



THE CORPORATION OF THE
TOWN OF MIDLAND

**NOTICE OF COMPLETE APPLICATION AND
PUBLIC MEETING CONCERNING A PROPOSED OFFICIAL
PLAN AMENDMENT & ZONING BY-LAW AMENDMENT
1400 Everton Road
FILE NO.: OPA-03-25 AND ZBA-08-25**

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'). 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 3rd, 2025 at 6:00 p.m.** in the Council Chambers of the Municipal Building, located at 575 Dominion Avenue, to consider the following Official Plan Amendment and Zoning By-law Amendment applications, under Sections 16 & 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

APPLICATION DETAILS

Application No.: OPA-03-2025 and ZBA-08-2025

Location: The proposed Official Plan Amendment and Zoning By-law Amendment pertain to lands municipally addressed as 1400 Everton Road, which are located on the north side of Everton Road and legally described as LT 23 PL 87 TAY TOWN OF MIDLAND. Please see the included location map.

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment is to amend the text and maps of the Town's Official Plan to facilitate a future consent application for the property. The purpose of the forthcoming consent application is to create three severed lots and one retained lot. The subject property is currently designated 'Natural Heritage' and 'Neighbourhood Residential' on Schedule C – Land Use of the Town of Midland Official Plan. No development is proposed at this time. Rather, the applicant is currently seeking policy approvals only. The proposed amendments will:

- Amend Schedule 'A' Growth Areas by removing the 'Greenlands' classification from the subject lands.
- Amend Schedule 'B' Urban Structure to re-designate part of these lands from 'Greenlands' to 'Neighbourhood District'.
- Amend Schedule 'C' Land Use to re-designate the lands from 'Natural Heritage' to 'Neighbourhood Residential'.
- Provide an exemption from Section 6.2.4 (b) (Urban Service Limit) of the Town's Official Plan.



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THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to rezone the subject lands from Rural (RU) to Residential (R5). The purpose of the proposed rezoning is to facilitate a future consent application as noted above.

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



AND FURTHER TAKE NOTICE that pursuant to Sections 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 and/or to planning@midland.ca, or the address noted below, no later than **Wednesday, December 3rd, 2025 at 6:00 p.m.** 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 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 official plan amendment is adopted, the person or public body is not entitled to appeal the decision.



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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 12th day of November, 2025.

Sherri Edgar
Director of Legislative Services/Town Clerk

Location Map

