



**THE CORPORATION OF THE
TOWN OF MIDLAND**

**NOTICE OF COMPLETE APPLICATION AND
PUBLIC MEETING CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT**

1191 HARBOURVIEW DRIVE

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, May 21, 2025 at 6:00 p.m.** in the Council Chambers of the Municipal Building, located at 575 Dominion Avenue, to consider the proposed Zoning By-law Amendment application.

Application No.: ZBA-02-2025

Location: 1191 Harbourview Drive (See Location Map attached to this Notice).

The proposed Zoning By-law Amendment pertains to lands located on the east side of Harbourview Drive and is legally described as TAY CON 1 PT LOT 110 PT; WATER LOT RP 51R37166 PT; PARTS 1 AND 2 and is municipally addressed as 1191 Harbourview Drive. The land is presently zoned Highway Commercial – Hold (HC-H) in the Town of Midland Zoning By-law No. 2004-90, as amended.

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to:

- Rezone the subject lands from the in-effect Highway Commercial – Hold zone to a site-specific Highway Commercial Zone (HC-XX),
- Add “Apartment Building, Mixed Use” as a permitted use,
- Increase the maximum building height from 11 metres to 44 metres, and
- Increase the maximum lot coverage from 50% to 52%.

The proposed zoning by-law amendment, if approved, would facilitate the development of a mixed-use building consisting of two 12-storey (plus mechanical penthouse) towers connected by a four-storey podium. The building is proposed to contain 416 residential condominium units, 88 hotel units, and 106 square metres of retail floor area, as well as associated vehicle and bicycle parking and other amenity and accessory uses.

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.



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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 May 21, 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 zoning by-law amendment you must make a written request to:

Sherri Edgar
Director of Legislative Services/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 zoning by-law amendment 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 proposed zoning by-law amendment 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 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 29th day of April, 2025.

Sherri Edgar
Director of Legislative Services/Town Clerk



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Location Map

