



## **NOTICE OF THE PASSING OF A ZONING BY-LAW IN THE TOWN OF MIDLAND BY-LAW 2025-16 – 16728 HIGHWAY 12**

**TAKE NOTICE** that the Council of The Corporation of the Town of Midland passed By-law 2025-16 on the 26<sup>th</sup> day of February, 2025, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13.

**Agent:** Jonathan Pauk, Morgan Planning & Development

**Owner:** 2833373 Ontario Inc

**Application No.:** ZBA-02-24

**Location:** 16728 Highway 12 (see Location Map)

**THE PURPOSE AND EFFECT** of the Zoning By-law Amendment is to re-zone these lands from Highway Commercial (HC) zone to Highway Commercial Exception (HC-14) zone as to permit a 'Self-Storage Facility', add a definition for 'Automobile Rental Agency' to allow truck rentals, and to increase the Maximum Height of a building to 12.5 metres.

### **THE EXPLANATION OF THE EFFECT WRITTEN AND ORAL SUBMISSIONS HAD ON THE DECISION:**

Written submissions were received regarding the Zoning By-Law amendment. These written submissions had the following effect on the decision:

- Restrict removal of Butternut trees until clearance to do is provided by the appropriate approval authority,
- Restrict removal of vegetation and site alteration to specific timeframes, and
- Require additional reports and studies to be provided as part of a site plan application.

**AND TAKE NOTICE** that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment application may be made by filing a notice of appeal with the Town Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Midland as the Approval Authority or by mail to 575 Dominion Avenue, Midland, ON L4R 1R2, no later than 4:30 p.m. on March 27, 2025 The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerks@midland.ca](mailto:clerks@midland.ca).

*Please see the opposite side of this Notice for more information*

**WHO CAN FILE AN APPEAL**

Pursuant to Section 34(19) of the Planning Act R.S.O. 1990, c. P.13, a Notice of Appeal may be filed to the OLT by the following parties:

- The Applicant;
- A specified person who, prior to Council's decision, made oral submissions at a public meeting or written submissions to the Council of the Town of Midland;
- A public body who, prior to Council's decision, made oral submissions at a public meeting or written submissions to the Council of the Town of Midland;
- The registered owner of any land to which the by-law would apply who, prior to Council's decision, made oral submissions at a public meeting or written submissions to the Council of the Town of Midland;
- The Minister.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council of the Town of Midland, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

A key map showing the location of the lands is attached. The complete By-law is available for inspection in the Planning Department during regular office hours at 575 Dominion Avenue, Midland, or by calling 705-526-4275.

The following files/applications are associated with this application:


- Official Plan Amendment, OPA-02-24

Dated at the Town of Midland this 7<sup>th</sup> day of March, 2025.

Sherri Edgar  
Town Clerk

**Key Map**



 Lands to be Rezoned from Highway Commercial (HC)  
Zone to Highway Commercial Exemption Zone (HC-14)

*Please see the opposite side of this Notice for more information*