

**THE CORPORATION OF THE TOWN OF MIDLAND
BY-LAW 2026-XX**

A By-law to amend Zoning By-law 2004-90, as amended, for the lands known municipally as
9332 County Road 93

WHEREAS the Council of the Corporation of the Town of Midland passed Zoning By-law 2004-90, known as the Zoning By-law, on the 22nd day of November 2004, to regulate the development and use of lands within the Town of Midland; and,

AND WHEREAS the Council of The Corporation of the Town of Midland has received an application to Amend Zoning By-law 2004-90 and has approved the Application; and,

AND WHEREAS the Council of The Corporation of the Town of Midland now deems it expedient to amend Zoning By-law 2004-90, pursuant to the authority given to it under Section 34 of the Planning Act, R.S.O. 1990.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND
HEREBY ENACTS AS FOLLOWS:**

1. That the lands described as Part of Lot 107, Concession 1, West of Penetanguishene Road, Geographic Township of Tiny, Town of Midland, and having the municipal address of 9332 County Road 93, as shown on Schedule 'A' attached hereto shall be subject of this By-law.
2. That the lands described above and on Map 21 and 22 of Schedule "A" to Zoning By-law 2004-90 and as shown on Schedule "A" attached hereto and forming part of this By-law, shall be rezoned from the "Rural (RU)" zone and "Highway Commercial (HC)" zone to the "Residential Townhouse Exception (RT-XX)" zone, "Residential Townhouse Exception (RT-YY)" zone, "Residential Townhouse Exception (RT-ZZ)" zone, "Residential Townhouse Exception (RT-WW)" zone, "Residential Apartment Exception (RA-XX)" zone, "Open Space Exception (OS-XX)" zone, "Open Space (OS)" zone, an "Environmental Protection (EP)" zone.
3. That all provisions of Zoning By-law 2004-90, as amended, except those expressly amended herein shall apply to the subject lands.
4. Notwithstanding Section 5.6.3, the following standards shall apply to the lands zone RT-XX:

- | | |
|-----------------------------------|--------------------|
| a) Minimum Lot Area | 196 m ² |
| b) Minimum Lot Frontage | 6.4 m |
| c) Maximum Lot Coverage | 47% |
| d) Minimum Yard Setbacks | |
| • Front | 5.95 m |
| • Rear | 7.6 m |
| • Interior Side | 1.55 m |
| • Interior Side Common Wall | 0 m |
| • Exterior Side | 3 m |
| e) Maximum Building Height | 12 m |
| f) Section 5.6.3.6 does not apply | |

5. Notwithstanding Section 5.6.3, the following standards shall apply to the lands zone RT-YY:

- a) Minimum Lot Area 146 m²
- b) Minimum Lot Frontage 5 m
- c) Maximum Lot Coverage 48%
- d) Minimum Yard Setbacks
 - Front 3.9 m
 - Rear 5.9 m
 - Interior Side 1.55 m
 - Interior Side Common Wall 0 m
 - Exterior Side 1.4 m
- e) Maximum Building Height 12 m
- f) Section 5.6.3.6 does not apply

6. Notwithstanding Section 5.6.2, the following additional uses shall also be permitted on the lands zoned RT-WW:

- Stacked Townhouses

Notwithstanding Section 5.6.3, the following standards shall apply to the lands zone RT-WW:

- a) Minimum Lot Area 40.9 m²
- b) Minimum Lot Frontage 6.35 m
- c) Maximum Lot Coverage 57%
- d) Minimum Yard Setbacks
 - Front 2.5 m
 - Rear 2.9 m
 - Interior Side 1.6 m
 - Interior Side Common Wall 0 m
 - Exterior Side 3.4 m
- e) Maximum Building Height 15 m
- f) Section 5.6.3.6 does not apply
- g) Parking shall be provided at a ratio of 1.26 spaces per unit

7. Notwithstanding Section 5.6.2, the following additional uses shall also be permitted on the lands zoned RT-ZZ:

- Stacked Rear Lane Townhouses

Notwithstanding Section 5.6.3, the following standards shall apply to the lands zone RT-ZZ:

- a) Minimum Lot Area 101 m²
- b) Minimum Lot Frontage 10.2 m
- c) Maximum Lot Coverage 55%
- d) Minimum Yard Setbacks
 - Front 0.29 m
 - Rear 5.7 m
 - Interior Side 2.0 m
 - Interior Side Common Wall 0 m
 - Exterior Side 3 m

- e) Maximum Building Height 12 m
- f) Section 5.6.3.6 does not apply

8. Notwithstanding Section 5.7.3, the following standards shall apply to the lands zone RA-XX:

- a) Minimum Lot Area 80 m²/dwelling unit
- b) Minimum Lot Frontage 124 m
- c) Minimum Yard Setbacks
 - Front 9 m
 - Rear 9 m
 - Interior Side 2.0 m
- d) Maximum Building Height 25 m

9. Notwithstanding Section 8.2.2, the following additional uses shall be permitted on the lands zoned OS-XX:

- Stormwater Management Pond.

10. That the By-law shall come into force and effect in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 and the regulations thereto.

PASSED AND ENACTED THIS XX DAY OF XX, 2026.

THE CORPORATION OF THE TOWN OF MIDLAND

MAYOR

CLERK

