

TOWN OF MIDLAND – OFFICIAL PLAN UPDATE - COMMENTS & RESPONSE MATRIX – UPDATED JULY 20, 2020

Commenter / Received Date	OP Sections / Policy Number / Topic	Summary of Comments	Response
Comments received prior to Open House and Public Meeting			
Celeste Phillips Ponderosa Properties Ltd. September 17, 2016	Employment Area Commercial Uses	Requesting consideration of lands located at 16828 Highway 12 for commercial use, given the proximity to the Highway.	
Steve Thompson September 21, 2016	Employment and Commercial lands	Supports the 2012 Urban Metric Employment and Commercial Lands Strategy Update	
Ron Henderson October 24, 2016	NHS	Site specific concerns with property located at 920 Yonge Street	
Jean Pierre Hamelin October 31, 2016	Employment Area Residential	Site specific concerns with property designation located at 380 and 394 Olive Street	
Sherri Edgar November 29, 2016	NHS	Site specific concerns with property designation located at 8870 County Road 93	
Ron Neumann April 7, 2017	Document format	High level suggestions to improve overall Plan	
Jonathan Main September 25, 2016 April 10, 2017	Document format	High level suggestions to improve overall Plan	
Stewart Strathearn April 10, 2017	NHS Employment	Concerns with both of these sections of the Plan	
Glen Canning April 11, 2017	NHS Employment Building code Urban Forest	Various concerns with these sections of the Plan New layer of 'green tape' being created	
Robert Hopkins July 19, 2017	NHS	Concerns related to NHS on personal property located at 429 Puddicombe Road	
Rachelle Hamelin Kyle Lamont January 3, 2018	Greenlands NHS	Site specific concerns with property located at 209 Sarah Burke Way	
Robert Russell – Midland Corners Inc. November 22, 2018		Site specific concern with land use designation of 8709 County Road 93	

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Diane Amon March 7, 2019	Road Improvements	Section of roads listed for improvements does not include Harbourview/Sunnyside intersection	
Maxime Picard March 14, 2019	Indigenous Communities	Huron-Wendat First Nation various comments to consider	
Aldo Ingraldi (on behalf of the Ministry of Municipal Affairs and Housing) – March 15, 2019 March 27, 2019	Growth Management Housing Employment Neighbourhood Districts Mixed Use Districts	Housing: Revisions to the Town's Housing section policies provide an appropriate mix, range and types of housing consistent with the PPS and conforms to the Growth Plan. It is also recommend the Town consider removing any barriers to the creation of second units in detached, demi-detached and row houses, as well as ancillary structures Employment Districts: The Town or County should see how the changes made to the Growth Plan may impact any municipal decisions on the Town OP. The Town should also use their Investment Ready: Certified Site Program, as well as their Partnership Initiatives Unit to provide strategic advice to potential investors on finding a suitable site General Implementation: Ensure to italicize any defined terms throughout the OP for clarity and ease of implementation. Further, a definitions section that defines Growth Plan and Provincial Policy Statement (PPS) terms is helpful	Comments were incorporated into Adopted and proposed for approval version of OP
Teleconference with MMAH – March 15, 2019	Natural Heritage Rural Areas Transportation Water	Natural Heritage: Language within this section should be more stringent as it is currently not strong enough to properly enforce. Reassess the ecological offsetting and its impacts on features Rural Areas: Requires further consideration regarding resource use policies including aggregate and agricultural. Aggregate Operation policies are too restrictive to allow new pits and quarries and further aggregate resource areas should be identified on Schedule. Transportation:	See above

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		<p>Include the consideration for movement of goods not just people and the integration of infrastructure planning for goods movement</p> <p>Water: Must identify water features, sources and conservation. Restoration and improvement of quantity and quality of water is missing</p>	
<p>Ben McCauley - Choice Properties REIT March 27, 2019</p>	<p>Employment Areas Downtown District</p>	<p>Land Use Designation concerns regarding various supermarket locations within Midland</p>	
<p>Comments received at or after Open House and Public Meeting</p>			
<p>Roy Mulders – March 10, 2019 April 9, 2019</p>	<p>Guiding Principles General Development Policies Transportation</p>	<p>The promotion of active transportation within Midland should not overshadow the need for automobiles due to the extended winter month the town experiences, causing issues relating to proper maintenance of bike paths, pedestrian walkways and trails. Further, citizens should have the right to choose their methods of transportation</p> <p>Requests that all past Council agenda's and meeting minutes be made available through the Town's website</p> <p>Removal of any LEED requirements for new buildings, citing the LEED program inflates costs of materials ect.</p> <p>Disagrees with reduced parking requirements expressing a need for visitor parking</p>	<p>Comments were taken into consideration for the County's review of the Midland Official Plan, and further explanation of the Official Plan Review process was offered</p>
<p>Bill Smith – September 19, 2016 April 9, 2019</p>	<p>Natural Heritage</p>	<p>Natural Heritage Systems undermine the autonomy of elected Councils. Natural Heritage Systems infringe on the Charter rights of equal protection and benefit from the law .(xvii) Natural Heritage Systems fail to provide proper notice and unequally favour developers over home owners. Boundaries for the NHS are too vague.</p>	<p>Phone call to discuss and explain</p>

