

AMENDMENT NO. ____
TO THE TOWN OF MIDLAND OFFICIAL PLAN

This Amendment applies to:

Part Lot 107, Concession 1,
West of Penetanguishene Road
Geographic Township of Tiny
Town of Midland, County of Simcoe

9332 County Road 93

AMENDMENT NO. __
Town of Midland Official Plan
Table of Contents

	Page
Town of Midland Adopting By-Law the Constitutional Statement	3
PART A – THE PREAMBLE	4
1.0 Purpose	4
2.0 Location	4
3.0 Basis	4
PART B - THE AMENDMENT	6
1.0 Introduction	6
2.0 Details of the Amendment	6
PART C - THE APPENDICES	

THE CORPORATION OF THE TOWN OF MIDLAND BY-LAW NO.

The Council of the Corporation of the Town of Midland, in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. That Official Plan Amendment XX to the Official Plan for the Town of Midland is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the County of Simcoe for approval for the aforementioned Amendment XX to the Official Plan of the Town of Midland.
3. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the Planning Act.
4. This By-law shall come into force and take effect on the day of the final passing thereof subject to the approval of the County of Simcoe.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS __ DAY OF _____, 2026.

THE CORPORATION OF THE TOWN OF MIDLAND

Mayor

Clerk

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

CONSITUTIONAL STATEMENT

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

Part A - The Preamble - consists of the purpose, location and basis for the Amendment and does not constitute part of the Amendment.

Part B - The Amendment - constitutes actual Amendment No. XX to the Official Plan for the Town of Midland.

Part C - The Appendices - consists of information relevant to this Amendment in the form of background information. This section does not constitute part of the Amendment.

PART A - THE PREAMBLE:

1.0 PURPOSE

The purpose of this Official Plan Amendment to Schedule A: Growth Areas is to redesignate the lands from the “Greenlands” designation to the “Strategic Growth Areas II” designation and “Greenlands” designation.

The purpose of this Official Plan Amendment to Schedule B: Urban Structure is to redesignate the lands from the “Greenlands” designation to the “Neighbourhood Districts” designation and “Greenlands” designation.

The purpose of this Official Plan Amendment to Schedule C: Land Use is to redesignate the lands from the “Natural Heritage” designation, to the “Neighbourhood Residential” designation and “Open Space” designation.

2.0 LOCATION

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. The lands are vacant and partially treed although there has been previous tree clearing in the developable area.

3.0 BASIS

According to the Town Official Plan, the Site is currently designated as ‘Natural Heritage’ under Schedule C (‘Land Use’) and is adjacent to the ‘Delineated Built Boundary’ under Schedule A (‘Growth Areas’). One of the key determinants of whether an area can be redesignated from Natural Heritage involves analyzing whether development on the subject lands would negatively impact the natural heritage features. Further, a review is required to determine if the type of development proposed is compatible and in keeping with the character of the surrounding area.

The Environmental Impact Study concluded that approximately 10.61 hectares of land would be retained within the Natural Heritage designation and the remaining 17.02 hectares could be redesignated for development purpose with no negative impact to the natural heritage features and functions.

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 but 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.

The proposed Official Plan Amendment will redesignate the lands to Neighbourhood Residential and Open Space along with recognizing the overall density on the lands of 75 units per net residential hectare

PART B - THE AMENDMENT

1.0 INTRODUCTION

All of this part of the document entitled Part B - The Amendment constitutes Amendment No. ____ to the Town of Midland Official Plan.

2.0 DETAILS OF THE AMENDMENT

The Town of Midland Official Plan, specifically Schedule C, Land Use, is amended as follows:

