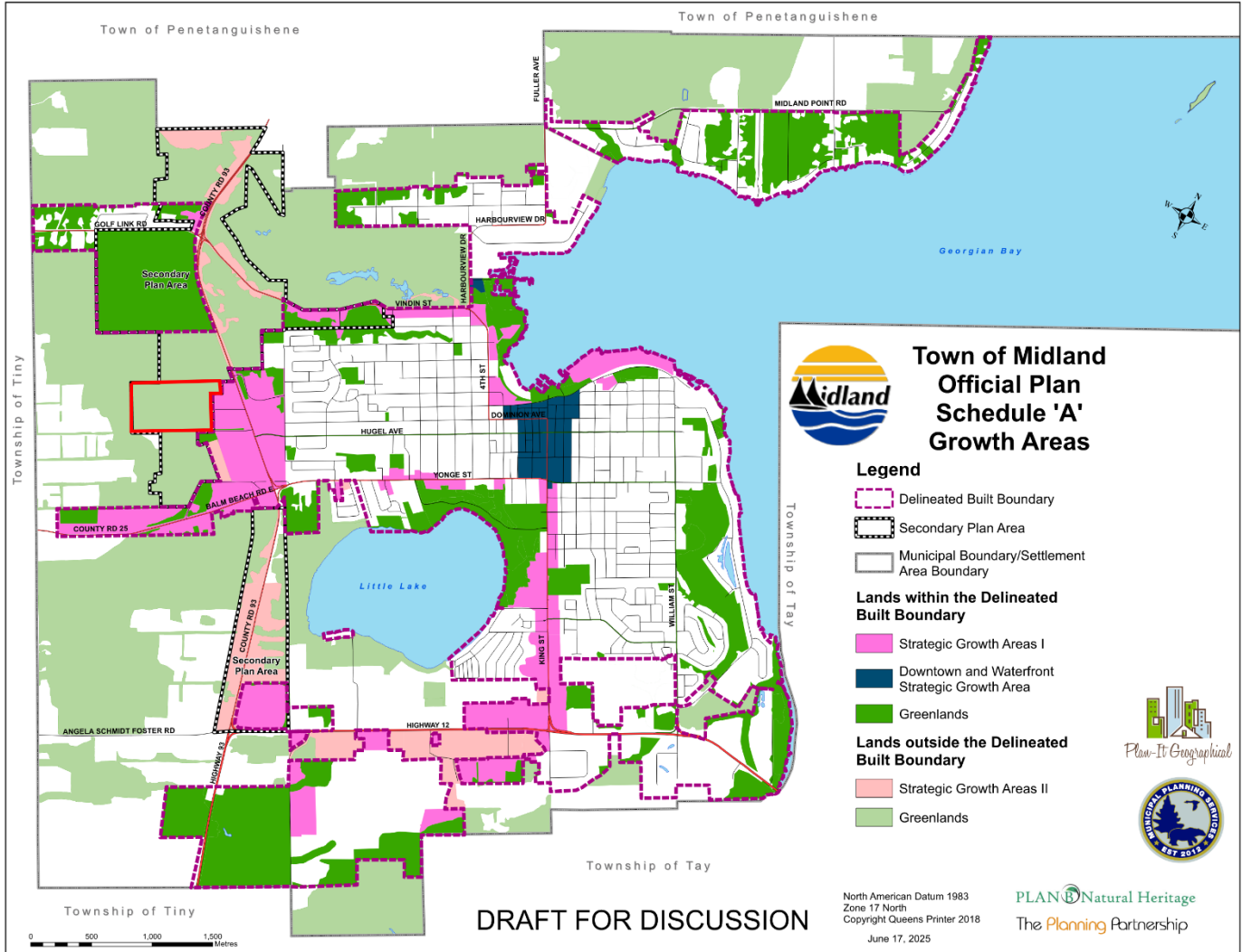
In conclusion, it is my professional planning opinion that the proposed development of these lands conforms to the County of Simcoe Official Plan.

5.3 Town of Midland Official Plan

The Town of Midland Official Plan, consolidated version July 29, 2025, articulates the Town's current planning vision and objectives. The Plan provides direction for the management of growth in the Town and identifies a comprehensive and integrated approach to planning for the future of the Town of Midland.

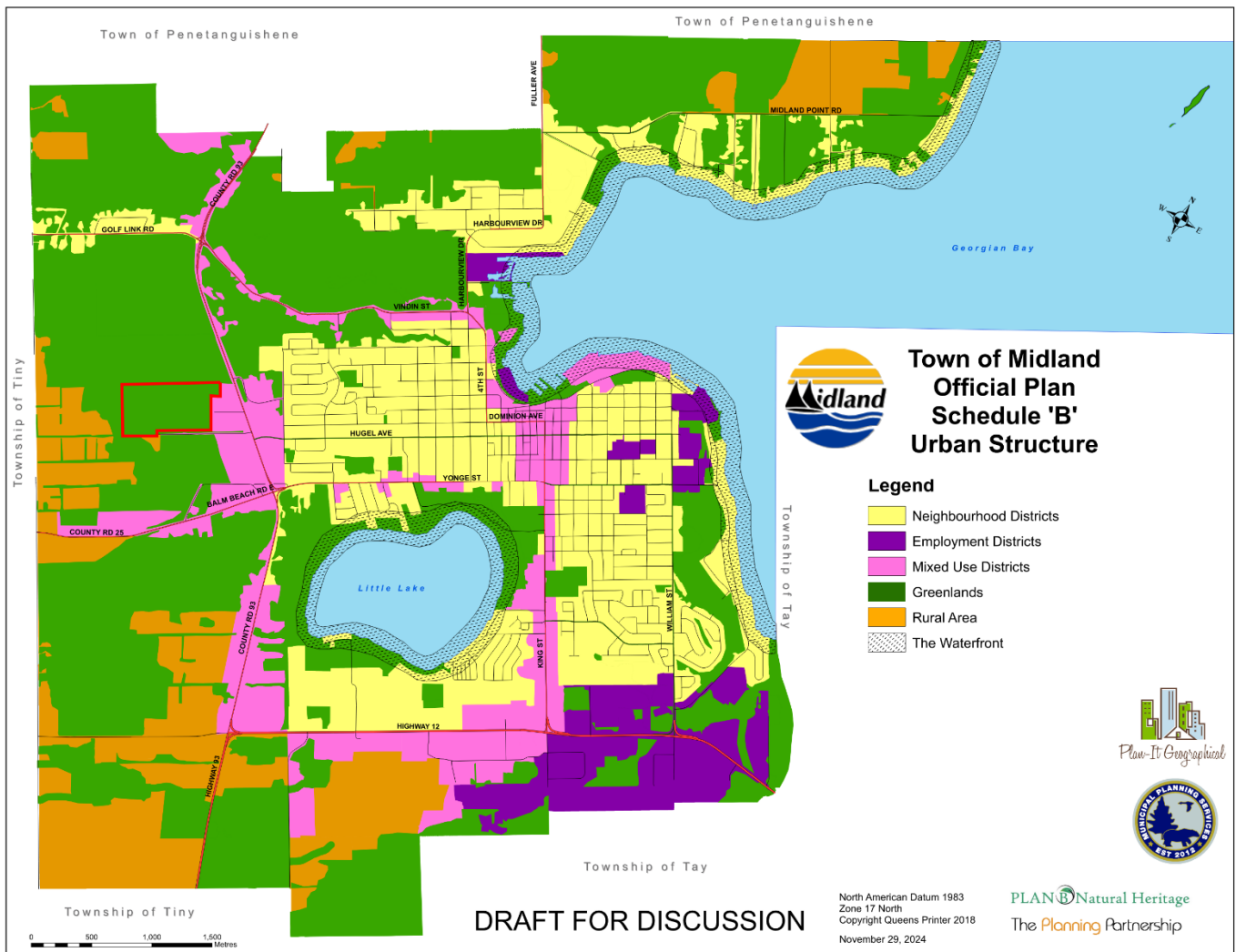
The subject site is designated as Greenlands and outside of the delineated built boundary in Schedule A: Growth Areas (**Figure 6**). The lands are directly adjacent to the Strategic Growth Areas 1 designation. Further, the lands are identified as being with a Secondary Plan Area.