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Ed Boyd – April 9, 2019	Natural Heritage	The inclusion of The Natural Heritage System is unnecessary and should be removed as it infringes on property owner's rights, favours developers over individual property owners, requires significant cost to study and operate the plan, and regulates areas already done so by the current by-laws	Several phone calls to discuss and explain
Brian Goodreid (On behalf of Brooklea Golf and Country Club) – April 9, 2019	Natural Heritage	An area of the golf course where the clubhouse is located at Brooklea Golf and Country Club is classified Natural Heritage under Schedule C of the new Official Plan. We believe the Natural Heritage designation should be changed to Open Space as the area is primarily a man-made landscape. The Owner is looking to develop the course into a mix of residential and commercial which may be hindered by the Natural Heritage designation. To avoid a future Official Plan amendment policies should to introduced that guide future land use decisions on the property for Commercial Corridor and Residential Neighbourhood	County met to discuss issues. Transition policies incorporated in Adopted OP. Some comments incorporated through proposed for approval
Comment Sheet received Open House – April 9, 2019	Design Guidelines	The Official Plan should ensure high quality building standards, material and architecture through design guidelines specifically for greenfield residential, mixed-use, mid-rise and commercial developments. Primary building materials should include masonry such as brick and stone	
Marg Hamelin – October 31, 2016 April 10, 2019	Natural Heritage	The Natural Heritage System should not have been approved without notifying the affected landowners Clarity on why some properties were designated as Natural Heritage or Significant Woodlands and others were not is required Specific property located at 932 Yonge Street	
James Stevenson (on behalf of Foresight Development Consultants LTD) –	Rural Areas Delineated Built Boundary	The properties along County Road 93 (8709) immediately north and south of highway 12 should be located within the	

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<p>March 8, 2019 April 12, 2019</p>		<p>Delineated Built Boundary as to ensure proper servicing is received and the lands can proceed to develop</p>	
<p>Oz Kernal of MHBC (on behalf North American Development Group) – April 12, 2019</p>	<p>Commercial Corridor Transportation Municipal Infrastructure</p>	<p>Want to ensure that the Commercial Corridor designation contains the following uses: Warehousing, research and development facilities, wholesale outlets and personal and professional uses, recreation and tourism, and traditional employment uses with accessory retail. Further, the building height for this designation should be removed.</p> <p>There should be an inclusion of policies which would allow development to continue in the interim of a Secondary Plan being approved</p> <p>Clarification on the policies relating to: Wellhead Protection Area Q2, Wellhead Protection Area D, and Significant Groundwater Recharge Area</p> <p>Inclusion of policies with Chapter 5.0 Transportation Policies and Chapter 6.0 Municipal Infrastructure to implement mechanisms for funding and the ability to recapture funds should a front-ending agreement be required</p>	<p>Some comments addressed</p>
<p>Nicola Mitchinson of Mitchinson Planning & Development Consultants Inc. on behalf of Pratt Development – April 16, 2019</p>	<p>Natural Heritage Employment Districts</p>	<p>The Natural Heritage designation and policies for Draft Plan Approved (DPA) lands and the former Orsi industrial (FOI) lands operated by Pratt Development have serious implications for the viability of development. Site evaluations have shown the site to not be appropriate for this designation</p> <p>The development tests for the Natural Heritage System should align with those outlined in the Provincial Policy Statement 2014</p>	<p>Several meetings occurred to discuss issues. Transition policies incorporated in Adopted OP. Some comments incorporated through proposed for approval</p>