1. Lands located in Part Lot 107, Concession 1 (9332 County Road 93) are:

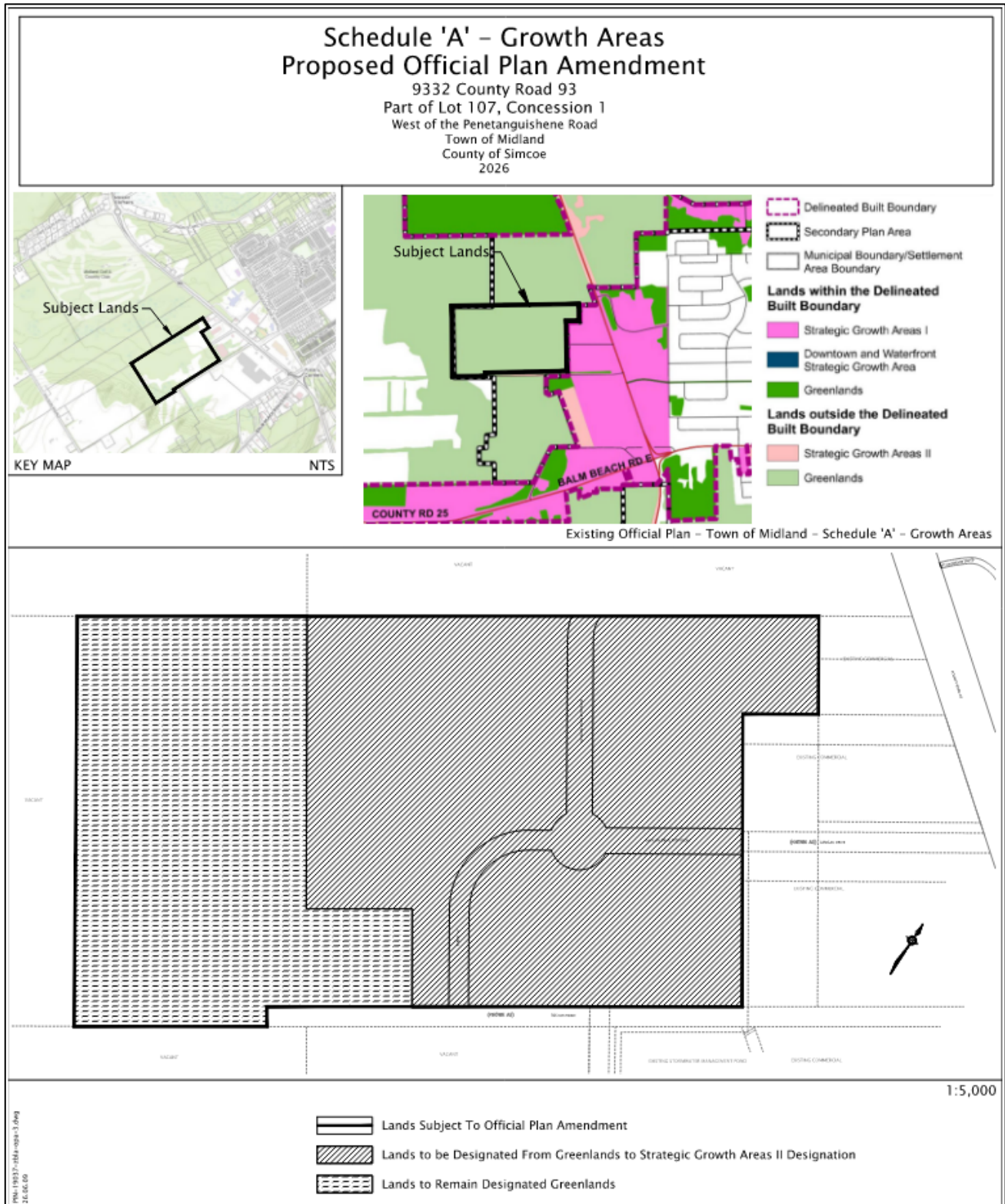
- a. Redesignated from the 'Greenlands' designation to the 'Strategic Growth Areas II' designation and 'Greenlands' designation as shown on Schedule "A" attached hereto and forming part of this Amendment.
- b. Redesignated from the 'Greenlands' designation to the 'Neighbourhood Districts' designation and 'Greenlands' designation as shown on Schedule "B" attached hereto and forming part of this Amendment.
- c. Redesignated from the 'Natural Heritage' designation to the 'Neighbourhood Residential' designation, 'Open Space' designation and 'Natural Heritage' designation as shown on Schedule "C" attached hereto and forming part of this Amendment.
- d. To be developed at a density that shall not exceed 75 units per residential hectare.

3.0 PART C – THE APPENDICES

The Appendices do not constitute part of the Amendment but are included as supporting information.

