

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: June 12, 2023

CASE NO.: OLT-22-003368

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	ADM Agri-Industries Company
Appellant:	Ed Boyd and Gloria Campbell
Appellant:	Hanson Development Group
Appellant:	Midland Bay Estates Inc.; and others
Subject:	Proposed Official Plan Amendment No. MD-OP-1901
Municipality:	Town of Midland
OLT Case No.:	OLT-22-003368
Legacy Case No.:	PL200391
OLT Lead Case No.:	OLT-22-003368
Legacy Lead Case No.:	PL200391
OLT Case Name:	ADM Agri-Industries Company v. Midland (Town)

BEFORE:

SHARYN VINCENT)	Monday, the 12th
VICE-CHAIR)	
)	day of June, 2023

THIS MATTER having come before the Tribunal as a motion in writing and upon reviewing the notice of motion of the Town of Midland (the "Town"), the sworn, supporting affidavit evidence of Steve Farquharson, RPP and the settlements between Ed Boyd and Gloria Campbell and the Town, and Hanson Development Group and the Town, proffered for the consideration of the Tribunal;

THE TRIBUNAL ORDERS that the Boyd and Campbell Appeal as well as the Hanson Development Group Appeal are allowed in part and

1. the Official Plan is modified by the site-specific modifications attached hereto as Schedule "A" and Schedule "B"
2. as modified the Official Plan in respect of the lands covered by these two appeals and Policy 5.4.3. d) is hereby approved; and
3. the balance of these two appeals are dismissed.

"Euken Lui"

EUKEN LUI
ACTING REGISTRAR

Ontario Land Tribunal

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The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

SCHEDULE "A"



- Utility Poles
- ▭ Subject Property (233 Midland Point Road)

- Official Plan Land Use Classification**
- ▭ Lands to be Designated Shoreline Residential
 - ▭ Lands to be Designated Natural Heritage

SCHEDULE "B"

Policy 5.4.3 d)

d) Except where existing development or circumstance precludes it, the general standards for right-of-way widths are as follows:

- i. Arterial Roads – 30 metres;
- ii. Collector Roads – 26 metres;
- iii. Collector Roads- 20 metres (where shown on Schedule E)
- iv. Local Roads – 20 metres.; and
- v. Future Collector Road – 20 metres (where shown on Schedule E).

Topographic conditions may require a greater width in order to achieve design requirements. Widening may be added to the road width requirement in these circumstances, justified through engineering studies.