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		<p>Professional office used should be permitted in the proposed Employment Area designation as is laid out in the Provincial Policy Statement 2014 and Growth Plan 2017</p> <p>The social, economic, and environment goals and objectives are comprehensive but are onerous and create complex and lengthy development review/approval process</p> <p>Defined terms should be italicized and a definitions section included</p>	
<p>Email from Gloria Campbell (on behalf of Ed Boyd) – April 16, 2019</p>	<p>Natural Heritage</p>	<p>The Natural Heritage System serves no purpose as natural heritage features as this protection is already cover by existing by-laws</p> <p>There should be no additional costs in maintaining land located within the NHS and is privately owned</p> <p>The NHS will bring costs to property owners in regards to additional studies which may be required</p> <p>A clear definition and process for appeal is required</p>	<p>Several phone calls to discuss and explain</p>
<p>Judy Thomas – April 16, 2019</p>	<p>Greenlands</p>	<p>In regards to the Uniman Plan, development should be situated further from the water front and that area be replaced with green space. The excess development located on the strip will dissuade people from using the area for any extended period of time. This will also allow the Town to maximize of green space.</p>	
<p>Jim Broadfoot of Azimuth Environmental Consulting, Inc. (on behalf of Bill and Maureen Norman) – April 17, 2019</p>	<p>Natural Heritage</p>	<p>In regards to Reference Plan 51R-33948: Based on its size and isolation within the urban matrix, the woodlands of the subject lands are not candidates for identification as significant according to the criteria of the Town’s Natural Heritage Study completed in support of the Draft Official Plan. Further, if the results of the species risk survey reveal</p>	

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		no associated species at risk, the Natural Heritage System/Greenlands designations should not be applied	
Veeran Kota (on behalf of Brooklea Golf and Country Club) – October 1, 2017 April 22, 2019		Brooklea Golf and Country Club should retain the right to construct a hotel on the property	In person meeting to discuss
Ken Cave of Cave Project Management (on behalf of Bill and Maureen Norman) – April 23, 2019	Natural Heritage Greenlands	In regards to Reference Plan 51R-33948: Should the treed area located on the subject lands reveal no associated species at risk then the Greenlands/Natural Heritage designation should not apply The deadline for comments should occur between July and August to allow appropriate studies to be conducted	
Vivian Chan, Planner for the Simcoe County District School Board – June 16, 2018 July 18, 2018 April 23, 2019		The School Board would like clarity on the term “major institution uses” under section 4.2.2 d) to ensure the ability to lease is included as a permitted use The changes outlined in the comment letter should be implemented within Sections 5.4, 7.2, 7.18, and 7.5.3 in regard to transportation, The Official Plan, Subdivision of land and Parkland Dedication	Several comments were incorporated
Bill Kernohan – March 30, 2017 April 3, 2017 April 23, 2019	Employment Districts Waterfront Districts	In relation to the ADM site there is a risk of losing the operation over the Employment Land designation as they are unable to move to the highway employment area and require the waterfront. Further, Port operations should be encouraged within the Official Plan specifically commercial and cruise ships Development policies should be attached to the Waterfront Corridor which the Downtown designation does not extend to as shown on Schedule B	

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<p>Kristin Pechkovsky, Senior Policy Advisor for the County of Simcoe – May 8, 2017 April 23, 2019</p>	<p>Various</p>	<p>Several Packages of comments were provided to the Town throughout the entire OPR process at each stage in the process.</p>	<p>County as approval authority</p>
<p>Adrian Sauvageot – April 23, 2019</p>	<p>Greenlands</p>	<p>The new Greenlands designation imposed on 120-164 Pillsbury Drive over the existing employment lands causing a significant amount on uncertainty and potential for loss of investment</p>	
<p>David McKay of MHBC (on behalf of Home Depot) – April 24, 2019</p>	<p>Mixed Use District Commercial Corridor</p>	<p>The subject lands are designated “Mixed Use District” on Schedule B – Urban Structure and “Commercial Corridor” on Schedule C – Land Use. Owners request that garden centres, outdoor display and sales, and outdoor storage are added or acknowledge as ancillary uses to Home Depot’s operations.</p>	<p>Comments addressed</p>
<p>Frieda Baldwin – April 24, 2019</p>	<p>Transportation</p>	<p>Item 5.2.1: Use of a stronger verb than “consider” when referring to winter maintenance of AT facilities Item 5.2.2: to see utilities will be buried underground Item 5.2.3: Trail networks should promote uni-directional travel over two-directional Item 5.4.2: The “pedestrian first” principle should be extended to shopping mall areas Item 5.4.3 g): Should read “minimum” not “maximum” when referring to space required to accommodate the 1.5 m bike lane Schedule D: Outline the “missing pedestrian link” through the Hansen Development from Smith’s Camp to Walmart. Further, include a link from the proposed Vindin trail to the County owned corridor between 93 and Thompson Forest</p> <p>Traffic calming initiatives especially between Yonge and Hugel should be a priority.</p>	
<p>Rev. Thomas Burke (on behalf of River of Life) –</p>	<p>Natural Heritage</p>	<p>The property municipally addressed as 739 Balm Beach Road – Roll Number 437403000126501 should remain a</p>	

