



THE CORPORATION OF THE TOWN OF MIDLAND

**NOTICE OF PUBLIC MEETING CONCERNING A
TOWN INITIATED ZONING BY-LAW AMENDMENT
APPLICATION NO.: ZBA-01-2024**

TAKE NOTICE that the Corporation of the Town of Midland Planning Department has initiated a Zoning By-law Amendment Application (File #ZBA-01-2024) to undertake a “*Zoning By-law Housekeeping Exercise*” to the Town Zoning By-law #2004-90, as amended, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13.

This proposed Housekeeping Zoning By-law Amendment applies to all lands within the Town of Midland.

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, September 25, 2024, at 6:00 p.m.** in the Council Chambers of the Municipal Building, located at 575 Dominion Avenue, to consider the following Town initiated Zoning By-law Amendment application.

THE PURPOSE AND EFFECT of the Town initiated Zoning By-law Housekeeping Exercise is to improve the day-to-day use and application of the Zoning By-law. The housekeeping exercise proposes to make the following changes:

- Update *Section 1: Title and Administration* to:
 - Revise wording of existing regulations to recognize primary uses and assist with the interpretation and readability of the Zoning By-law.
- Update *Section 2: Definitions* to:
 - Revise, add and remove terms to provide clear direction and assist with use of the document.
- Update *Section 3: General Provisions* to:
 - Comply with legislative changes introduced by *Bill 23, More Homes Built Faster Act* by,
 - Removing existing regulations regarding second units,
 - Adding new Additional Residential Unit (ARU) regulations that permit up to two ARUs on a residential parcel of land and provide building standards for attached and detached ARUs;
 - Update the accessory building sections to include more prescriptive wording regarding setback requirements for detached accessory buildings.
 - Update home occupation regulations with more prescriptive wording regarding operators of a home occupation and size and location of a home occupation.
 - Revise existing regulations regarding yard encroachments and decks to align with *Accessibility for Ontarians with Disabilities Act*.
 - Revise regulations for decks built on a lot with a semi-detached dwelling unit.



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- Update *Section 4: Parking & Loading*:
 - Update the parking section of the By-law with more perspective wording relating to parking standards for residential zones.
- Update *Section 5: Residential Zones* to:
 - Update the list of permitted uses to recognize additional residential units (ARUs) as per recently passed provincial legislation, *Bill 23: More Homes Built Faster Act*.
 - Remove sign regulations related to the Residential Office (RO) Zone.
- Update *Section 6: Downtown Core Commercial (DC) Zone* to:
 - Update regulation to permit fourplexes in the DC Zone for properties not fronting onto King Street.
 - Update the regulations for mixed-use buildings containing ground floor commercial uses with residential uses on the upper floors.

For More information regarding the applications please visit the [Housekeeping Amendment Exercise webpage](#), scan the below QR Code, or contact the Planning Services Department at planning@midland.ca or 705-526-4275 extension 2217.



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. 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.

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, by September 25th, 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 wish to be notified of the decision of the Town of Midland on the proposed zoning by-law amendment you must make a written request to:

Sherri Edgar, Town Clerk
575 Dominion Avenue, Midland, ON L4R 1R2



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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 the Town of Midland before the By-law is passed, 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 By-law is passed, 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 do so.

It is requested that this Notice of Public Hearing 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 30th day of August, 2024.
Sherri Edgar, Clerk