

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

This Amendment applies to:

Part 8, Plan 51R-1520, being part of Lot 105, Concession 1 (W.P.R.),  
Township of Tiny, now in the Town of Midland, County of Simcoe

750 Balm Beach Road East

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

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 an application to the County of Simcoe for approval of 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 XX DAY  
OF XX, 2026.

THE CORPORATION OF THE TOWN OF MIDLAND

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Mayor

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Clerk

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**CONSTITUTIONAL 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 the 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 is to permit the development of the lands municipally known as 750 Balm Beach Road East for a transit facility. Specifically, the Amendment adds a site-specific policy to the 'Mixed Use Corridor' designation (Section 4.4.5) that: (a) permits a transportation terminal as an additional permitted use on the subject lands; and (b) permits a single-storey building on the subject lands, notwithstanding the minimum building height of two storeys or 8 metres set out in Policy 4.4.5(i). The Amendment does not change the land use designation of the subject lands, which remain designated 'Mixed Use Corridor ', but it includes a site-specific policy to permit the Transportation Terminal use and a single-storey enclosed parking structure.

**2.0 LOCATION**

The subject lands are located within the Settlement Area of the Town of Midland, on the north side of Balm Beach Road East (County Road 25), and are municipally known as 750 Balm Beach Road East. The subject lands are legally described as Part 8, Plan 51R-1520, being part of Lot 105, Concession 1 (W.P.R.), Township of Tiny, now in the Town of Midland, County of Simcoe. The subject lands have an area of approximately 0.35 hectares, with approximately 51.79 metres of frontage along Balm Beach Road

East, and are currently occupied by an existing single-storey building of approximately 270 square metres and associated surface parking.

### **3.0 BASIS**

The subject lands are designated 'Mixed Use Corridor' on Schedule C (Land Use) and are located within a Strategic Growth Area on Schedule A (Growth Areas) of the Town of Midland Official Plan. The proposed development is for a transit repair and maintenance facility and enclosed parking structure that provides services to County of Simcoe's LINX public transit fleet. As confirmed by the County of Simcoe, the facility supports the delivery, reliability, safety and operational readiness of County public transit, and is properly characterized as a public service facility and transit infrastructure.

The Mixed Use Corridor designation is intended to create vibrant, pedestrian and transit oriented places through investment in infrastructure, and to maintain a broad mix of land uses that support investment in transit. While the designation permits motor vehicle service centres and repair shops, public service facilities, and public uses and utilities, the Town has advised that the proposed use is distinct from a public-facing service station and aligns with a transportation terminal use. This Amendment permits the transportation terminal use and a single-storey building on the subject lands, and in doing so directly advances the transit-oriented intent of the Mixed Use Corridor designation. The Amendment conforms to the Provincial Planning Statement, 2024, the County of Simcoe Official Plan, and the intent and objectives of the Town of Midland Official Plan, as detailed in the Planning Justification Report prepared by Innovative Planning Solutions.

## **PART B - THE AMENDMENT**

### **1.0 INTRODUCTION**

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

### **2.0 DETAILS OF THE AMENDMENT**

The Town of Midland Official Plan is hereby amended as follows:

1. Section 4.4.5 (Mixed Use Corridor Designation) is amended by adding the following site-specific policy applicable to the lands municipally known as 750 Balm Beach Road East, legally described as Part 8, Plan 51R-1520, being part of Lot 105, Concession 1 (W.P.R.), Township of Tiny, now in the Town of Midland, County of Simcoe:

*"Notwithstanding any other policy of this Plan, on the lands municipally known as 750 Balm Beach Road East:*

- a) a transportation terminal, shall be permitted as an additional use; and*
- b) a single-storey building shall be permitted, notwithstanding the minimum building height of two storeys or 8 metres set out in Policy 4.4.5(i)."*

For greater certainty, the land use designation of the subject lands is not changed by this Amendment and remains 'Mixed Use Corridor'. No amendment to Schedule A, Schedule B or Schedule C of the Official Plan is required.

## **PART C - THE APPENDICES**

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