Figure 6



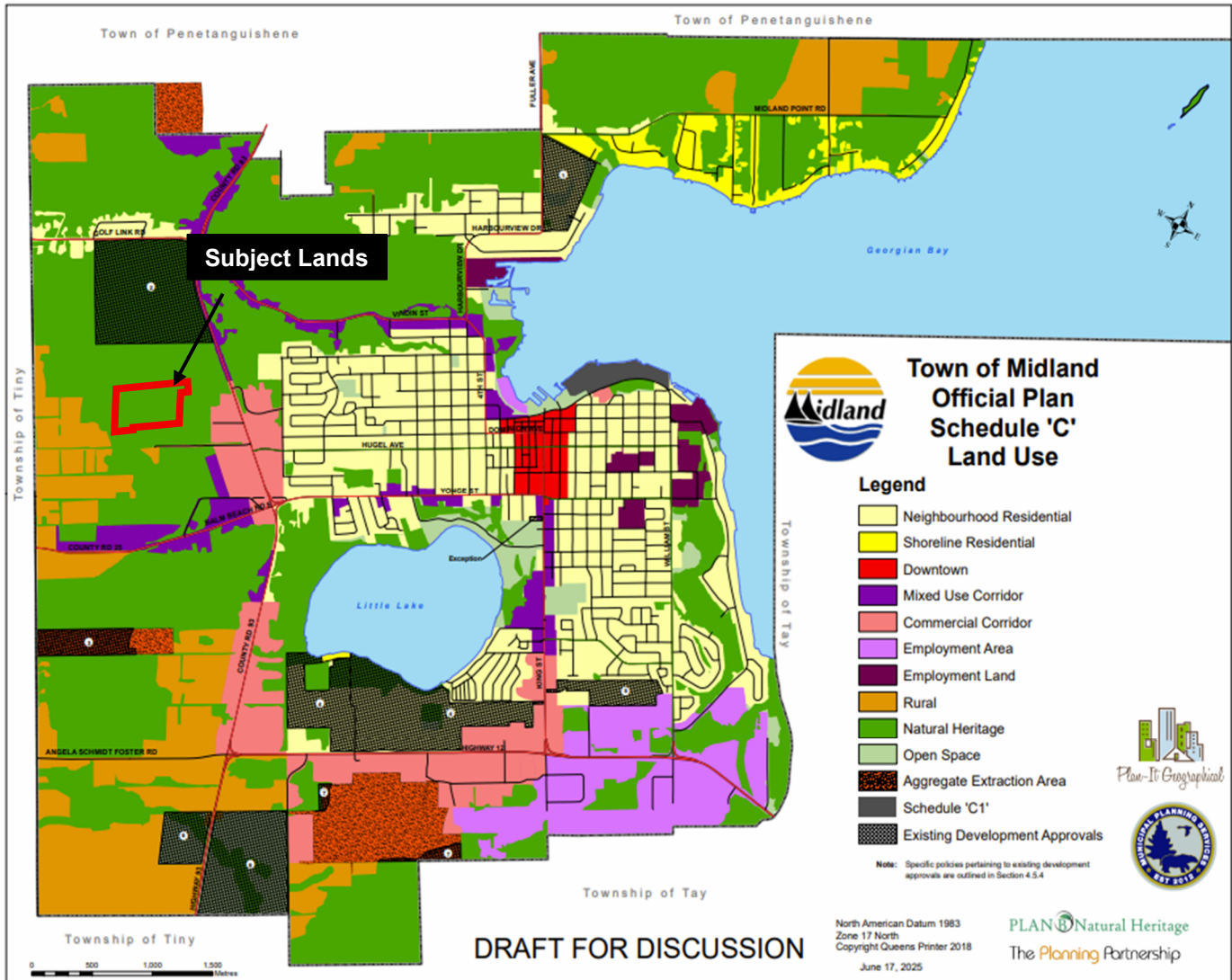
Schedule B: Urban Structure, designates the lands as Greenlands (**Figure 7**). As noted in Section 2.2(e), the planned urban structure forms the basis upon which Midland's future growth is to be focused and accommodated. The growth details for all of the lands within the Town are further articulated in the Plan and provided with appropriate land use designations and development policies that will ensure they achieve their identified planned function and provide for compatible development. Further, the lands are directly adjacent to the Mixed Use Districts along County Road 93.

Figure 7



Lastly, Schedule C: Land Use, designates the lands as Natural Heritage (**Figure 8**). Permitted uses within this designation include, but are not limited to, conservation uses, silviculture and woodlot management, scientific research and education, wildlife management activities, building or structures necessary for flood or erosion control, existing agricultural uses, and/or existing lawful uses, restricted to the provisions of the applicable existing zoning as of the date of the approval of the Plan. The proposed uses are not permitted within this designation.

Figure 8



An Official Plan Amendment is proposed to redesignate the lands on Schedule A: Growth Areas, Schedule B: Urban Structure, and Schedule C: Land Use.

Schedule A: Growth Areas will redesignate the lands from the Greenlands designation to the Strategic Growth Areas II and Greenlands designation (**Figure 9**).

Schedule B: Urban Structure will redesignate the lands from the Greenlands designation to the Neighbourhood Districts and Greenlands designation (**Figure 10**).

