



**THE CORPORATION OF THE
TOWN OF MIDLAND**

**NOTICE OF COMPLETE APPLICATION AND
PUBLIC MEETING CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT
924 KING STREET
FILE NO.: ZBA-04-24**

TAKE NOTICE that the Corporation of the Town of Midland Planning Department received a Complete Application pursuant to Section 34(10.4) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended and as such, the proposed Zoning By-law Amendment application 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 following Zoning By-law Amendment application, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Application No.: ZBA-04-24

Location: 924 King Street. Please see the included location map.

The proposed Zoning By-law Amendment pertains to land located northwest corner of the intersection of King Street and Highway 12 and is legally described as South Part Lot 101, Concession 1, Town of Midland, and is municipally known as 924 King Street. The land is presently zoned Highway Commercial (HC) in the Town of Midland Zoning By-law No. 2004-90, as amended.

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment application is to rezone the lands from 'Highway Commercial' (HC) to 'Highway Commercial Exception zone' (HC-XX). The proposed rezoning will permit:

- A reduction to the number of required parking spaces, which are:

Regulation	Required	Requested
4.1.5	346 Spaces	137 Parking Spaces being: <ul style="list-style-type: none"> • 47 Standard Spaces (2.8m x 5.8m) • 6 Parallel Parking Spaces (3.0m x 6.5m) • 26 Non-standard Existing Parking Spaces • 58 Tandem Parking Spaces (2.8m x 5.8m)
4.1.8.1	4 spaces	3 Barrier Free Spaces
4.1.10.2	6 spaces	1 Loading Space

- The site-specific relief is required for the construction of two (2) new detached commercial buildings on the subject property with the intended use as eating establishments, including drive-throughs. Both uses are currently permitted in the Highway Commercial (HC) zone.



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



AND FURTHER TAKE NOTICE that pursuant to Section 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:

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, 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, the person or public body may not be added as a party to the hearing of an



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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

Location Map

