



THE CORPORATION OF THE
TOWN OF MIDLAND

**NOTICE OF COMPLETE APPLICATION AND
PUBLIC MEETING CONCERNING A PROPOSED OFFICIAL
PLAN AMENDMENT & ZONING BY-LAW AMENDMENT
APPLICATIONS**

1017 & 1029 BREBEUF ROAD

FILE NO.: OPA-04-24 AND ZBA-05-24

TAKE NOTICE that the Corporation of the Town of Midland Planning Services Division has received a Complete Application pursuant to Sections 22 (6.1), being an Official Plan Amendment, and 34 (10.4), being a Zoning By-Law Amendment of the *Planning Act*, R.S.O 1990, c. P. 13, as amended (*Planning Act*), and as such the proposed Official Plan Amendment & Zoning By-law Amendment applications can now proceed through the planning process.

AND TAKE FURTHER NOTICE that the Council of the Corporation of the Town of Midland will hold a hybrid (virtual and in-person) Public Meeting on **Wednesday, January 15, 2025 at 6:00 p.m.** in the Council Chambers of the Municipal Building, located at 575 Dominion Avenue, to consider the proposed Official Plan Amendment & Zoning By-law Amendment applications, as required under the Section 16 and 34 of the *Planning Act*.

APPLICATION DETAILS

Application No.: OPA-04-2024 and ZBA-05-2024

Location: 1017 & 1029 Brebeuf Road. Please see the included location map.

The proposed Official Plan Amendment and Zoning By-law Amendment pertains to land located on the east side of Brebeuf Road, south of the intersection of Highway 12 and Brebeuf Road and is legally described as Part Lot 100, Concession 1 and is municipally addressed as 1017 & 1029 Brebeuf Road. The subject property is currently split-designated “Commercial Corridor” and “Natural Heritage” in the Town of Midland Official Plan. Further, the subject property is currently zoned Industrial-Holding Symbol (M1-H) in the Town of Midland Zoning By-law No. 2004-90, as amended.

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment is to allow site-specific mapping and textual amendments to the Town of Midland Official Plan. The proposed amendments will:

- Amend Schedule ‘A’ Growth Areas by removing the “Greenlands” classification and the “Town Strategic Area I” classification.
- Amend Schedule ‘B’ Urban Structure, by changing the urban structure classification from “Mixed Use Districts” and “Greenlands” to “Rural Area”.
- Amend Schedule ‘C’ Land use, by redesignating the lands subject from the “Commercial Corridor” and “Natural Heritage” designations to the “Aggregate Extraction Area” designation.



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THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to rezone the lands from the Industrial One Holding Provision (M1-H) Zone to a site-specific Industrial-Exception (M2-XX) Zone in order to permit a concrete mixing plant use and establish site-specific development standard as detailed below:

- increase the maximum height to be 15 metres for the concrete ready mix plant building;
- increase the maximum height to be 21 metres for the silo tower associated with the concrete ready mix plant; and
- remove the holding symbol.

For more information regarding the application, please scan the below QR Code:



AND FURTHER TAKE NOTICE that pursuant to Section 22(6.4) and 34(10.7) of the *Planning Act*, the Application file is part of the public record and is available to the public for inspection.

Any person may make representation or present submissions respecting this matter. If you wish to make a submission, you must do so in writing. Written submissions are to be directed to the Clerk's office at clerks@midland.ca and/or to planning@midland.ca, or the address noted below, no later than **January 15, 2025**. If you are unable to make a written submission and therefore wish to make an oral statement during the meeting, please contact the Clerk's office.

If you are submitting letters, faxes, emails, presentations or other communications with the Town concerning this application, you should be aware that your name and the fact you communicated with the Town will become part of the public record. The Town will also make your communication and any personal information in it available to the public unless you expressly request the Town to remove it.

If you wish to be notified of Council's decision regarding the proposed Official Plan Amendment and/or Zoning By-law Amendment you must make a written request to:



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Sherri Edgar, Town Clerk
575 Dominion Avenue,
Midland, ON L4R 1R2

If a person or public body would otherwise have an ability to appeal the decision of Council of the Town of Midland to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to Town of Midland before the proposed official plan amendment is adopted, and proposed zoning by-law amendment application is approved, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Midland before the proposed official plan amendment is adopted, and proposed zoning by-law amendment application is approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven (7) or more residential units at this location.

Dated at the Town of Midland this 13th day of December, 2024.

Sherri Edgar
Clerk



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Location Map