Figure 9

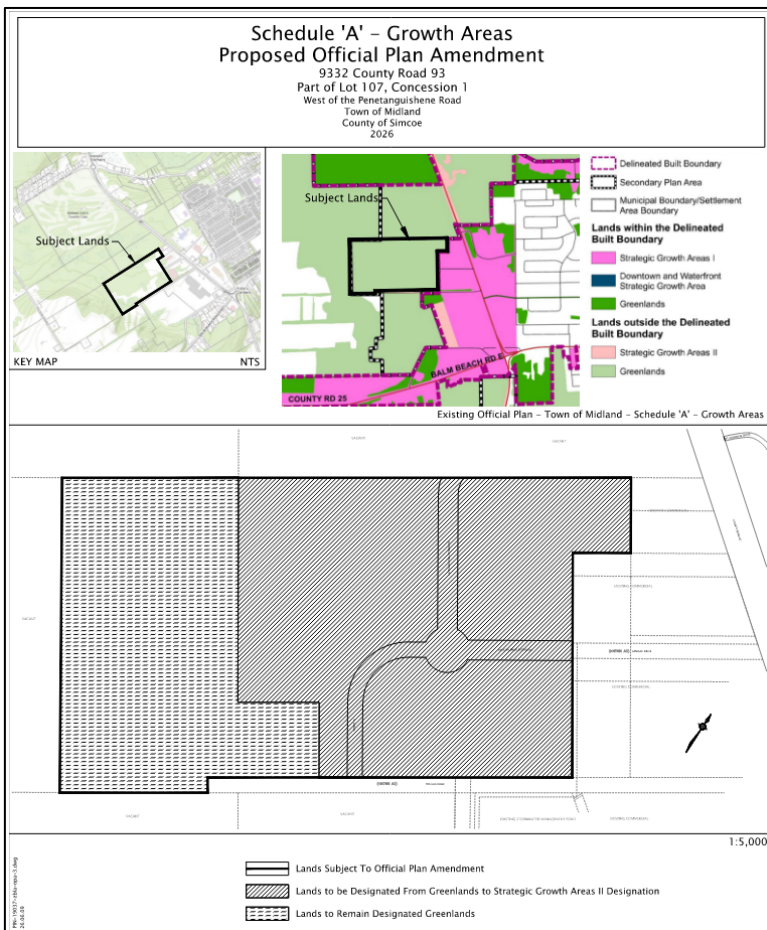
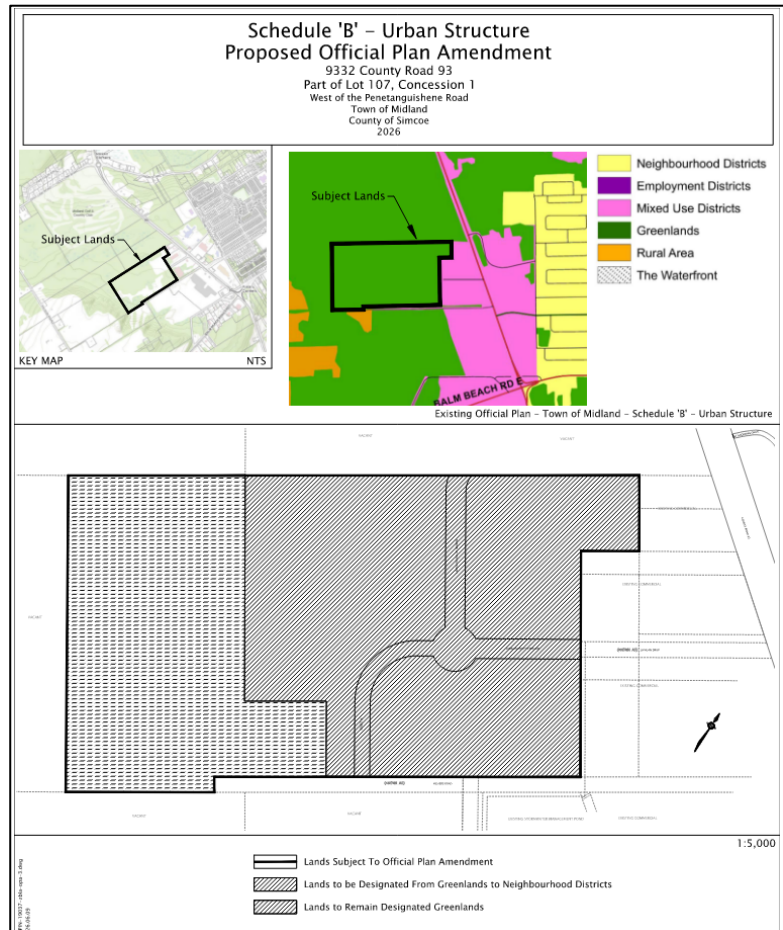
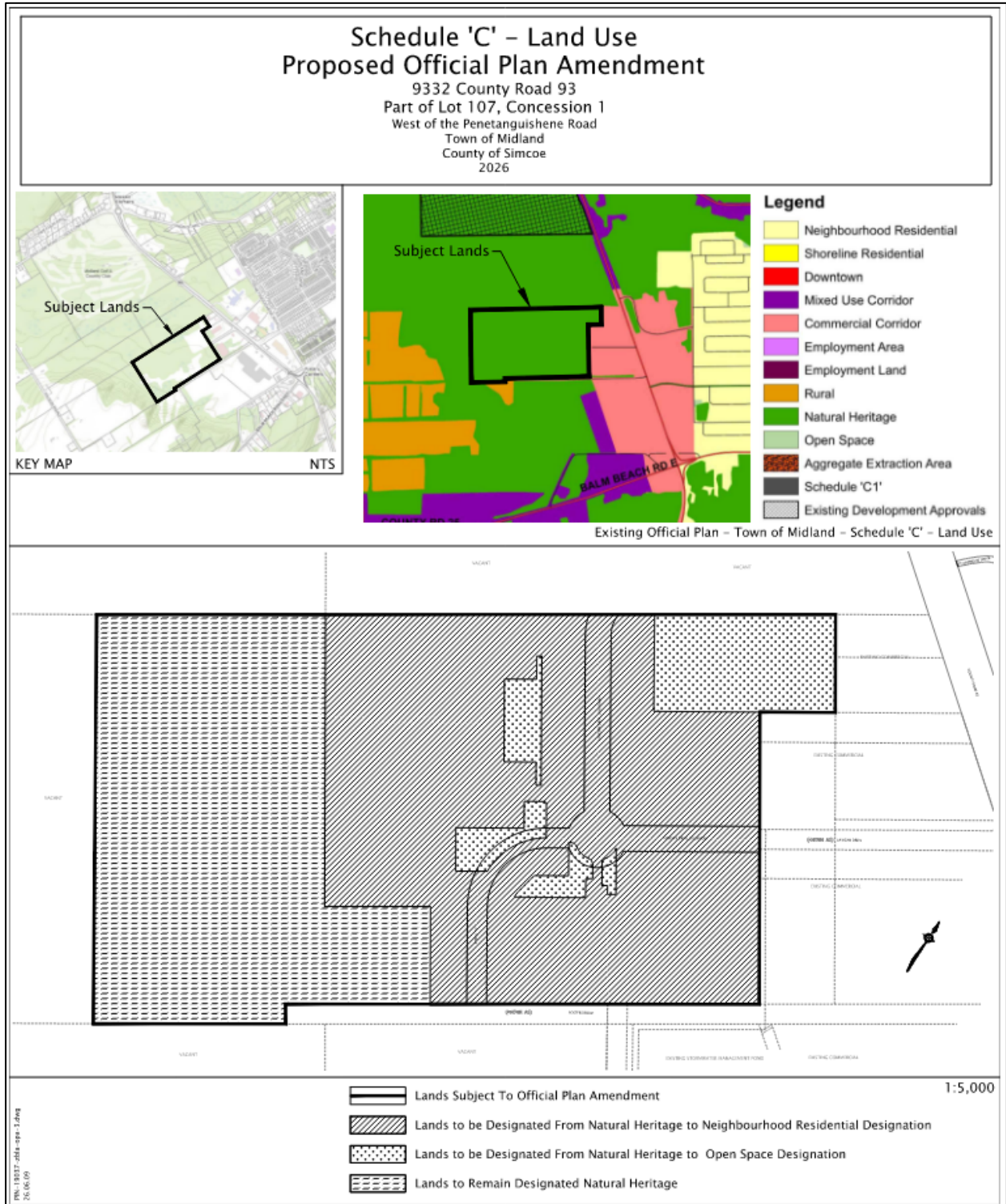


Figure 10



Schedule C: Land Use will designate a portion of the lands from Natural Heritage to Neighbourhood Residential and Open Space to facilitate the development (**Figure 11**). The remaining lands will stay designated as Natural Heritage. The Neighbourhood Residential designation will permit the various housing types that are proposed while the Open Space designation will recognize the various park spaces throughout and the stormwater management pond.

