



**THE CORPORATION OF THE
TOWN OF MIDLAND**

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

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 September 3rd, 2025 at 6:00 p.m.** in the Council Chambers of the Municipal Building, located at 575 Dominion Avenue, to consider the following Zoning By-law Amendment application, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Application No.: ZBA-04-25

Location: 526 Bay Street. Please see the included location map.

The proposed Zoning By-law Amendment pertains to land located on the east side of First Street and south side of Bayshore Drive, and is legally described as PLAN 306 PT LOTS 1 TO 4 PT; LOT A PT LANE, and is municipally addressed as 526 Bay Street. The land is presently zoned Downtown Core Commercial (DC) in the Town of Midland Zoning By-law No. 2004-90, as amended.

THE PURPOSE of the proposed Zoning By-law Amendment is to rezone the subject lands from Downtown Core Commercial (DC) to Downtown Core Commercial Exception (DC-XX) with the following special revision:

1. Notwithstanding Section 6.1.2.1 of By-law 2004-90, the permitted uses shall also include an "Apartment Building, Mixed Use" and the definition of same shall be amended to the following:

"Shall mean a building containing more than four dwelling units that share a common external access to the outside through a common vestibule and have a common corridor system. Residential uses shall not be located on the ground floor of an Apartment Building, Mixed Use. Accessory residential uses shall be permitted on the ground floor of an Apartment Building, Mixed Use, such as an office, entryway, storage, lockers, common room, and mailboxes."

THE EFFECT of the application would be to permit an apartment building that contains ground floor commercial uses as well as accessory residential uses associated with the maintenance and function of the apartment building.



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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.

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, September 3, 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 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 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 zoning by-law 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.



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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 18th day of July, 2025.

Sherri Edgar
Director of Legislative Services/Town Clerk

Location Map

