

ZONING ORDER 006-2026

For lands municipally known as
565 Balm Beach Road East, Town of Midland
Ordered under section 47 of the *Planning Act*

As permitted by section 47 of the *Planning Act*, for lands in the Town of Midland in the Province of Ontario as described in Appendix “A” (the “subject lands”), I hereby order as follows:

1. Definitions

(1) In this order,

“Accessory Building” means a building normally incidental, subordinate, exclusively devoted to, and located on the same lot as the principal use of land or building.

“zoning by-law” means Zoning By-law No. 2004-90 of the Town of Midland.

2. Permitted uses

(1) Every use of land and every erection, location, or use of any building or structure is prohibited on the subject lands, except for the following uses:

- a. Dwelling Unit, Detached
- b. Dwelling, Semi-Detached
- c. Dwelling, Street Townhouse
- d. Dwelling, Townhouse
- e. Apartment Building
- f. Stormwater Management Facility
- g. Accessory Use
- h. Accessory Building
- i. Additional Residential Unit
- j. Home Occupation
- k. Public Use
- l. Park, Public

3. Zoning requirements

- (1) The zoning requirements for Dwelling Unit, Detached are as follows:
 - a. The minimum lot area is 300 square metres.
 - b. The minimum lot frontage is 11.0 metres.
 - c. The maximum lot coverage is 60%.
 - d. The minimum front yard setback is 6.0 metres.
 - e. The minimum rear yard setback is 7.6 metres.
 - f. The minimum interior side yard setback is 1.2 metres.
 - g. The minimum exterior side yard setback is 2.0 metres.
 - h. The maximum building height is 11.0 metres.
 - i. A minimum of one parking space per dwelling unit shall be provided.
- (2) The zoning requirements for Dwelling, Semi-Detached are as follows:
 - a. The minimum lot area is 200 square metres.
 - b. The minimum lot frontage is 9.0 metres.
 - c. The maximum lot coverage is 60%.
 - d. The minimum front yard setback is 6.0 metres.
 - e. The minimum rear yard setback is 5.0 metres.
 - f. The minimum interior side yard setback is 1.2 metres.
 - g. The minimum common wall setback is 0.0 metres.
 - h. The minimum exterior side yard setback is 2.0 metres.
 - i. The maximum building height is 11.0 metres.
 - j. A minimum of one parking space per dwelling unit shall be provided.
- (3) The zoning requirements for Dwelling, Street Townhouse and Dwelling, Townhouse are as follows:
 - a. The minimum lot area is 170 square metres.
 - b. The minimum lot frontage is 7.6 metres.

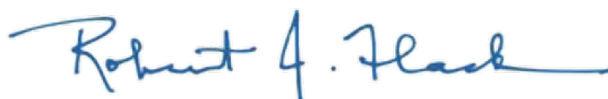
- c. The maximum lot coverage is 75%.
 - d. The minimum front yard setback is 5.5 metres.
 - e. The minimum rear yard setback is 5.0 metres.
 - f. The minimum interior side yard setback is 1.2 metres.
 - g. The minimum common wall setback is 0.0 metres.
 - h. The minimum exterior side yard setback is 2.0 metres.
 - i. The maximum building height is 15.0 metres.
 - j. A minimum of one parking space per dwelling unit shall be provided.
- (4) The zoning requirements for Apartment Building are as follows:
- a. The minimum lot area is 100 square metres per dwelling unit.
 - b. The minimum lot frontage is 40.0 metres.
 - c. The maximum lot coverage is 50%.
 - d. The minimum front yard setback is 6.0 metres.
 - e. The minimum rear yard setback is 7.5 metres.
 - f. The minimum interior side yard setback is 6.0 metres.
 - g. The minimum exterior side yard setback is 6.0 metres.
 - h. The maximum building height is 25.0 metres.
 - i. A minimum of one parking space per dwelling unit of which 25% shall be for designated visitor parking.
 - j. A minimum of one loading space per apartment building containing 50 dwelling units or more.

4. Implementation provisions

- (1) This order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be a by-law passed by the council of the Town of Midland.
- (2) Policy statements issued under subsection 3 (1) of the *Planning Act*, provincial plans, and official plans do not apply in respect of a licence, permit, approval, permission or other matter required before a use permitted by this order may be established on the lands subject to this order.

(3) This order comes into force on the day it is made.

Dated at Toronto this 15th day of May, 2026.



Hon. Robert J. Flack

Minister of Municipal Affairs and Housing

Appendix "A" to Zoning Order 006-2026



LEGEND

- Roads
- Parcels
- Subject Lands - Part of the North ½ of Lot 104, Concession 1, WPR, (Former Township of Tiny), Town of Midland, County of Simcoe



Map North (Degrees): 0°

0 55 110 220
Metres

1 cm equals 64 metres

Map Description:

The map shows lands located in, Part of the North ½ of Lot 104, Concession 1, WPR, (Former Township of Tiny), Town of Midland, County of Simcoe. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email (mininfo@ontario.ca) for order details.

THIS IS NOT A PLAN OF SURVEY

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