



THE CORPORATION OF THE  
TOWN OF MIDLAND

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NOTICE OF DECISION  
COMMITTEE OF ADJUSTMENT  
Minor Variance Application A.20/2018

**DECISION DATE:** September 13, 2018  
**MAILING DATE OF THIS NOTICE:** September 17, 2018  
**DEADLINE FOR APPEAL:** October 7, 2018  
**MUNICIPAL ADDRESS:** 877 King Street

Notice was given and a Public Hearing was held on Thursday, September 13, 2018, as required by the Section 45 of the *Planning Act*, R.S.O. c.P.13 1990.

**PURPOSE OF THE APPLICATION:**

To decrease the number of required loading spaces from 2 spaces to 1 space, to increase the maximum building height from 11 metres to 17.5 metres, and to decrease the required parking from 115 spaces to 93 spaces for the development of a hotel.

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

- Section 4.1.8.2, By-law 2004-90 as amended**  
The by-law requires 2 loading spaces for a building with more than 2001 square metres of floor area.  
The proposed building will have 1 loading space.
- Section 6.2.3.5, By-law 2004-90 as amended**  
The by-law requires a Maximum Building Height of 11.0 metres.  
The proposed building will have a Maximum Building Height of 17.5 metres.
- Section 4.1.5, By-law 2004-90 as amended**  
The By-law requires 1.25 parking spaces per guest room plus 1 for each 4 persons that can be accommodated at any one time in a dining room, licensed beverage room, banquet room which is 115 parking spaces.  
The proposed development will have 93 parking spaces.

**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 the Applicant applies for Site Plan Approval within one (1) year of approval.
2. That approval of the Variance is granted and fixed to the general size, extent and location as shown on Attachment #2 to Staff Report PL-2018-69, dated September 4, 2018.

**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 \_\_\_\_\_ F. Baldwin

Committee Member  R. White

Committee Member  J. Reid

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 Minor Variance.

  
Wesley Crown, MCIP, RPP  
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.*