



**THE CORPORATION OF THE
TOWN OF MIDLAND**

575 Dominion Avenue
Midland, ON L4R 1R2
Phone: 705-526-4275
Fax: 705-526-9971
www.midland.ca

**NOTICE OF DECISION
COMMITTEE OF ADJUSTMENT
Provisional Consent to Sever Application B.3/2019**

DECISION DATE: April 11, 2019
MAILING DATE OF THIS NOTICE: April 12, 2019
DEADLINE FOR APPEAL: May 2, 2019

Notice of this matter was given and a Public Hearing held on Thursday, April 11, 2019, pursuant to Section 53 of the *Planning Act*, R.S.O. c. P.13 1990.

PURPOSE OF THE APPLICATION:

A consent to sever a parcel of land for lot addition purposes having a general dimension of 77.4 metres by 39.3 metres for an area of 3038.1 square metres. The severed lands will be merged in title with the adjacent property at 619 Prospect Boulevard. The retained lands will have a Lot Frontage of 42.06 metres, a depth of 50.80 and a Lot Area of 2795.3 square metres.

DECISION OF THE COMMITTEE: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT A DEPOSITED REFERENCE PLAN SURVEY OF THE SEVERED PARCEL BE PREPARED AND SUBMITTED TO THE TOWN IN DUPLICATE.
2. THAT ALL TAXES, PENALTIES, AND INTEREST LEVIED ON THE SUBJECT PROPERTY AT THE TIME OF THE CERTIFICATION OF THE TRANSFER/DEED FOR THE SEVERED LOT BE PAID IN FULL.
3. SUBMISSION OF A DRAFT ELECTRONIC TRANSFER FOR THE PARCEL TO BE SEVERED, ONE COPY TO BE RETAINED BY THE MUNICIPALITY.
4. THAT THE APPLICANT'S SOLICITOR PROVIDE AN UNDERTAKING TO THE SECRETARY TREASURER IN THE FORM APPROVED BY THE TOWN PRIOR TO ISSUANCE OF THE CERTIFICATE OF OFFICIAL THAT THE SEVERED LANDS AND THE BENEFITING LANDS WILL MERGE IN TITLE AND THAT THE PINS WILL BE CONSOLIDATED.
5. THAT THE APPLICANT OBTAINS MINOR VARIANCE APPROVAL FOR THE RETAINED LANDS AT 1014 KING TO BE IN FULL COMPLIANCE WITH ZONING BY-LAW 2004-90.
6. THAT A CERTIFICATE BE ISSUED UTILIZING FORM 2, UNDER SECTION 50(12) OF THE *PLANNING ACT* R.S.O., 1990

REASONS:

Committee is of the opinion that the Application conforms to the Town's Official Plan, complies with the Town's Zoning By-law, and that the application represents good land use planning.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

- No written and oral submissions were received.
- The written and/or oral submissions received did not have any effect on the Decision.
- The written and/or oral submissions received had the following effect on the Decision:
 - _____
 - _____

RELATED APPLICATIONS: There are no associated files/applications.

DECISION SIGNATURE PAGE


We, the undersigned, concur in the Decision and the Reasons of the Committee of Adjustment:

Committee Member  G. Barber

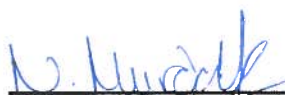
Committee Member  L. Ferris

Committee Member  B. Jeffery

Committee Member  A. Philips

Committee Member  C. Tremblay

I, Natalie Murdock, Secretary-Treasurer of the Midland Committee of Adjustment, do hereby certify this to be a true copy of the Decision handed down on an application for Provisional Consent.


Natalie Murdock
Secretary-Treasurer, Midland Committee of Adjustment

To appeal this decision to the Ontario Municipal Board, send a letter or a completed Local Planning Appeal Tribunal Appellant to the Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. To obtain a copy of the Appellant Form and other information about the appeal process please visit the Environment and Land Tribunals Ontario website at <http://elto.gov.on.ca/>.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

If no Notice of Appeal has been received by the last date for filing an appeal, the Decision of the Committee becomes final and binding.

You will be entitled to receive notice of any changes to the conditions of the Provisional Consent if you have made a written request to be notified of changes to the conditions of the Provisional Consent.