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<p>April 25, 2019</p>		<p>Commercial Corridor zone rather than be change to Natural Heritage. This will promote future employment growth and encourage new industry into the area</p>	
<p>Vivian Patel – April 25, 2019</p>	<p>Neighbourhood Districts</p>	<p>The parcel located at 1165 Brunelle Side Road (PIN 584530473) should retain its current Residential District designation over the proposed Greenland designation as all surrounding properties are Neighbourhood Residential land uses and the area is set for considerable amount of residential development in the coming years</p>	
<p>George Dixon – April 19, 2019 April 25, 2019</p>	<p>NHS Municipal Infrastructure</p>	<p>Comments on NHS: The Official Plan should contain language which clearly identifies that the provisions regarding the Natural Heritage System are being included solely because the Province of Ontario and/or County of Simcoe require them</p> <p>Comments on 6.3.2 Source Protection: The consideration of alternative future drinking water sources should not be removed from the Plan</p> <p>Direct people to the South Georgian Bay Lake Simcoe Source Protection Plan for definitions rather than supplying them to prevent future amendments</p> <p>Reconsider and clarify what are sensible local responsibilities versus higher-level watershed-wide SPP responsibilities Restrictions which apply to WHPA-Q and WHPA-Q2 in the SPP should not be applied to areas outside them including snow storage. By-laws should be put in place to restrict future land uses that may threaten drinking water</p> <p>Comments on 6.3.3 Water Takings: This provision exceeds the mandatory requirements of LUP-10 of the SPP including applying restrictions on “moderate”</p>	<p>Some comments addressed</p>

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		<p>risks and stating requirements “at a minimum” but failing to identify what else is required</p> <p>Schedule G Source Protection: Numerous anomalies and typos show to schedule is not ready for adoption. This schedule should be referenced to the SPP not included</p>	
<p>Matthew Freebairn (on behalf of ADM Agri-Industries Company) – April 25, 2019</p>	<p>Neighbourhood Districts Employment Districts</p>	<p>The introduction of the new residential receptors can cause new compliance requirements that may result in regulatory non-compliance and nuisance complaints for residential areas located near or adjacent to the ADM Agri-Industries Company which owns and operates a grain handling facility. As the facility is located close to Midland’s Downtown which is set for potential expansion, the issue of incompatible lands uses must be addressed.</p>	
<p>Larry Ferris (on behalf of Midland Seniors Council) – April 25, 2019</p>		<p>On behalf of the Midland Seniors we request that age friendly language be included in the Town of Midland’s Official Plan</p>	<p>Comments addressed</p>
<p>Patricia Foran of WSP Canada Group Limited (on behalf of Hanson Development Group) – April 26, 2019</p>	<p>Natural Heritage Greenlands</p>	<p>In regard to the Hanson Lands: Section 4.5.4.1(4) would time-limit the current Neighbourhoods designation and later apply a Natural Heritage/Greenlands designation</p> <p>A site specific policy should be included to recognize that the Hanson lands may continue to develop with their in-force development approvals and policies Schedule ‘D’ and ‘E’ should be adjust to accommodate the site specific policies</p>	
<p>Severn Sound Environmental Association – April 29, 2019</p>	<p>Natural Heritage</p>	<p>Modify the term “source water resources” to “municipal drinking water sources” Periodically review the Town’s “Approved Landscape Species List” The <i>Clean Water Act</i> should be added to the list found in Section 3.1.14 b) i) (Pollution Abatement)</p>	<p>Comments incorporated</p>

