



**THE CORPORATION OF THE
TOWN OF MIDLAND**

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**NOTICE OF DECISION
COMMITTEE OF ADJUSTMENT
Provisional Consent to Sever Application B.1/2019**

DECISION DATE: February 14, 2019
MAILING DATE OF THIS NOTICE: February 15, 2019
DEADLINE FOR APPEAL: March 7, 2019

Notice of this matter was given and a Public Hearing held on Thursday, February 14, 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 portion of land having a frontage of 14.24 metres on Yonge Street, a land depth of 40.23 metres and a Lot Area of 550 square metres. The retained lands will have a frontage of 23.5 metres on King Street, a depth of 36 metres on the north side and 49 metres on the south side for an area of 1,900 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 A DRAFT ELECTRONIC TRANSFER FOR THE PARCEL TO BE SEVERED BE SUBMITTED, WITH ONE COPY TO BE RETAINED BY THE MUNICIPALITY.
3. 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.
4. THAT THE RETAINED LANDS BE CONSOLIDATED INTO ONE PROPERTY IDENTIFICATION NUMBERS (PINS), ONE ASSESSMENT ROLL NUMBER, AND ONE ADDRESS.
5. THAT THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DETERMINING THE LOCATION OF THE LATERALS FOR THE SEVERED LOT, FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION OF SERVICE LATERALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN ENGINEERING, WATER & WASTE WATER DEPARTMENT, IF REQUIRED.
6. THAT THE APPLICANT AMENDS ANY SITE PLAN AGREEMENT REGISTERED ON THE PROPERTY, IF REQUIRED.
7. 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, Wesley Crown, 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.



Wesley Crown, MCIP, RPP
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.