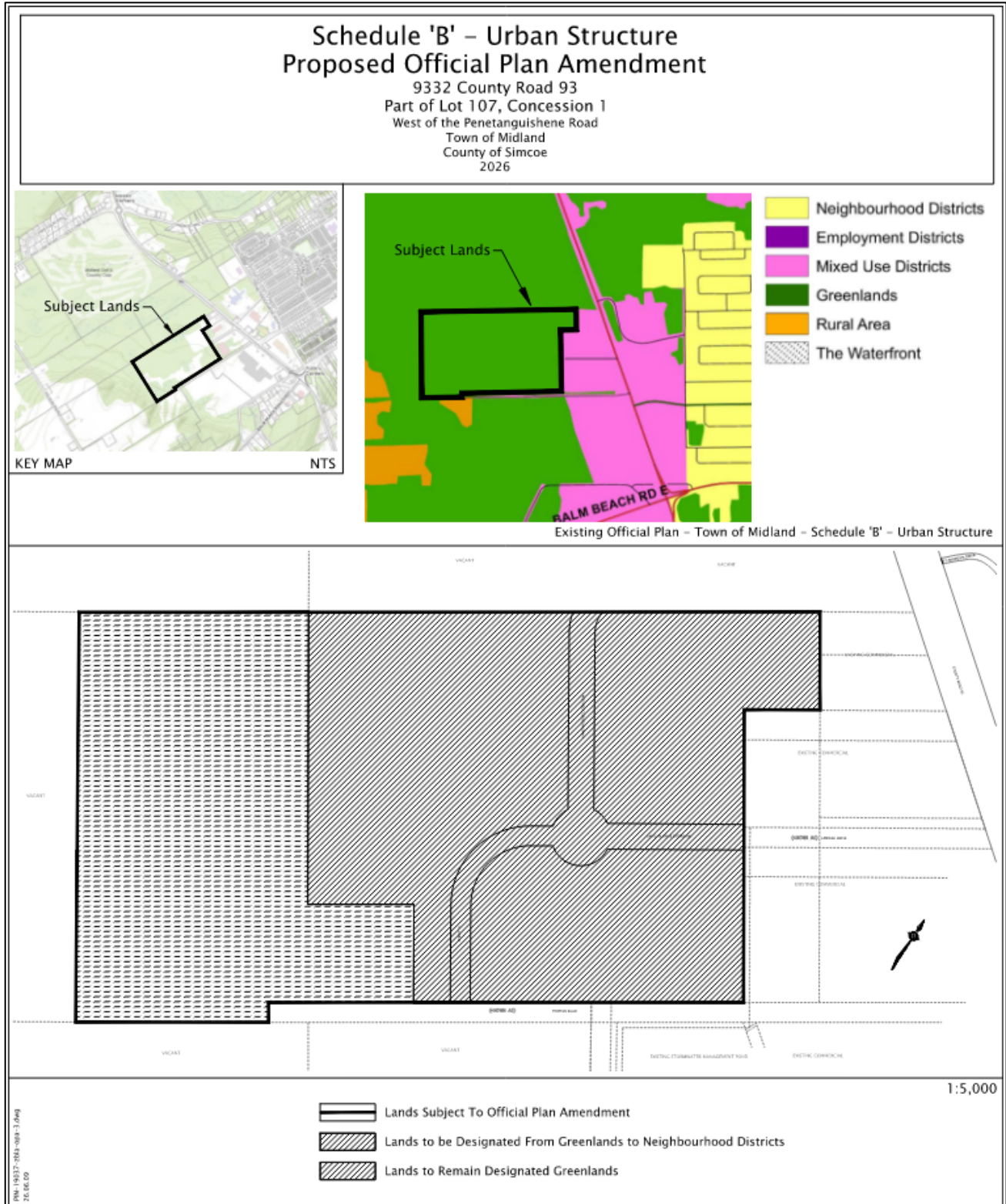
Schedule A: Growth Areas

To Official Plan Amendment No.

