



**THE CORPORATION OF THE
TOWN OF MIDLAND**

**NOTICE OF THE PASSING OF
A ZONING BY-LAW IN THE TOWN OF MIDLAND
BY-LAW 2025-69 526 Bay Street**

TAKE NOTICE that the Council of The Corporation of the Town of Midland passed By-law 2025-69 on the 3rd day of December 2025, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13.

Agent: Katrina Lalonde, Quantum Engineering Inc.

Owner: Louie Desantis

Application No.: ZBA-04-25

Location: 526 Bay Street (see Location Map)

THE PURPOSE AND EFFECT of the 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 EXPLANATION OF THE EFFECT WRITTEN AND ORAL SUBMISSIONS HAD ON THE DECISION:

The written and/or oral submissions received did not have any effect on the decision.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment application may be made by filing a notice of appeal with the Town Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Midland as the Approval Authority or by mail to 575 Dominion Avenue, Midland, ON L4R 1R2, no later than 4:30 p.m. on January 6th, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerks@midland.ca.

WHO CAN FILE AN APPEAL

Pursuant to Section 34(19) of the Planning Act R.S.O. 1990, c. P.13, a Notice of Appeal may be filed to the OLT by the following parties:

- The Applicant;
- A specified person who, prior to Council's decision, made oral submissions at a public meeting or written submissions to the Council of the Town of Midland;
- A public body who, prior to Council's decision, made oral submissions at a public meeting or written submissions to the Council of the Town of Midland;
- The registered owner of any land to which the by-law would apply who, prior to Council's decision, made oral submissions at a public meeting or written submissions to the Council of the Town of Midland;
- The Minister.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council of the Town of Midland, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

A key map showing the location of the lands is attached. The complete By-law is available for inspection in the Planning Department during regular office hours at 575 Dominion Avenue, Midland, or by calling 705-526-4275.

There are no associated files/applications.

Dated at the Town of Midland this 17th day of December 2025.

Sherri Edgar
Town Clerk

Key Map

Please see the opposite side of this Notice for more information