



**THE CORPORATION OF THE
TOWN OF MIDLAND**

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**NOTICE OF DECISION
COMMITTEE OF ADJUSTMENT
Minor Variance Application A.5/2019**

DECISION DATE: April 11, 2019
MAILING DATE OF THIS NOTICE: April 12, 2019
DEADLINE FOR APPEAL: May 2, 2019
MUNICIPAL ADDRESS: 8826 County Road 93

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

PURPOSE OF THE APPLICATION:

The Application is for permission for a Secondary Unit within an Accessory Building on a lot other than a through lot, corner lot, or a laneway lot. The construction of a new accessory building with a second unit requests variances to reduce the interior side yard from 6.0 metres to 3.0 metres and to increase the permitted accessory building coverage from 5% to 5.9%.

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

- 1. Section 9.1.3.4, By-law 2004-90 as amended**
The by-law requires a Minimum Interior Side Yard setback of 6.0 m.
The proposed Interior Side Yard will have a setback of 3.0 m.
- 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 of 5.9%.

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:
- The Committee added an additional condition to satisfy the County of Simcoe


Conditions:

1. That a Building Permit be obtained within one (1) year.
2. That the applicant satisfies any requirements of the County of Simcoe.

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/

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.