



**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  
Minor Variance Application A.12/2019**

**DECISION DATE:** July 11, 2019  
**MAILING DATE OF THIS NOTICE:** July 12, 2019  
**DEADLINE FOR APPEAL:** August 1, 2019  
**MUNICIPAL ADDRESS:** 387 Elizabeth Street

Notice was given and a Public Hearing was held on Thursday, July 11, 2019, as required by the Section 45 of the *Planning Act*, R.S.O. c.P.13 1990.

**PURPOSE OF THE APPLICATION:**

To reduce the required Minimum Front Yard Setback from 6.0 metres to 5.3 metres, to increase the Maximum Lot Coverage for an accessory building from 5% to 9.16%, to increase the Maximum Height for an accessory building from 4.0 metres to 4.88 metres, and to increase the Maximum Driveway Width from 8.5 metres to 9.3 metres in order to permit the construction of a detached garage.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

- 1. Section 5.2.3.4, By-law 2004-90 as amended**  
The by-law requires a Minimum Front Yard Setback of 6.0 metres.  
The proposed Minimum Front Yard Setback will be 5.3 metres.
- 2. Section 3.8.6, By-law 2004-90 as amended**  
The by-law requires a Maximum Lot Coverage for an accessory building of 5%.  
The proposed Maximum Lot Coverage for an accessory building will be 9.16%.
- 3. Section 3.8.4, By-law 2004-90 as amended**  
The by-law requires a Maximum Height for an accessory building of 4.0 metres.  
The proposed Maximum Height for an accessory building will be 4.88 metres.
- 4. Section 4.1.6.9, By-law 2004-90 as amended**  
The by-law requires a Maximum Driveway Width of 8.5 metres.  
The proposed Maximum Driveway Width will be 9.3 metres.

**DECISION OF THE COMMITTEE:**

**APPROVED (with conditions)**

**Reasons:**

The requested Variance is minor in nature, desirable and maintains the general intent and purpose of the Official Plan and Zoning By-law. The Application satisfies the four tests for Minor Variances as set out in Section 45 of the Planning Act.

**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:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Conditions:**

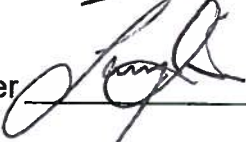
1. That a Building Permit be obtained within one (1) year.
2. That Approval is granted to the general size and extent as shown on the Site Plan attached to Staff Report PL-2019-53 dated June 27, 2019 and shown on Attachment #2.

**DECISION SIGNATURE PAGE**

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

Committee Member  C. Tremblay, Chair


Committee Member  G. Barber

Committee Member  L. Ferris

Committee Member  B. Jeffery

Committee Member  A. Philips

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 Minor Variance.

  
Natalie Murdock  
Secretary-Treasurer, Midland Committee of Adjustment

*To appeal this decision to the Local Planning Appeal Tribunal, send a completed LPAT Appellant Form (A1) 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 Appellant Form (A1) and other information about the appeal process please visit the Local Planning Appeal Tribunal website at [elto.gov.on.ca/tribunals/lpat/](http://elto.gov.on.ca/tribunals/lpat/)*

*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.*