



THE CORPORATION OF THE
TOWN OF MIDLAND

**NOTICE OF DECISION WITH RESPECT TO A DRAFT
PLAN OF SUBDIVISION UNDER SECTION 51(37) OF
THE *PLANNING ACT***

Applicant: 2428568 ONTARIO LTD **Date of Decision:** August 14, 2019
File No: MD-T-0119 **Date of Notice:** August 23, 2019
Subject Lands: Part Lots 110 & 111, Con 1 and 2 (Tay)
Town of Midland, County of Simcoe
Related Applications: Zoning By-law Amendment File No. ZBA-01-19
Last Date of Appeal: September 12, 2019

Draft Plan of Subdivision approval has been granted by the Town of Midland for the above-noted property. The Draft Plan of Subdivision proposes to develop a minimum of 115 townhouse units and a maximum 29 single detached units or a maximum of 144 freehold townhouse residential units, 32 condominium townhouse units, and up to 291 condominium apartment residential units. Draft Plan approval is subject to 44 conditions as per attached.

Explanation of the Effect Written and Oral Submissions Had on The Decision:
Refinements to the conditions of draft approval reflect the public input and submissions.

When and How to File an Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the person and address shown below and it must:

- (1) set out the reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act* in the amount of \$300.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Contact for Appeal: Karen Desroches, Clerk
Town of Midland
575 Dominion Avenue
Midland, Ontario
L4R 1R2

Who Can File an Appeal?

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the Council or made a written request to be notified of changes to the conditions or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

How to Receive Notice of Changed Conditions

The Conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of approval of draft plan of subdivision if you either:

- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
- (2) make a written request to be notified of the changes to the conditions of approval of the draft plan of subdivision.

No person or public body shall be added as a party to the hearing of an appeal regarding any changed conditions imposed by the approval authority, unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Right of Applicant or Public Body to Appeal Conditions

The applicant or any body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the Town of Midland to the Local Planning Appeal Tribunal by filing with the Town a notice of appeal.

Getting Additional Information

Additional Information about the application is available for public inspection during the regular office hours at the Town of Midland Department of Planning and Building Services at the address noted above.

Dated this 23rd day of August, 2019.



Karen Desroches, Acting Clerk

Attachment: Approved Draft Conditions for File No. MD-T-0119