



THE CORPORATION OF THE  
TOWN OF MIDLAND

**NOTICE OF COMPLETE APPLICATION AND  
PUBLIC MEETING CONCERNING A PROPOSED OFFICIAL  
PLAN AMENDMENT & ZONING BY-LAW AMENDMENT  
983 YONGE STREET  
FILE NO.: OPA-03-24 and ZBA-03-24**

**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, December 4, 2024 at 6:00 p.m.** in the Council Chambers of the Municipal Building, located at 575 Dominion Avenue, to gather input from the public regarding the proposed Official Plan Amendment & Zoning By-law Amendment applications, as required under the Section 16 and 34 of the *Planning Act*.

No Council decision is being made on these applications at the Public Meeting.

### **APPLICATION DETAILS**

**Application No.:** OPA-03-24 and ZBA-03-24

**Location:** 983 Yonge Street. Please see the included location map.

The proposed Official Plan Amendment and Zoning By-law Amendment pertains to land located southwest of the Yonge Street and Kellar Drive intersection and is legally described as PT LT 105 CON 1 TAY AS IN RO270369; MIDLAND and is municipally addressed as 983 Yonge Street. The subject property is currently designated 'Natural Heritage' in the Town of Midland Official Plan. Further, the subject property is currently zoned Residential Zone – R1-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 redesignate the property from:

- 'Greenlands' to 'Strategic Growth Area 1' as shown on Schedule A – Growth Areas;
- 'Greenlands' to 'Neighbourhood Districts' as shown on Schedule B – Urban; and, Structure
- 'Natural Heritage' to 'Neighbourhood Residential' as shown on Schedule "C" – Land Use.



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**THE PURPOSE AND EFFECT** of Zoning By-law Amendment is to rezone the subject lands from the R1-H Zone to the following site-specific zoning:

- Exception Zone – RA-XX (Residential Apartment);
- Exception Zone – R3-XX (Residential);
- RT (Residential Townhouse); and
- Exception Zone – EP-XX (Environmental Protection Zone).

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](mailto:clerks@midland.ca) and/or to [planning@midland.ca](mailto:planning@midland.ca), or the address noted below, no later than **December 4, 2024**. 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



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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 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 12<sup>th</sup> day of November, 2024.

Sherri Edgar  
Clerk

**Location Map**