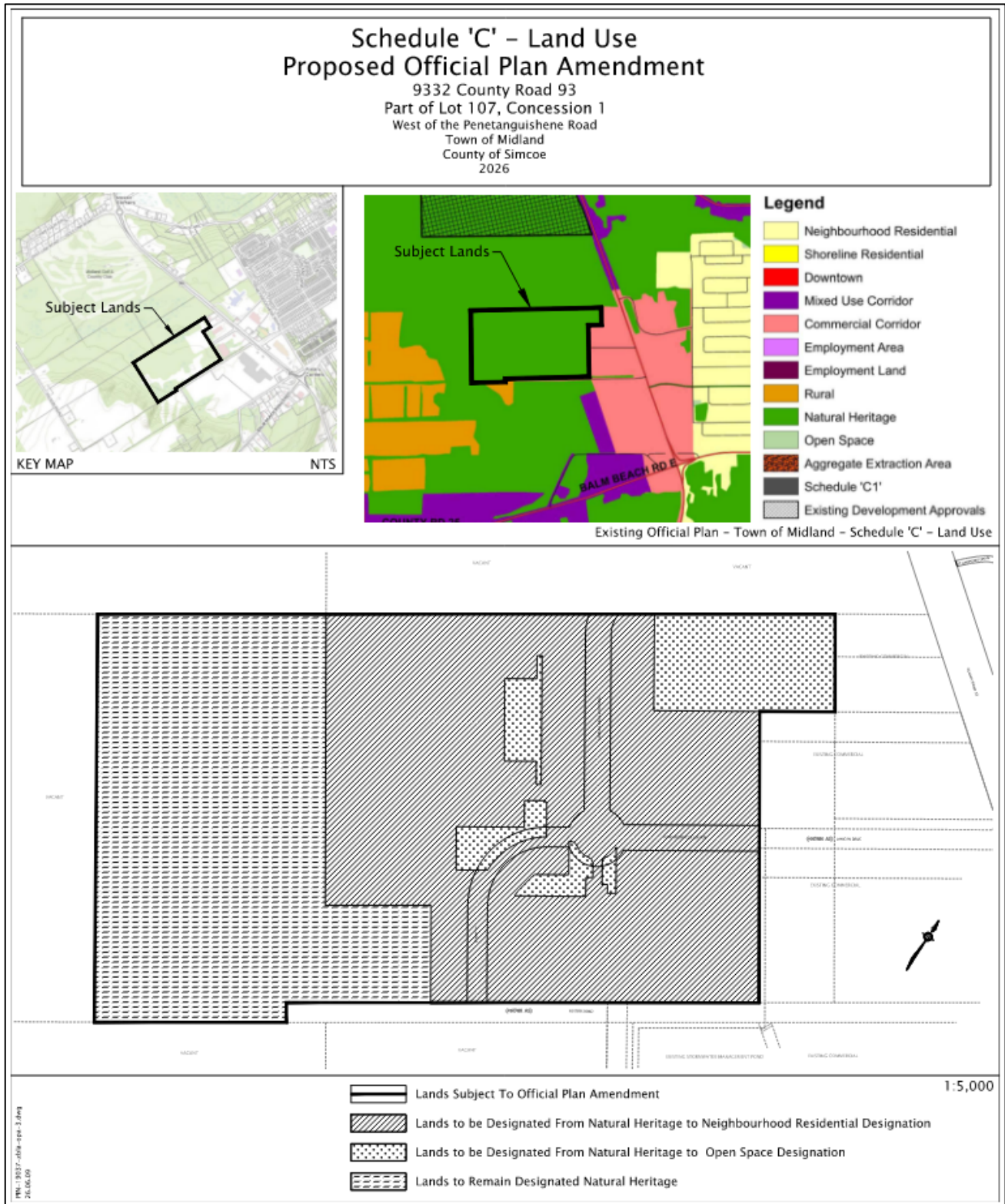


Schedule B: Urban Structure

To Official Plan Amendment No.



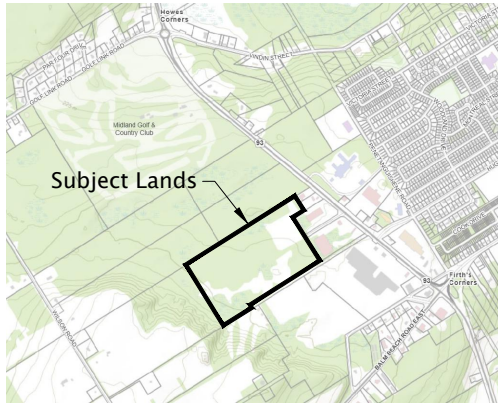
Schedule C: Land Use
