

**THE CORPORATION OF THE TOWN OF MIDLAND**

**BY-LAW 2025-16**

A By-law to amend Zoning By-law 2004-90, as amended, for the lands known as 16728 Highway 12, in the Town of Midland

**WHEREAS** the Council of the Corporation of the Town of Midland passed Zoning By-law 2004-90, known as the Zoning By-law, on the 22nd day of November, 2004, to regulate the development and use of lands within the Town of Midland; and,

**AND WHEREAS** the Council of The Corporation of the Town of Midland has received an application to Amend Zoning By-law 2004-90 and has approved the Application; and,

**AND WHEREAS** the Council of The Corporation of the Town of Midland now deems it expedient to amend Zoning By-law 2004-90, pursuant to the authority given to it under Section 34 of the Planning Act, R.S.O. 1990.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREBY ENACTS AS FOLLOWS:**

1. That the lands described as Part North 1/2 Lot 100, Concession 1, Part 2, Plan 51R21949 & Part 2, Plan 51R23843, in the Town of Midland, County of Simcoe, and having the municipal address of 16728 Highway 12, as shown on Schedule 'A' attached hereto shall be subject of this By-law.
2. That the lands described above and on Map 44 of Schedule "A" to Zoning By-law 2004-90, as amended, and as shown on Schedule "A" attached hereto and forming part of this By-law, shall be rezoned from the "Highway Commercial (HC)" Zone to the "Highway Commercial Site-Specific Exception (HC-14)" Zone.
3. That Section 2: Definitions is hereby amended by adding a new definition of "Automotive Rental Agency" to be as follows:

*"Shall mean a building and/or lot where utility trailers, motor vehicles and/or commercial motor vehicles (excluding dump trucks, ambulances, hearses, fire apparatus, buses, road building equipment, and tractors used for the hauling purposes on highways) are stored, leased and/or rented to the travelling public."*

4. That a new section, being Section 6.2.4.13 – HC-14, be added, and that the following regulations be added under this new subsection:

Notwithstanding Section 6.2.2 and 6.2.3 of this By-law, the following shall apply to the lands described as Part North 1/2 Lot 100, Concession 1, Part 2, Plan 51R21949 & Part 2, Plan 51R23843, and municipally known as 16728 Highway 12:

- a) That the following additional uses be permitted:
    - Self Storage Units
    - Automotive Rental Agency
  - b) A retail use is required to be provided in conjunction with the uses permitted in 6.2.4.13.a)
  - c) The retail use required by 6.2.4.13.b) shall be oriented towards Prospect Boulevard or Highway 12;
  - d) maximum building height shall be 12.5 metres:
  - e) That site plan approval shall not be given until such time that the Town is satisfied that the removal of any butternut trees has been approved by the appropriate authority and in compliance with the *Endangered Species Act*;
  - f) Vegetation removal and site alteration shall only be permitted to take place outside the breeding bird season (April 1 to August 31) and the active roosting period for bats (April 1 – September 30) until such time that the Town is satisfied that, appropriate mitigation measures, as required under the *Endangered Species Act*, are implemented as part of Site Plan approval; and
  - g) That a Stormwater Management Plan and Erosion and Sediment Control Plan be prepared to the satisfaction of the Town as part of a Site Plan approval.
5. That all provisions of Zoning By-law 2004-90, as amended, except those expressly amended herein, shall apply to the subject land.

6. That this By-law shall come into force and effect on the final passage thereof.

**BY-LAW PASSED AND ENACTED THIS 26<sup>TH</sup> DAY OF FEBRUARY 2025.**

**THE CORPORATION OF THE TOWN OF MIDLAND**



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**BILL GORDON - MAYOR**

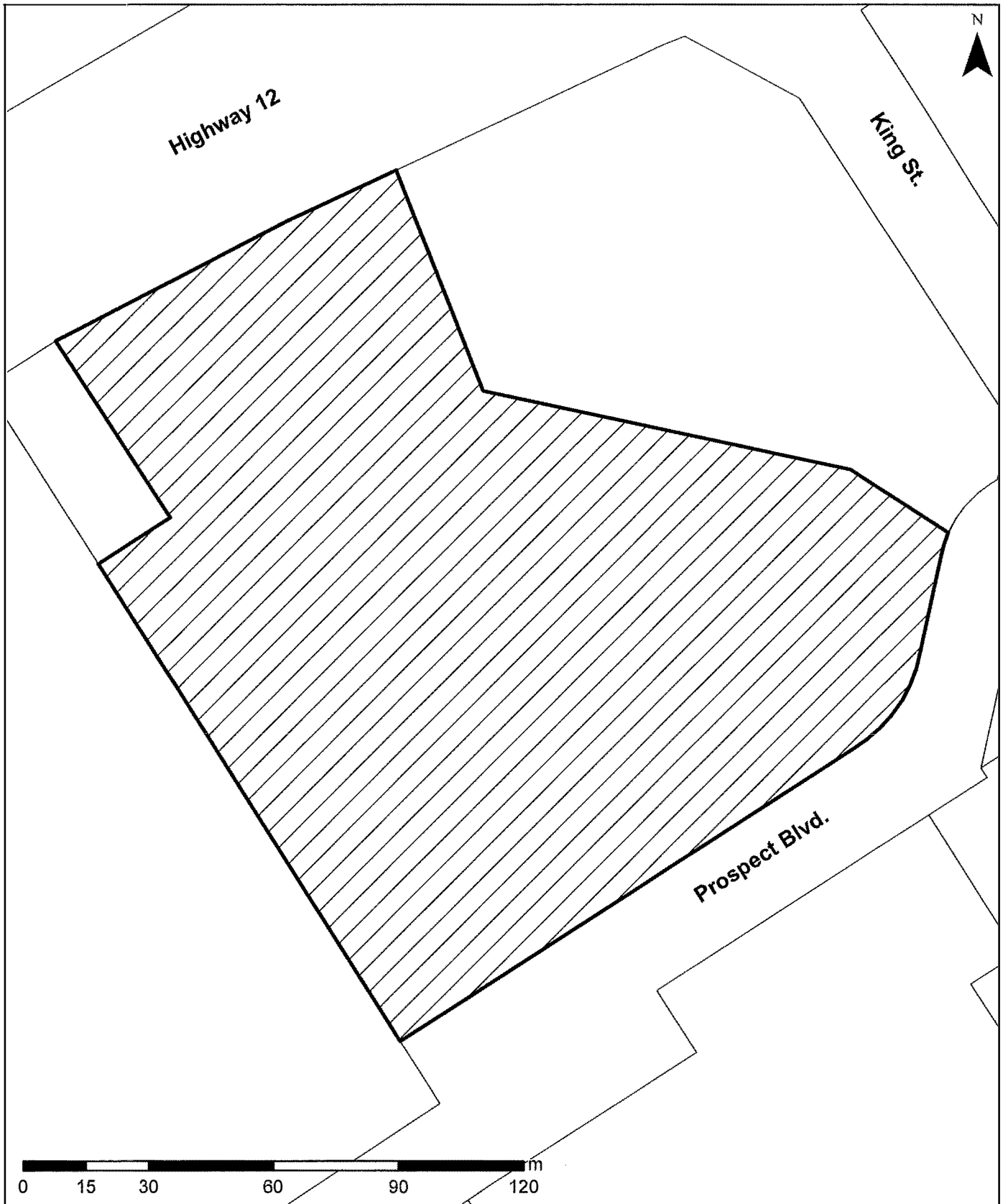


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**SHERRI EDGAR - CLERK**



# Schedule "A" to By-law 2025-16



 Lands to which the Official Plan Amendment applies