THE CORPORATION OF THE
TOWN OF MIDLAND

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING A PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT 750 BALM BEACH ROAD EAST FILE NO.: OPA-02-26 AND ZBA-04-26

TAKE NOTICE that the Corporation of the Town of Midland Planning Services Division has received a Complete Application to amend the Town's Official Plan and the Comprehensive Zoning By-law, pursuant to Sections 22 and 34 of the *Planning Act, R.S.O 1990, c. P. 13,* as amended ('*Planning Act*'), respectively. The proposed Official Plan Amendment & Zoning By-law Amendment applications will now proceed through the planning process.

AND TAKE FURTHER NOTICE that the Council of the Corporation of the Town of Midland will hold a Public Meeting on **Wednesday, December 9, 2026 at 2:00 p.m.** in the Council Chambers of the Municipal Building, located at 575 Dominion Avenue, to consider the proposed Official Plan and Zoning By-law amendment applications.

APPLICATION DETAILS

Application No.: OPA-02-26 and ZBA-04-26
Related Files: None

Location: 750 Balm Beach Road. Please see the included location map.

The proposed Official Plan and Zoning By-law Amendments pertain to lands that are legally described as Tiny Con 1 WPR PT Lot 105 RP;51R555 Part 8 RP 51R40607. The subject property is designated *Mixed-Use Corridor* as per *Schedule C – Land Use* to the Town of Midland Official Plan and zoned Highway Commercial (HC) as per the Town of Midland Zoning By-law No. 2004-90, as amended.

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment is to add site-specific language to section 4.4.5 of the Town of Midland Official Plan as to allow the following:

- Add 'Transportation Terminal' as a permitted use, and;
- Permit a building that is less than two (2) storeys or eight (8) metres in height.

THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to rezone the subject lands from the Highway Commercial (HC) zone to a site-specific Highway Commercial – Exception zone (HC-XX) as to allow the following:

- Add 'Transportation Terminal' as a permitted use;
- Add 'Covered Parking Structure' as a permitted use, and;
- Reduce the required front yard setback from a County Road from 15.0 metres to 7.5 metres.

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For more information and materials 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 **December 9, 2026**. 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, Zoning By-law Amendment, or both, 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 the Town of Midland before the proposed official plan amendment is adopted or the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

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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 or the zoning by-law amendment is passed, 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 13th day of November, 2026.

Sherri Edgar
Director of Legislative Services/Town Clerk

Location Map