To Official Plan Amendment No.



Appendices

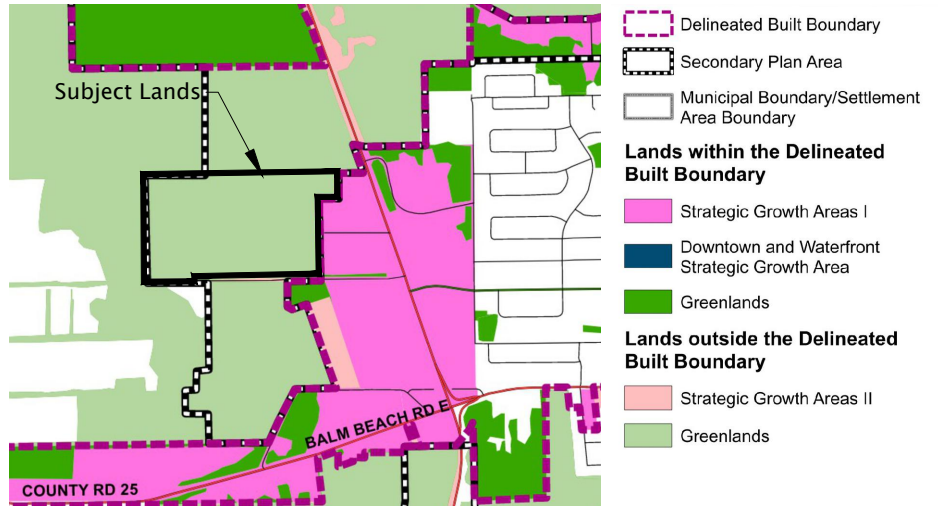
Schedule 'A' – Growth Areas Proposed Official Plan Amendment