Figure 11



Section 1.5, discusses the Town's Guiding Principles of the Official Plan including, but not limited to: heritage and conservation, sensitive urban design, healthy and complete communities, establishing a strong urban structure with a connected system of roads, trails and sidewalks within neighbourhoods and between key destinations, ensure that growth and development is efficient and fiscally sustainable, and optimize appropriate opportunities for infill, mixed-use intensification and revitalization.

Section 2.2, Planning for Growth in an Urban Structure, notes that the municipal boundary and the settlement boundary are one in the same. Further, the Schedules are explained further respect to the various designations. Strategic Growth Areas are identified on Schedule A including the Downtown and Waterfront Strategic Growth Area, and Strategic Growth Area I and II. The lands are directly adjacent to Strategic Growth Area I which have been identified to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. These lands are further considered Intensification Areas as part of the Town's Intensification Strategy and identified as Mixed Use District on Schedule B. The proposed development of the lands is appropriate due to the proximity of the Strategic Growth Area I location being immediately adjacent to the subject lands.

This Section 2.2 further discusses Secondary Plan Areas of which the subject lands are identified to be within on Schedule A. This Section notes that secondary plan areas are lands where a secondary plan or plans must be developed prior to future urban development, to ensure the coordination and comprehensive planning of growth and development opportunities. The subject lands are located within the County Road 93 North Secondary Plan Area. Originally, work had started in 2019 on the preparation of a scoped Secondary Plan for the subject lands along with 4 other parcels of land. In April of 2025, Planning Staff took a Staff Report to Council to discuss these Secondary Plan lands and specifically to recommend that each individual parcel be allowed to move forward with development applications independently of the other properties essentially negating the need for a Secondary Plan. Council approved this recommendation which then created the opportunity for the subject lands to submit an Official Plan Amendment Application to permit development on the subject lands.

Section 3.1, A Successful Community, notes in the Objectives (Section 3.1.1(e)) that a complete community objective is to 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. Further, an objective is to 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, and to 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.

The development of the subject lands will assist in creating a complete community by providing medium and high density development directly adjacent to several commercial uses necessary for day to day activities, and the Hospital, a major institutional use.

Section 3.1.5, Mix of Uses, notes in part that a mixed use community that is walkable with, with connected public gathering places, where opportunities for social interaction are increased and where commercial and public service facilities can be provided within easy walking and cycling distances is a key consideration of the Plan; the Plan will accommodate a range and mix of housing types to allow for a range of choice and opportunity for residents to remain in the community for their entire life cycle; and 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.

The development proposes a number of park areas, including several linear parks, with sidewalks and walkways provided throughout to encourage places to gather and walkability throughout the development. Sidewalks will lead to the external services which include various commercial uses that will service the day to day needs of the residents. The range of housing types will provide housing opportunities for residents at all stages of life and at various income levels.

Section 3.1.9, The Urban Forest, states that any development proposal on a site which includes a woodlot, hedgerow or trees may be required to prepare a Tree Preservation Plan. Tree Preservation Plans shall be submitted at the consent to sever and/or the draft plan of subdivision application stage, or at the site plan application stage, or as otherwise required by the Town.

A Tree Preservation Plan was prepared and submitted in support of the proposed Applications. A majority of the trees in the developable area have been previously removed. All trees within the environmental protection lands to the west will remain in their natural state.

Section 3.2, Housing, notes that housing is vital to the creation of a successful community. Residents of all ages, income levels and abilities rely on a range and mix of housing types and densities to offer a meaningful place to grow and a safe and secure place to live. An appropriate range of housing choices will contribute to the overall health and well-being of Midland. Housing objectives identified in Section 3.2.1(b) note, in part, that the Town will recognize and consider the housing needs and priorities of all residents when planning for new residential development and redevelopment; maintain and appropriate supply of land within the Town in accordance with the policies of the Plan to accommodate residential growth, including opportunities for barrier-free, assisted and/or affordable housing components; 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.

Section 3.2.2, Supply of Land for Housing, notes in part that the Town shall encourage the provision of an adequate supply and a full range and mix of housing types and tenures to meet the needs of all current and future residents, including affordable housing. To provide housing opportunities the Town shall maintain a supply of land through residential intensification, redevelopment, and, as necessary, lands designated and available for residential development. This will include a three year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivision within the context of the population target to 2031 contained in the Plan. Section 3.2.3, Range and Mix of Housing, notes in part that 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 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. Further, it is noted in (b) that the Town shall require (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 (ii) Opportunities for increased housing densities and intensification for residential development.

The 1006 residential units proposed for the subject lands will provide additional housing supply for the Town in to the future. The varied housing types will provide a range of unit sizes for those that are looking to downsize or those that are entering the market looking for a lower price point. The mix of unit types, sizes and tenure will assist in accommodating the needs of future residents.

Section 3.4, Cultural Heritage, notes that the Town recognizes the importance of cultural heritage resources and their contribution to fostering a sense of place, particularly in Midland's strategic growth areas. The Town will identify properties of cultural heritage value or interest while ensuring their conservation, restoration, maintenance and enhancement. Section 3.4.6, Archaeological/Marine Archaeological Sites, notes in (d) that a Stage 1 Archaeological Assessment and fieldwork, to be carried out by a licensed archaeologist, may be identified by the Town as a requirement for a Complete Application for any development prior to submission of an application for development. Further (e) states that where the Stage 1 Archaeological Assessment identifies areas of archaeological potential, a Stage 2 Archaeological Assessment and fieldwork shall be provided prior to the approval of any application for site alteration or development. If archaeological resources are identified in the Assessment, the application shall include a conservation plan to conserve any archaeological resources identified for protection prior to the approval of any site alteration or development approval.

A Stage 1 & 2 Archaeological Assessment was completed and has been submitted in support of the Applications. The Report concluded that there is a small area on the site where pottery pieces have been recorded. As such, a Stage 3 and 4 will be required moving forward and can be considered as a condition of draft plan approval.

Section 4.3.2, Neighbourhood Residential Designation, notes in part that these areas are crucial elements of the Town's attractiveness as a place to live, to work and to invest in. Generally, lands within the Neighbourhood Residential designation are not expected to accommodate significant intensification, as it is expected that the Mixed Use Districts will accommodate higher density developments. It is the intent of the Town to manage change within the Neighbourhood Residential designation by ensuring that these areas experience only modest change and accommodate only compatible development that is in keeping with the desirable character of these areas. Permitted uses include, but are not limited to, low and mid-rise residential. Locations for low and mid-rise residential uses shall be determined through the policies of the Plan and implemented through the Zoning By-law. Planning applications in the Neighbourhood Residential designation may be subject to the requirement for an urban design submission and any other requirements to the satisfaction of the Town as permitted under the Planning Act through consideration throughout the pre-consultation process, as a basis for determining a complete application and as part of a formal application review through the development review/approvals process. Further, in (g) it notes in part that low-rise residential development shall consist of single-detached, semi-detached, linked semi-detached, duplex dwellings and Second Units and should front on Local Roads rather than Collector or Arterial Roads; in (h) policies for mid-rise residential development include that they may consist of a mix of triplexes, fourplexes, townhouses, street townhouses, apartments and similar multiple dwellings, or a mix of the above, and shall not exceed a height of 6 storeys or 21 metres, whichever is less.

