

## **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  
750 Balm Beach Road East

**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 8, Plan 51R-1520, being part of Lot 105, Concession 1 (W.P.R.), Township of Tiny, now in the Town of Midland, County of Simcoe", and having the municipal address of 750 Balm Beach Road East, as shown on Schedule 'A' attached hereto shall be the subject of this By-law.
2. That the lands described above and on Map 28 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 "Highway Commercial (HC)" zone to the "Highway Commercial Exception (HC-XX)" 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 6.2.2, the following additional uses shall also be permitted on the lands zoned HC-XX:
  - Transportation Terminal
  - Covered Parking Structure
5. Notwithstanding Section 3.27, the minimum setback from the front lot line abutting Balm Beach Road East (County Road 25) shall be 7.50 metres.
6. 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

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MAYOR

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CLERK

**Schedule 'A'**

Proposed Zoning By-law Amendment

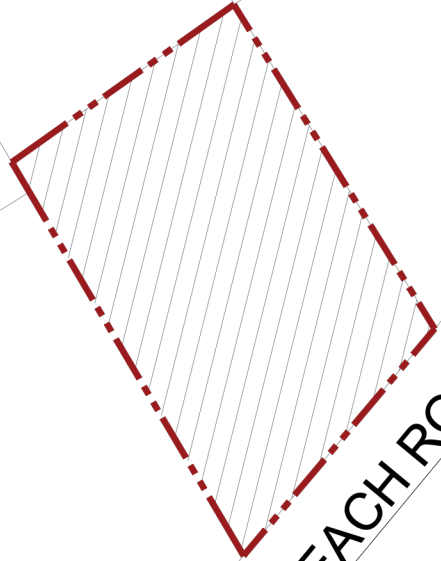
750 Balm Beach Road East

Town of Midland, County of Simcoe

SUNDOWNER  
ROAD



BALM BEACH ROAD EAST

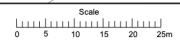


**LEGEND**

-  Subject Site (Area: 3,496.89 m<sup>2</sup>)
-  Lands to be rezoned from 'Highway Commercial (HC)' zone to 'Highway Commercial Exception (HC-XX)' zone

**SCHEDULE "A"**  
**ZONING BY-LAW AMENDMENT**

Part 8, Plan 51R-1520, being part of Lot 105,  
Concession 1 (W.P.R.), Township of Tiny,  
now in Town of Midland, County of Simcoe



Source: Town of Midland Zoning By-Law 2004-90  
Note: Information shown is approximate and subject to change.



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| Date: Sep 03, 2026 | Drawn By: M.D.     |
| File: 26-1635      | Checked: N.S./J.A. |