9332 County Road 93
Part of Lot 107, Concession 1
West of the Penetanguishene Road
Town of Midland
County of Simcoe
2026

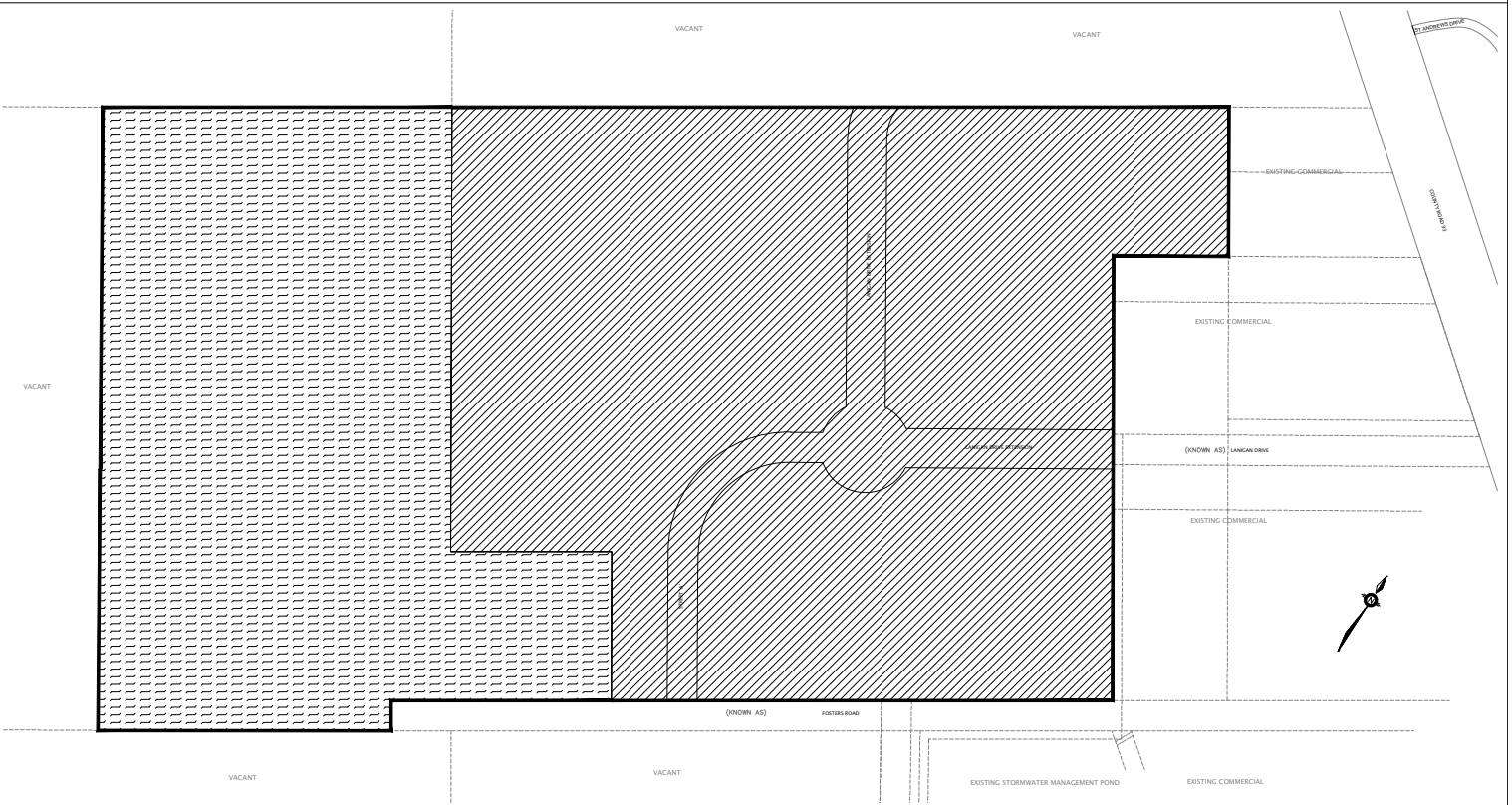


KEY MAP




NTS



Existing Official Plan – Town of Midland – Schedule 'A' – Growth Areas

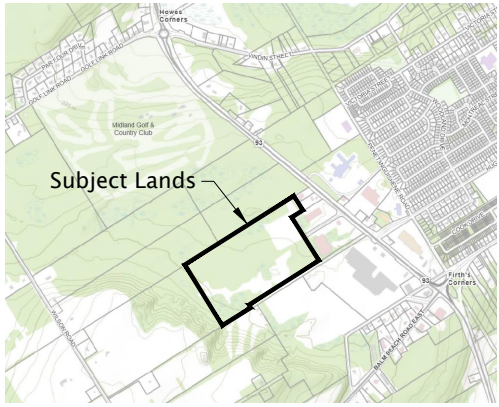


1:5,000

-  Lands Subject To Official Plan Amendment
-  Lands to be Designated From Greenlands to Strategic Growth Areas II Designation
-  Lands to Remain Designated Greenlands

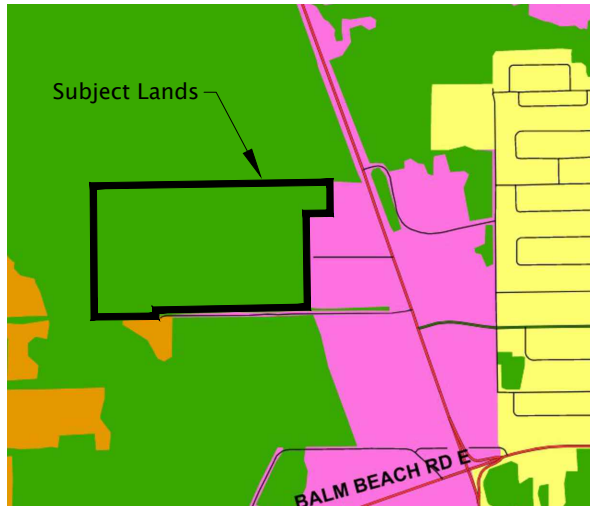
Schedule 'B' – Urban Structure Proposed Official Plan Amendment