The Official Plan Amendment Application proposes to redesignate a majority of the lands where the residential units are located to the Neighbourhood Residential designation. This designation was chosen as it seems to be the most appropriate designation for the type of development proposed which includes a mix of 2 and 3 storey townhouses, street townhouses and 6 storey apartment buildings. All the proposed uses fall within the low or medium rise residential development and within the height requirements. The implementing Zoning By-law will identify the housing types proposed as additional permitted uses with the exceptions to the development standards identified.

Section 4.5.2, Open Space Designation, notes in part that the policies of this Section are designed to recognize and promote the recreational, leisure, social and public and private uses required to meet the needs of local residents and visitors, while ensuring the protection of key natural heritage features and ecological and hydrologic functions. Permitted uses with this designation include, but are not limited to, lands for active and passive recreation and conservation uses, including public and private parks, and stormwater management facilities.

The lands that are proposed to be designated as Open Space on the subject lands are three areas where parkland is proposed for the future residents to recreate, and the stormwater management plan.

Section 4.5.3 Natural Heritage Designation, states in (a) that the Town recognizes the importance of protecting, restoring and enhancing the natural environment of Midland for the long-term and the contribution that natural heritage features and ecological and hydrologic functions make to the creation of a vibrant, sustainable and livable Town. The Natural Heritage designation is intended to, in part, 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, and to 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.

An Environmental Impact Study (EIS) was prepared and submitted in support of the proposed Applications which identified the Natural Heritage lands on the subject site. Approximately 40% of the lands will remain designated as Natural Heritage which was informed by the EIS. Further, the

EIS has noted that the proposed development will not result in a negative impact to the features and functions of the environmental lands.

Section 5.0, Transportation, notes in part that successful communities are supported by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, cyclists and transit users, foster social interaction and facilitate community connectivity. Section 5.2, Active Transportation, states in part that the 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.

Sidewalks and pathways will be provided throughout the Plan to connect to the internal open space lands and parkettes, and to the external commercial uses off Lanigan Drive.

Section 5.3, Public Transit, notes in Section 5.3.2 that the 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. 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); ii. A system design which allows for safe pedestrian access to as many residential, employment and retail locations as possible; iii. Incorporating design features to facilitate transit use in new development or redevelopment; iv. Ensure the coordination of the transit network with the multi use trails and paths network to further the accessibility of transit; and, v. Provide a range of transit facility amenities including, but not limited to: bicycle parking, weather protection, seating, waste/recycling receptacles, lighting, route information, and automated fare machines.

The Mid-Pen Transit Service route runs immediately adjacent to the subject lands along County Rd. 93. There is a transit stop immediately adjacent to the subject lands at the Superstore off Lanigan Drive. This would be within a 5-7 minute walk from the proposed units to the stop. There is an additional stop located at the Hospital which would be more like a 10 minute walk. The proposed development will further support the Town's transit service.

Section 5.4.6, Traffic Impact Study, notes that a Traffic Impact Study may be required where new development or expansion of an existing use will generate increased traffic that may impact the adjacent roadway system. The study would assess the impact of development on the system and identify improvements that may be required.

A Traffic Impact Study (TIS) has been prepared and submitted in support of the Applications and supports the proposed road network on the subject lands. The main roadway network has been designed to have a roundabout where the extension of Lanigan Drive enters the lands on the east side and bends through the roundabout to the north eventually curving back out to County Road 93 to line up with St. Andrews Drive which accesses the Hospital all proposed at a collector road width of 23 metres. Where the roadway travels through the roundabout and then bends to the south this is proposed to be a local roadway with a width of 20 metres and will provide connection to the lands to the south. The TIS supports this road configuration.

Section 6.2.3, Servicing Priority, subsection (d) states that before the approval of an application for new development, infill development, intensification or the redevelopment of sites and buildings, the Town must be satisfied that adequate services are available or can be efficiently and economically provided to support the proposal. Where adequate services do not exist, the Town may use Holding provisions in the Zoning By-law to regulate the timing of development.

The Functional Servicing Report prepared in support of the Applications concludes that adequate municipal water and sewer services are available to the lands to support the development.

Section 6.5, Stormwater Management, notes in Section 6.5.1(a) that the effects and impact of storm water management and quality control form an integral and important part of development, redevelopment and public works. As such, storm water management should be an important part of any development consideration. Section 6.5.3, Development Policies, notes in (b) that 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. Further, Section 6.5.4, Required Studies, in (b) states that Stormwater Management Plans are required for all new Secondary Plans, Plans of Subdivision, a one lot severance, Official Plan Amendments, vacant land Plan of Condominium Zoning By-law Amendments, developments under Site Plan Control, and may be required for developments, which by their nature, magnitude or location have a potential for negative impact on the drainage area. The proposed Storm Water Management Plan shall be acceptable to the relevant agencies and bodies having jurisdiction and shall be designed in accordance with any Town design standards, and if applicable, the Master Drainage Plan for the sub-watershed area. Section 6.5.5, Stormwater Management Facility Design, in (b) notes that all storm water management systems and facilities shall be designed by a Professional Engineer, in consultation with a landscape architect and ecologist, to the satisfaction of the Town, in consultation with the Severn Sound Environmental Association and any other agency having jurisdiction.

A Stormwater Management Report has been prepared and submitted to support the Applications. The Report identifies the plan for stormwater management for the development and provides the design parameters for the stormwater management pond located in the northeast corner of the lands and the associated facilities.

Section 7.5.2, Plans of Subdivision, states in (a) that the division of land shall occur by plan of subdivision where: i. A new road or extension to an existing road, an extension of services and/or the reconfiguration of the storm water management system is required; or; ii Four or more lots are being created and/or the owner is retaining sufficient lands for the development of additional lots; or; iii The Town deems it necessary in the public interest for the proper development of the lands.