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		<p>Dedication of land that includes watercourses should also include an adjacent 'no-touch' vegetated buffer, ideally a minimum of 30m on each side of the watercourse</p> <p>The OP should include basic information on the Town's Environmental Impact Study and SAR screening/evaluation requirements</p> <p>Do not use the SSEA acronym when referring to the Severn Sounds Environmental Association</p> <p>Sections 4.6.3 c viii and 4.6.3 d ii (Aggregate Extraction Area Designation) – add Significant Groundwater Recharge Areas and Highly Vulnerable Areas</p> <p>Section 7.7.3 a, table 1, subsection #3 – provide a definition of the WHPA Plan</p>	
<p>Natalie Murdock (on behalf of the Midland Active Transportation Advisory Committee) – May 6, 2019</p>	<p>Transportation</p>	<p>Item 5.2.1: Ensure Winter Maintenance of the AT facilities near the waterfront</p> <p>Item 5.2.2. f): Promote walkability through proper urban design guidelines, active transportation infrastructure and providing amenities, including those for cyclists</p> <p>Item 5.2.3. b): Expand the rail trail system, further trail networks should be developed as to be uni-directional rather than two-directional</p> <p>Item 5.4.2: Have specific and separate policies for walkability and cycle-friendliness and extend "Pedestrian First" principle to major pedestrian/vehicle intersections and shopping malls. Further, increase pedestrianization of the downtown and provide connections to adjacent neighbourhoods</p> <p>General Comments: Incorporate Vision Zero design ideas, perceive skateboarding and other micro mobility methods as a legitimate form of travel, implement transportation demand management tools for school boards, update winter snow removal planning and schedules, look to establishing new design manuals</p>	<p>Comments considered and incorporated as part of Multi Modal Transportation Master Plan</p>

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Bill and Maureen Norman – September 3, 2019	Natural Heritage	Lands which do not meet the size requirements to be designated significant woodlands and also are not habitat for any Endangered, Threatened or Special Concern Species (SAR) should not be designated Natural Heritage/Greenlands, specifically in relation to – Part 2 of Reference Plan 51R-33948, Gervais Street	
Nicola Mitchinson of Planning & Development Consultants Inc. – October 16, 2019	Natural Heritage Employment	Section 4.5.3 c) of the Official Plan includes certain lands into a Natural Heritage Designation which is inconsistent with SAR policy tests in Section 2.1.7 of the PPS or the County OP The 60m buffer from the water course should have certain requirements and size based on science A site specific exemption is required for the Pratt Industrial lands as they are inconsistent with the PPS and do not comply with the Growth Plan	County considered comments where necessary
Brian Goodreid (on behalf of Brooklea Golf and Country Club) – November 15, 2019	Natural Heritage	The words “and Open Space designation policies” should be added after the words “Natural Heritage designation policies” in the first sentence for item 6 on page 9 Further, in item 6 the second sentence should be revised by the addition of the words, “in the Natural Heritage designation” after the words, “an additional permitted use” to clarify which lands area affected	County considered comments where necessary
Comments received after Adoption of Midland OP			
Roy Mulders December 17, 2019	Guiding Principles General Development Transportation	Same as previous concerns	
Chad B. John-Baptiste (on behalf of WSP Canada Group) – March 13, 2020	Schedule ‘E’: Roads	The “Future Roads (Conceptual)” designation on the Hanson lands does not confirm the approved rights-of-way width and should reflect the previously approved widths	

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Christine Puddicombe April 4, 2020	NHS	Property located on Lot 66 Midland Point Road	
Darren Vella – on behalf of Ed Boyd & Gloria Campbell June 11, 2020	NHS	IPS commenting on behalf of Ed Boyd & Gloria Campbell and their property located at 233 Midland Point Road Same as previous issues	
Kory Chisholm – on behalf of Pratt Homes June 17, 2020	NHS Employment	MHBC commenting on behalf of Pratt Homes and properties located at 823 King Street and 16533 Highway 12	
James Petrie (on behalf of Plaza Retail Reit) – July 14, 2020	Schedule 'A': Growth Areas	In regards to Mountainview Mall, 9226 County Road 93: The new designation will hinder the developers ability to create a mixed-use centre	
Oral Comments presented at April 16, 2019 Town Public Meeting by the following individuals			
Kevin Clugston – ADM Milling			
Bob Lehman – Consultant on behalf of ADM			
Marty Starkman – Sportstar Capital Inc.			
James Stevenson – Foresight Development			
Margaret Hamelin			
Dave Puddicombe			
Bill Smith			
Christina Strong			
Judy Thomas			
William Ballard			
Ashley Andrews – c/o Boating Ontario			
John Todd			

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