9332 County Road 93
Part of Lot 107, Concession 1
West of the Penetanguishene Road
Town of Midland
County of Simcoe
2026



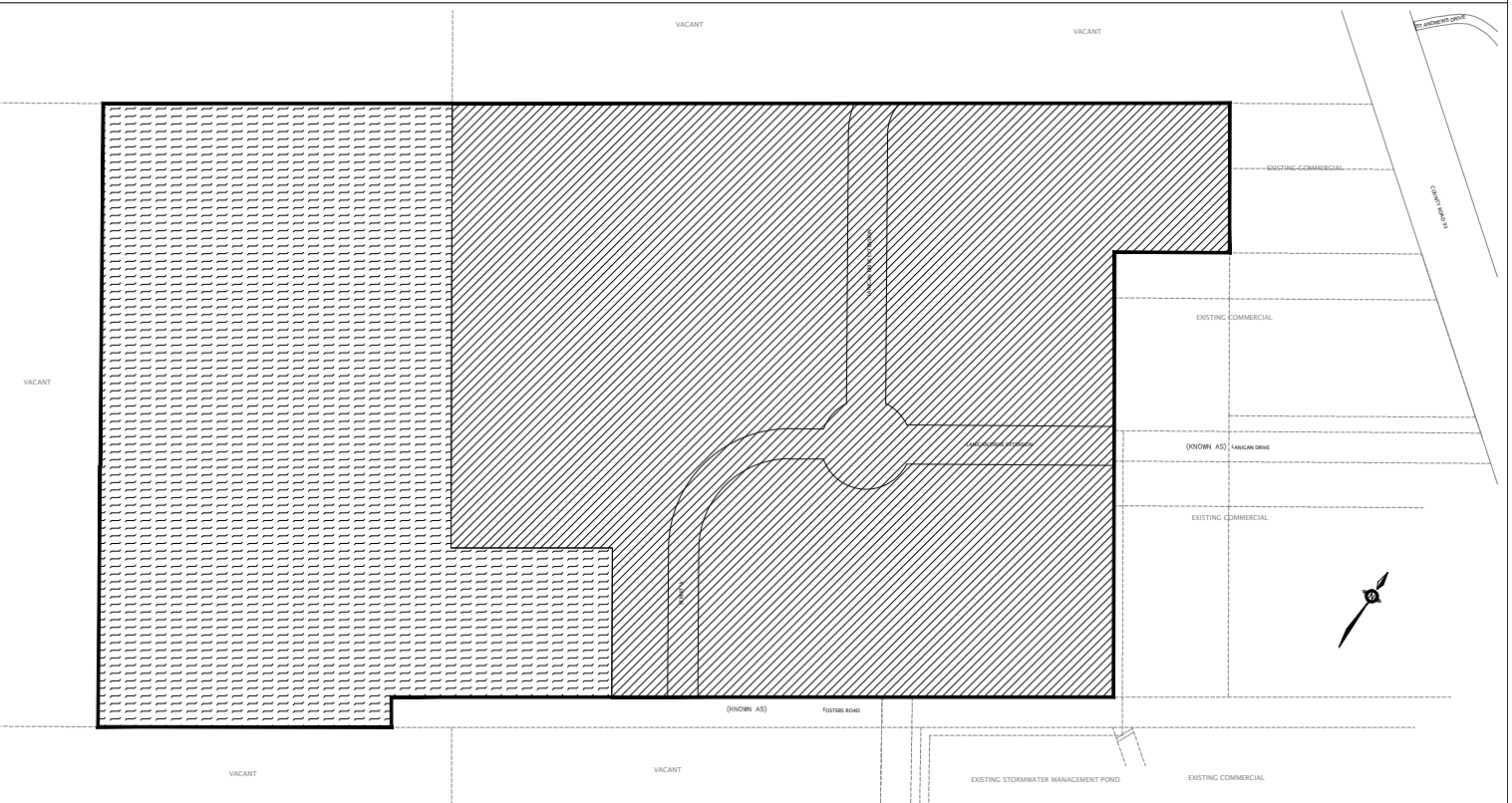
KEY MAP

NTS



- Neighbourhood Districts
- Employment Districts
- Mixed Use Districts
- Greenlands
- Rural Area
- The Waterfront

Existing Official Plan – Town of Midland – Schedule 'B' – Urban Structure

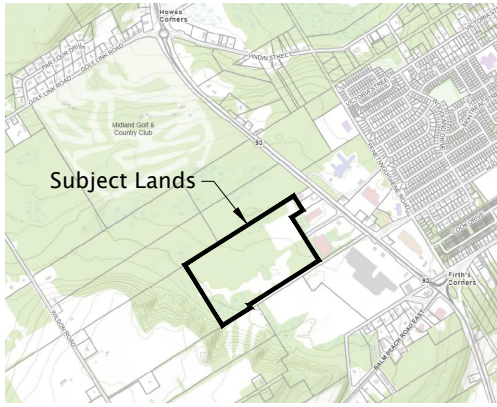


- Lands Subject To Official Plan Amendment
- Lands to be Designated From Greenlands to Neighbourhood Districts
- Lands to Remain Designated Greenlands

1:5,000

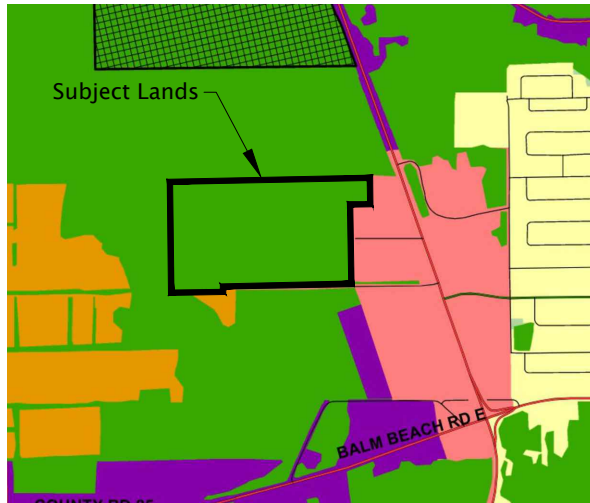
Schedule 'C' – Land Use Proposed Official Plan Amendment