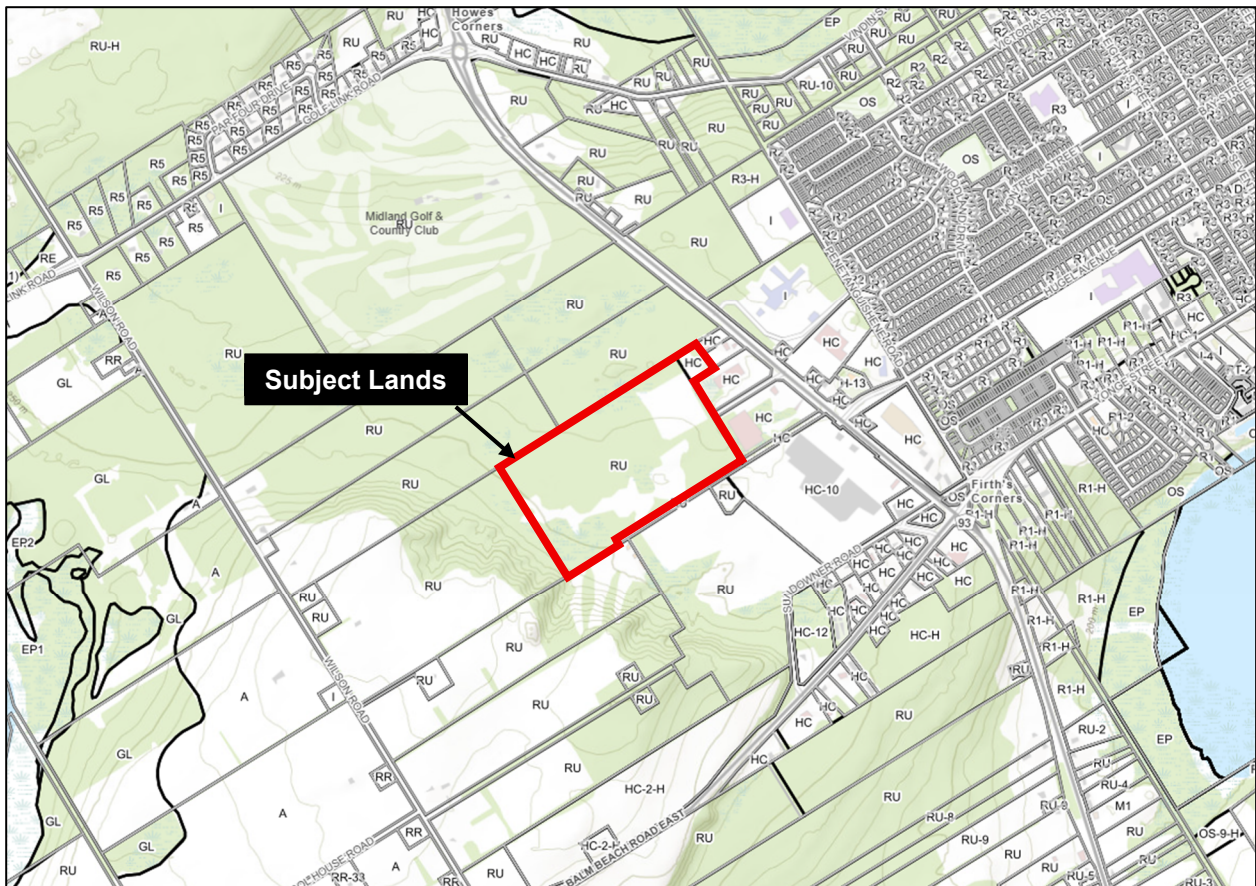
A Plan of Subdivision Application, along with all accompanying materials, has been submitted to the Town with all the other Applications. The Subdivision is a series of blocks that will eventually see each block develop by way of a Plan of Condominium.

In my professional planning opinion, the development of these lands conforms to the applicable policies of the Town of Midland Official Plan.

5.4 Town of Midland Comprehensive Zoning By-law 2004-90

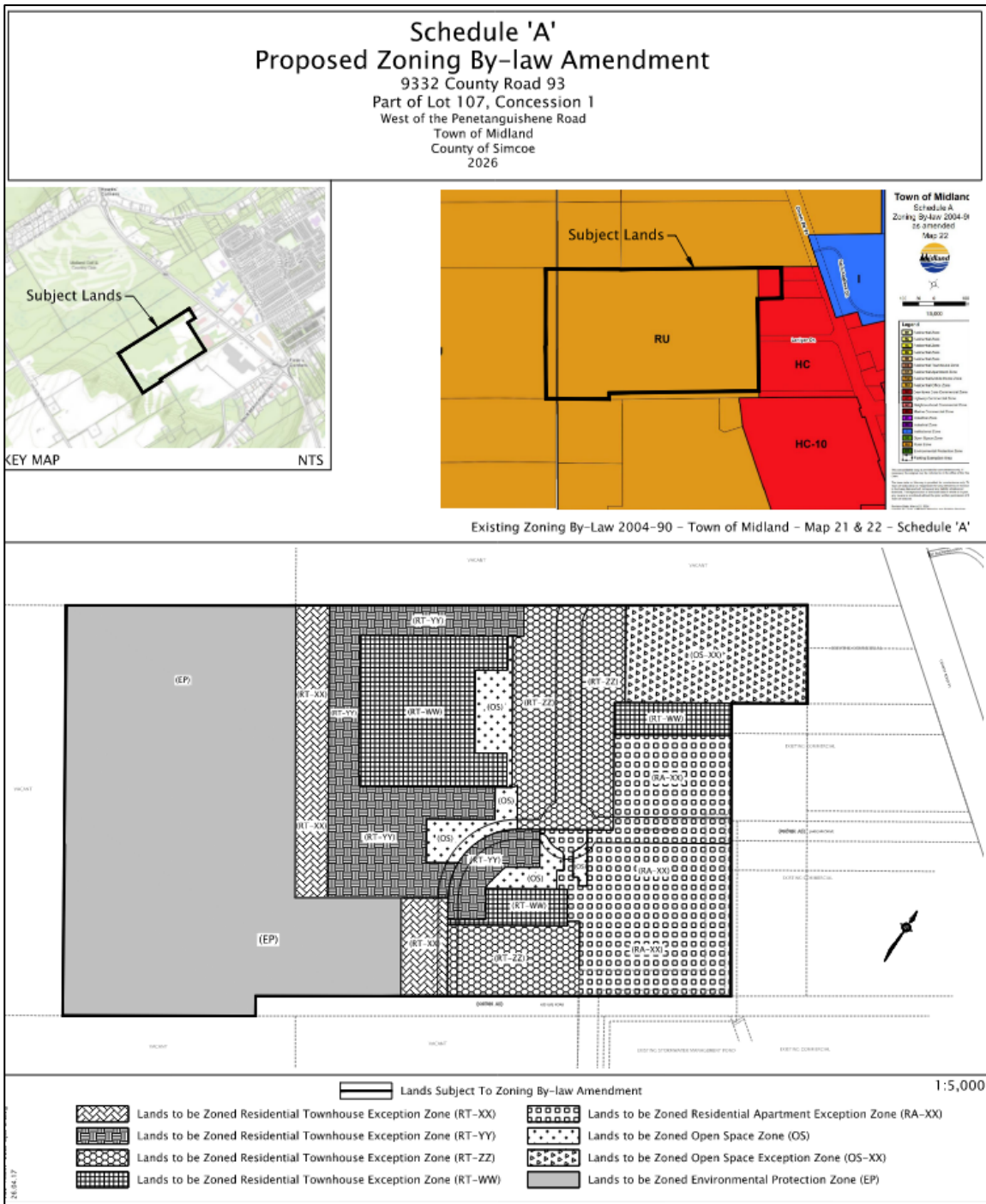
The subject lands are currently zoned Rural (RU) with a small portion zoned Highway Commercial (HC) in the Town of Midland Comprehensive Zoning By-law 2004-90 (**Figure 12**). Permitted uses in the Rural Zone include accessory building, additional residential unit, animal hospital, conservation use, dwelling unit, detached, farm, garden and nursery supply outlet, golf course, home occupation, kennel, lumber mill, public use, riding stable and snow skiing facility. The housing types proposed, and associated uses, are not permitted in the Rural Zone. As such, a Zoning By-Law Amendment has been submitted to facilitate the development of the Plan of Subdivision. The Application for a Zoning By-Law Amendment has been submitted together with the Official Plan Amendment and Draft Plan of Subdivision Applications.

