



**THE CORPORATION OF THE  
TOWN OF MIDLAND**

**NOTICE OF COMPLETE APPLICATION  
CONCERNING A PROPOSED OFFICIAL PLAN AMENDMENT,  
ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF  
SUBDIVISION**

**9332 COUNTY ROAD 93**

**FILE NO.: OPA-01-26, ZBA-02-26, AND MD-T-0126**

**TAKE NOTICE** that the Corporation of the Town of Midland Planning Services Division has received a Complete Application pursuant to Section 22(6.1), being an Official Plan Amendment, Section 34(10.4), being a Zoning By-Law Amendment and Section 51 (19.4), being a Draft Plan of Subdivision of the *Planning Act*, R.S.O 1990, c. P. 13, as amended ('Planning Act'). The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications can now proceed through the planning process.

**APPLICATION DETAILS**

**Application No.:** OPA-01-2026, ZBA-02-2026, & MD-T-0126

**Location:** 9332 County Road 93 (location map below).

The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision pertains to lands municipally known as 9332 County Road 93 and legally described as Part of Lot 7, Concession 1, formally in the geographic Township of Tiny.

The subject lands are currently designated 'Natural Heritage' in the Town of Midland Official Plan. Further, the subject lands are currently zoned Rural ('RU') in the Town of Midland Zoning By-law No. 2004-90, as amended.

**THE PURPOSE AND EFFECT** of the proposed Official Plan Amendment is to allow site-specific mapping and textual amendments to the Town of Midland Official Plan. The proposed amendments will:

- Amend Schedule A - Growth Areas of the Town Official Plan to redesignate a portion of the lands from the "Greenlands" designation to the "Strategic Growth Areas II" designation.
- Amend Schedule B - Urban Structure of the Town Official Plan to redesignate a portion of the lands from the "Greenlands" designation to the "Neighbourhood Districts" designation.
- Amend Schedule C - Land Use of the Town Official Plan to redesignate a portion of the lands from the "Natural Heritage" designation, to the "Neighbourhood Residential" designation and "Open Space" designation.
- Establish a maximum density of 75 units per hectare.



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

- Rezone the “Rural (RU)” and “Highway Commercial (HC)” zones to:
  - “Residential Townhouse Exception (RT-XX)”
  - “Residential Townhouse Exception (RT-YY)”
  - “Residential Townhouse Exception (RT-ZZ)”
  - “Residential Townhouse Exception (RT-WW)”
  - “Residential Apartment Exception (RA-XX)”
  - “Open Space Exception (OS-XX)”
  - “Open Space (OS)” and,
  - “Environmental Protection (EP)” zone.
  
- The rezoning application also requests site-specific regulations regarding minimum lot area, lot frontage, required setbacks, maximum height, required parking and to recognize additional permitted uses for the “Residential Townhouse-Exception” and “Residential Apartment-Exception (RA-XX)” zones.

**THE PURPOSE AND EFFECT** of the Draft Plan of Subdivision is to establish a residential draft plan of subdivision totaling 1,051 residential units, comprised of 619 townhouse dwelling units and 432 apartment units, including a mix of condominium and freehold units with associated blocks for stormwater management and environmental protection.

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



**AND FURTHER TAKE NOTICE** that pursuant to Section 22(6.4), 34(10.7) and 51(19.4) of the *Planning Act*, the Application file is part of the public record and is available to the public for inspection.

Inquires regarding the proposed applications are to be sent to [planning@midland.ca](mailto:planning@midland.ca). These applications are subject to a statutory public meeting. A Notice of Public Meeting will be issued at a later date. Any comments on the proposed applications must be submitted in writing on or before the date of the statutory Public Meeting.



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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, Zoning By-law Amendment and/or Draft Plan of Subdivision, 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.

Dated at the Town of Midland this 26<sup>th</sup> day of June, 2026.

Sherri Edgar  
Director of Legislative Services/Town Clerk



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**Location Map**