9332 County Road 93
Part of Lot 107, Concession 1
West of the Penetanguishene Road
Town of Midland
County of Simcoe
2026



KEY MAP

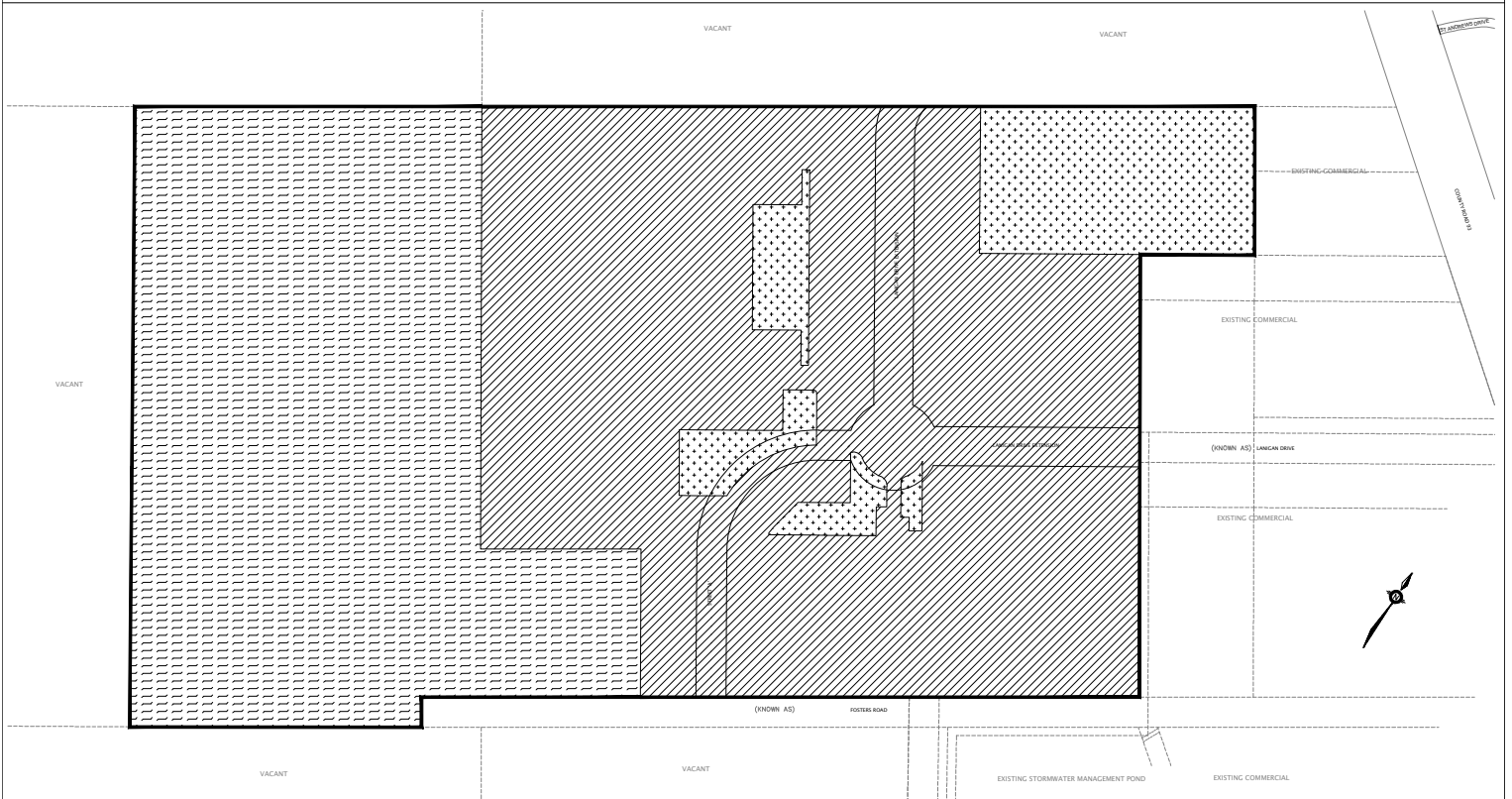
NTS



Legend

- Neighbourhood Residential
- Shoreline Residential
- Downtown
- Mixed Use Corridor
- Commercial Corridor
- Employment Area
- Employment Land
- Rural
- Natural Heritage
- Open Space
- Aggregate Extraction Area
- Schedule 'C1'
- Existing Development Approvals

Existing Official Plan – Town of Midland – Schedule 'C' – Land Use



- Lands Subject To Official Plan Amendment
- Lands to be Designated From Natural Heritage to Neighbourhood Residential Designation
- Lands to be Designated From Natural Heritage to Open Space Designation
- Lands to Remain Designated Natural Heritage

1:5,000