



THE CORPORATION OF THE TOWN OF MIDLAND

**NOTICE OF COMPLETE APPLICATION AND
PUBLIC MEETING CONCERNING A PROPOSED OFFICIAL
PLAN AMENDMENT & ZONING BY-LAW AMENDMENT
1112 SAINT ANDREWS DRIVE & 9421 COUNTY ROAD 93
FILE NO.: OPA-01-25 AND ZBA-03-25**

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'), and 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, May 21, 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 application, under Section 16 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

APPLICATION DETAILS

Application No.: OPA-01-25 and ZBA-03-25

Location: 1112 Saint Andrews Drive & 9421 County Road 93. Please see the included location map.

The proposed Official Plan Amendment and Zoning By-law Amendment pertains to land located on the east side of County Road 93 and west of Penetanguishene Road. The subject property is legally described as Part of Lots 107 and 108, Concession 1, formerly the Township of Tiny and is municipally addressed as 1112 Saint Andrews Drive & 9421 County Road 93. The subject property is currently designated 'Natural Heritage' and 'Commercial Corridor' in the Town of Midland Official Plan. Further, the subject property is currently zoned 'Institutional (I)' and '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 'B' to redesignate the subject lands from 'Greenlands' to 'Mixed Use District'.
- Amendment Schedule 'C' to redesignate these lands from 'Natural Heritage' to 'Commercial Corridor' and 'Open Space'.
- Request site-specific amendments to Sections 2.2 d) iv) (Planning for Growth in an Urban Stricture – Delineated Built Boundary) and 7.2.4 b) (Secondary Plans policies) of the Town Official Plan.



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

- Rezone the subject lands from the Rural (RU) and Institutional (I) zones to Institutional Exception (I-XX) zone and Open Space (OS) zone.
- Increase the maximum building height from 11 metres to 28 metres.

The submitted applications are required in support of a proposed mental health ward addition to the existing hospital and for a new hospital to be constructed in the future. A Site plan to be submitted in the future should the submitted official plan amendment and zoning by-law amendment applications be approved.

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



AND FURTHER TAKE NOTICE that pursuant to Section 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 **May 21, 2025**. 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/or Zoning By-law Amendment you must make a written request to:

Sherri Edgar
Director of Legislation Services/Town Clerk
575 Dominion Avenue,
Midland, ON L4R 1R2



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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.

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 29th day of April, 2025.

Sherri Edgar
Director of Legislative Services/Clerk

Location Map

