



## **NOTICE OF THE PASSING OF A ZONING BY-LAW IN THE TOWN OF MIDLAND BY-LAW 2025-18**

**TAKE NOTICE** that the Council of The Corporation of the Town of Midland passed By-law 2025-18 on the 26<sup>th</sup> day of February, 2025, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 at its meeting on the 26<sup>th</sup> day of February, 2025.

**Owner/Applicant:** Town of Midland  
**Application No.:** ZBA-01-24 (Housekeeping Exercise)

**THE PURPOSE AND EFFECT** of the Zoning By-law Amendment is to address several formatting, interpretation and technical issues that have been identified through the day-to-day use and application of the Town Zoning By-law 2004-90. Further, the amendment introduces regulations to expand Additional Residential Units permissions in keeping with recent legislative changes.

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

Planning staff received comments from property owners within the downtown core area regarding the accessory dwelling unit regulations. In response to those comments, the regulations for accessory dwelling units within the downtown core area were updated to provide clearer and concise wording to ensure that accessory dwelling units continue to be permitted and function as a secondary use to the primary commercial use at grade/on the ground floor.

Furthermore, planning staff received comments from the Simcoe County District School Board with suggestive regulations regarding the definition of school, public and parking implications for school sites. These comments are, in the opinion of staff, beyond the scope of a housekeeping exercise and therefore not included in the Amendment.

**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).

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

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

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.

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.

There are no associated files/applications.

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

Sherri Edgar  
Town Clerk