Figure 12



A Zoning By-Law Amendment is proposed to rezone the lands to the Residential Townhouse Exception (RT-XX), Residential Townhouse Exception Zone (RT-YY), Residential Townhouse Exception Zone (RT-ZZ), Residential Townhouse Exception Zone (RT-WW), Residential Apartment Exception (RA-XX) Zone, Open Space Exception (OS-XX) Zone, Open Space (OS) Zone and Environmental Protection (EP) Zone to facilitate the development of the lands with site specific development standards (**Figure 13**).

Figure 13



The Zoning By-law Amendment will permit the proposed land uses on the site and introduce development standards that will facilitate the proposed uses. The following Tables identify the proposed exceptions to the development standards for each of the proposed zones.

RT-XX			
Zoning Standard	Required	Provided	Variance
Minimum Lot Area	150m ²	196 m ²	0
Minimum Lot Frontage	30 m	6.4 m	23.6 m
Maximum Lot Coverage	35%	47%	12%
Minimum Front Yard Setback	9 m	5.95m	3.05 m
Minimum Rear Yard Setback	7.6 m	7.6 m	0
Minimum Interior Side Yard Setback	7.6 m	1.55 m	6.05 m
Minimum Interior Side Yard Setback Common Wall	0 m	0 m	0
Minimum Exterior Side Yard Setback	7.6 m	3 m	4.6 m
Maximum Building Height	11 m	12	1 m

RT-YY			
Zoning Standard	Required	Provided	Variance
Minimum Lot Area	150m ²	146 m ²	4 m ²
Minimum Lot Frontage	30 m	5 m	25 m
Maximum Lot Coverage	35%	48%	13%
Minimum Front Yard Setback	9 m	3.9 m	5.1 m
Minimum Rear Yard Setback	7.6 m	5.9 m	1.7 m
Minimum Interior Side Yard Setback	7.6 m	1.55 m	6.05 m
Minimum Interior Side Yard Setback Common Wall	0 m	0 m	0
Minimum Exterior Side Yard Setback	7.6 m	1.4 m	6.2 m
Maximum Building Height	11 m	12	1 m

RT-WW			
Additional Permitted Use includes Stacked Townhouse			
Zoning Standard	Required	Provided	Variance
Minimum Lot Area	150m ²	40.9 m ²	109.1 m ²
Minimum Lot Frontage	30 m	6.35 m	23.65 m
Maximum Lot Coverage	35%	57%	22%
Minimum Front Yard Setback	9 m	2.5 m	6.5 m
Minimum Rear Yard Setback	7.6 m	2.9 m	4.7 m
Minimum Interior Side Yard Setback	7.6 m	1.6 m	6 m
Minimum Interior Side Yard Setback Common Wall	0 m	0 m	0
Minimum Exterior Side Yard Setback	7.6 m	3.4 m	4.2 m
Maximum Building Height	11 m	15	4 m
Minimum Parking Standards	1.5 spaces/unit	1.26 spaces/unit	0.24 spaces/unit

RT-ZZ			
Additional Permitted Use includes Stacked Rear Lane Townhouse			
Zoning Standard	Required	Provided	Variance
Minimum Lot Area	150m ²	101 m ²	49 m ²
Minimum Lot Frontage	30 m	10.2 m	19.8 m
Maximum Lot Coverage	35%	55%	20%
Minimum Front Yard Setback	9 m	0.29 m	8.71 m
Minimum Rear Yard Setback	7.6 m	5.7 m	1.9 m
Minimum Interior Side Yard Setback	7.6 m	2 m	5.6 m
Minimum Interior Side Yard Setback Common Wall	0 m	0 m	0
Minimum Exterior Side Yard Setback	7.6 m	3 m	4.6 m
Maximum Building Height	11 m	12	1 m

RA-XX			
Zoning Standard	Required	Provided	Variance
Minimum Lot Area	100m ² /dwelling unit	80m ² /dwelling unit	20m ² /dwelling unit
Minimum Lot Frontage	40 m	124 m	0
Maximum Lot Coverage	40%	18%	0
Minimum Front Yard Setback	12 m	9 m	3 m
Minimum Rear Yard Setback	½ the Building Height or 7.5 m whichever is greater	9 m	1.5 m
Minimum Interior Side Yard Setback	½ the Building Height or 6.0 m whichever is greater	2 m	4 m
Minimum Exterior Side Yard Setback	6 m	N/A	N/A
Maximum Building Height	11 m	25 m	14 m

Further, in the Open Space Exception (OS-XX) Zone an additional permitted use of a Stormwater Management Pond is proposed.

The requested exceptions to the zoning standards for each of the housing types assist in providing appropriate densities on the lands and appropriately sized units for people at various incomes and at different stages of their lives. The housing types have been carefully designed and although there are many exceptions being sought it is felt they are necessary to achieve the proposed intensification of the lands.

In my professional planning opinion, the proposed Zoning By-law Amendment continues to meet the intent of the Town of Midland Comprehensive Zoning By-law and implements the Town's Official Plan as amended.

6.0 SUPPORTING STUDIES

The following studies were prepared in support of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications and have informed various sections of this Report.

6.1 Functional Servicing Report

A Functional Servicing Report was prepared by the Jones Consulting Group Ltd. in May of 2026 in support of the Applications. The Report was prepared to demonstrate how the lands will be serviced by the surrounding municipal infrastructure and examines the development's servicing in relation to sanitary servicing, water servicing, stormwater management servicing, roads and grading and utility servicing. Internal sanitary flows will be conveyed via gravity to the existing municipal sanitary sewer which runs east along the existing Lanigan Drive and then conveyed to the sanitary system on County Road 93 and ultimately to the trunk sanitary system on Hugel Avenue. Water servicing within the proposed municipal roadway will be municipally owned infrastructure where those installed internally in the various blocks will be privately owned. Connections to loop the watermain will be to the existing watermain on Lanigan Drive and the second connection to the existing watermain on County Road 93. The preliminary Stormwater Management Report submitted under separate cover outlines the proposed design of the stormwater management plan which is intended to provide an environmentally sound approach to stormwater issues. A preliminary review of the secondary utilities concludes no limitations in servicing the development. The Report concludes that the development can be appropriately serviced via the municipal sanitary, water and storm infrastructure. For further information refer to the Report.

6.2 Stormwater Management Report

A Stormwater Management Report was prepared by the Jones Consulting Group Ltd. in May of 2026 in support of the Applications. The intent of the Report is to review how both quality and quantity control, including water balance, will be designed for the development to provide an environmentally sound approach to stormwater and drainage issues. A proposed underground stormwater management facility is located at the northeast corner of the development which has been designed to provide both quantity and quality control for the development. Quality control is achieved by sizing the facility in conjunction with a proposed orifice-controlled outlet to capture, store and release post-development runoff peak flows at pre-development rates. Quality control is achieved via a combination of upstream pre-treatment provided by an Oil Grit Separator Unit, the incorporation of an ETV verified Stormtech Isolator Row Plus, and the extended detention of the 25mm water quality event. Low Impact Development (LID) measures are discussed in detail in this Report. Further a pre to post development water balance has been undertaken for the Site using the Hydrologic Cycle Component Values from Table 3.1 of the Ministry of Environment Stormwater Management Planning and Design Manual. The Report concludes that the site can be designed to accommodate appropriate stormwater management control measures. For further information refer to the Report.

