



**THE CORPORATION OF THE
TOWN OF MIDLAND**

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**NOTICE OF DECISION
COMMITTEE OF ADJUSTMENT
Provisional Consent to Sever Application B.3/2018**

DECISION DATE: November 8, 2018
MAILING DATE OF THIS NOTICE: November 9, 2018
DEADLINE FOR APPEAL: November 29, 2018

Notice of this matter was given and a Public Hearing held on Thursday, November 8, 2018, 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 7.24 metres and an area of 937 square metres. The severed lands will be merged in title with the adjacent property at 459 Aberdeen Boulevard being Lots 14 and 15, Registered Plan 51M-657. The retained lands will have a Lot Frontage of 15.04 metres and a Lot Area of 1921 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 LOT ADDITION FROM LOT 16 BE MERGED IN TITLE WITH LOTS 14 AND 15, ON REGISTERED PLAN 51M-657 AND THAT THE PROPERTY IDENTIFICATION NUMBERS (PINS) BE CONSOLIDATED INTO ONE PIN. THAT AN APPLICATION FOR DEEMING PURSUANT TO SUBSECTION 50(4) OF THE PLANNING ACT, IF REQUIRED, IN ORDER TO PERMIT THE MERGER OF THE SUBJECT LOTS AND PART LOT BE SUBMITTED AND APPROVED BY THE TOWN.
5. 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.
6. THAT THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DETERMINING THE LOCATION OF THE LATERALS AND, IF REQUIRED, FOR

ALL COSTS ASSOCIATED WITH THE RELOCATION OF SERVICE LATERALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN ENGINEERING, WATER & WASTE WATER DEPARTMENT.

7. THAT A CERTIFICATE BE ISSUED UTILIZING FORM 4, 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 and complies with the Town's Zoning By-law. No new lot is being created and the application represents good land use planning.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

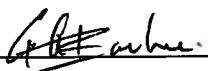
- No written and oral submissions were received.
- The written and/or oral submissions received did not have any effect on the Decision.
- The written and/or oral submissions received had the following effect on the Decision:
 - _____
 - _____
 - _____


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  C. Tremblay, Chair

Committee Member  G. Barber

Committee Member  F. Baldwin

Committee Member  J. Reid

Committee Member  R. White

I, Angela Zhao, Acting 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.



Angela Zhao, B.E.S

Acting 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.