6.3 Urban Design Brief

An Urban Design Brief was prepared by Orchard Design Studio Inc. in May of 2026 in support of the Applications. The blocks are arranged in three to eight unit increments for the townhouse units. Most blocks will be located on private streets across each parcel. There will be three different elevation styles to help maximize the character of the site including Modern, Scandinavian, and Traditional. The parcels will be linked with a landscaped pathway interconnecting several parks. A mix of materials will be used including brick, faux wood siding, and aluminum panels. Colours used throughout the designs will be muted tones of browns and greys to remain compatible with the surrounding lands. For further information refer to the Brief.

6.4 Stage 1-& 2 Archaeological Assessment

A Stage 1 & 2 Archaeological Assessment was prepared by Archaeological Consultants Canada in January of 2026 in support of the Applications. Stage 1 background research indicated that the subject property has general archaeological potential due to the proximity of the subject property to an early historical transportation route, Penetanguishene Road, there are 3 registered sites within 1km of the property, and

the County of Simcoe's archaeological management plan indicates that portions of the subject property have archaeological potential. A visual inspection of the lands revealed that approximately 7.44 ha have been previously disturbed by modern construction activities and has low to no archaeological potential. Approximately 20.15 ha retained archaeological potential and was recommended for Stage 2 assessment. The subject property consists of woodlot and was assessed by test pit survey at 5 m intervals. One archaeological site was documented during the Stage 1 & 2 assessment consisting of two sherds of Indigenous pottery recovered from one positive test pit. As such, this location meets the criteria and is required to have a Stage 3 site specific assessment. Further, it is evident that the level of CHVI will result in the recommendation to proceed to Stage 4 excavation. These assessments will be done at a later date. For further information refer to the Report.

6.5 Geotechnical Investigation Report

A Geotechnical Investigation Report was prepared by GEI Consultants in April of 2026 in support of the Applications. The purpose of the geotechnical investigation was to assess the subsurface soil conditions at the site, and based on this information, provide geotechnical engineering recommendations in support of the proposed design. The report summarizes borehole findings, provides design geotechnical engineering recommendations regarding site earthworks and engineered fill, available bearing capacities for foundations, floor slabs, earth pressures and drainage for basements, site servicing installation/connections, SWM pond, and pavement design. Considerations for constructability such as soil excavation, compaction, on-site backfill suitability and temporary groundwater control are also provided. GEI is also currently monitoring groundwater levels monthly for one year and when completed, the results will be provided in a separate letter. Groundwater levels are expected to show seasonal fluctuations and vary in response to prevailing climate conditions. Excavations for the project site are anticipated to extend about 3 to 5 m below existing grade to account for the buildings, trenches for site servicing and the SWM pond. Below the surficial topsoil, excavations will encounter the silty fine sand, sand and silt, and locally upper sand or silt layers. Harder digging can be expected in the dense to very dense soil. The recommendations and comments provided in the report are on-going as new information of underground conditions becomes available. More specific information with respect to the conditions between samples, or the lateral and vertical extent of materials may become apparent during excavation operations. The interpretation of the borehole information must, therefore, be validated during excavation operations. Consequently, conditions not observed during this investigation may become apparent. Should this occur, GEI should be contacted to assess the situation and additional testing and reporting may be required. For further information refer to the Report.

6.6 Hydrogeological Assessment

A Hydrogeological Assessment was prepared by GEI Consultants in May of 2026 in support of the Applications. The hydrogeological investigation was aimed to assess subsurface and groundwater conditions at the site and provide a report with recommendations on permitting requirements, preliminary infiltration capacity, construction dewatering, and precipitation runoff and infiltration. The Report reviewed subsurface conditions such as the soil types, groundwater conditions, surficial infiltration conditions, preliminary construction dewatering requirements, preliminary water balance, and source water impact assessment and mitigation plans. The comments in the report are intended for the guidance of the design engineers when providing appropriate servicing and stormwater management for the site. For further information refer to the Assessment.

6.7 Environmental Impact Study

An Environmental Impact Study (EIS) was prepared by Roots Environmental in March of 2026 in support of the Applications. The purpose of the EIS was to identify the presence of any natural heritage features on the site or adjacent lands of 120 metres, assess any impacts resulting from the proposed development, and identify any preventative, mitigative or remedial measures to ensure no negative impacts. Two natural heritage features, Significant Woodland and Significant Wildlife Habitat, were identified on the property and adjacent to the proposed development. Provided development occurs as shown in the defined envelope and mitigation measures in the Report are implemented, no negative impacts to the identified natural heritage features are anticipated.

6.8 Traffic Impact Study

A Traffic Impact Study was prepared by JD Northcote Engineering Inc. in May of 2026 in support of the Applications. The report assesses the impact of traffic related to the development on the adjacent roadway and provides recommendations to accommodate this traffic in a safe and efficient manner. In summary, the proposed development will not cause any operational issues and will not add significant delay or congestion to the local roadway network. For the intersection of County Road 93 and the Lanigan Drive extensions and St. Andrews Drive, a southbound left turn lane is to be constructed in 2031 to handle future traffic with a signalization of the intersection needed around 2036. The proposed roundabout internal to the development will operate efficiently as a single land roundabout throughout the development. The sight distance to the north and south of the Lanigan Drive extension meets the minimum requirements as identified in the County's Entrance By-law and is suitable for the intended use. Further, the proposed parking supply exceeds the minimum requirement identified in the Town's Zoning By-law and is suitable for the intended use. For further information refer to the Report.

7.0 CONCLUSIONS

The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision will allow for the intensification of a site that is within the Settlement Boundary of the Town of Midland, a Primary Settlement Area, and adjacent to the built boundary. The proposed density is appropriate for the location of the lands as reviewed thoroughly throughout this Report and the housing types proposed will contribute to a complete community. This Report was prepared in support of the Applications and analyzes all applicable policies at the Provincial, County and local levels.

The principles for development, as articulated in the Town of Midland Official Plan, serve to implement the Provincial Planning Statement (PPS), 2024, regarding efficient, cost-effective development and land use patterns. Broadly, the PPS encourages mixed use development within settlement areas through intensification where possible, and focuses on the coordinated, efficient use of land, infrastructure and public service facilities. The introduction of an additional housing type in this area provides a future supply of residential units for the Town which will accommodate people in all stages of life and at various incomes. The proposed development conforms to the County of Simcoe and Town of Midland Official Plans, and maintains the intent of the Town Comprehensive Zoning By-law. The development will utilize the existing infrastructure in the area efficiently and effectively, protect natural heritage features, create an environment where people can enjoy active transportation opportunities, and will contribute to the Town of Midland intensification projections in becoming a complete community.

In my professional planning opinion, the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications represent good and desirable planning for the Town of Midland.

Respectfully Submitted

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