



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.01/2024

DECISION DATE: April 11, 2024
MAILING DATE OF THIS NOTICE: April 12, 2024
DEADLINE FOR APPEAL: May 1, 2024
MUNICIPAL ADDRESS: 475 Forest Hill Court

Notice was given and a Public Hearing was held on Thursday, April 11, 2024 as required by the Section 45 of the *Planning Act*, R.S.O. c.P.13 1990.

PURPOSE OF THE APPLICATION:

The application requests permission to reduce the minimum required rear and interior side yard setbacks in support of the second storey addition.

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

	Required	Proposed
Section 5.5.3.4 (b) Minimum Required Rear Yard Setback	11.0 metres	4.87 metres
Section 5.5.3.4 (c) Minimum Required Interior Side Yard Setback	3.0 metres	1.37 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:

Committee had regard for the written and oral submissions received on this application when making their decision.

CONDITIONS:

1. That a Building Permit be obtained within one (1) year.
2. That approval of the Variance is granted and fixed to the extent and design of

the proposed development as shown on the site plan and elevation drawings attached to Staff Report PL-2024-05 dated April 11, 2024 and shown on Attachment #1.

- 3. That an Ontario Land Surveyor provide verification to the Town confirming compliance with the Committee’s decision by:

Submitting certification to the Town by way of survey/real property report that the minimum setback from the second storey addition exterior wall to the rear lot line be approximately 4.87 metres and a minimum setback from the second storey addition exterior wall to the interior lot line is approximately 1.37 metres.

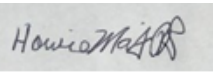
- 4. That all municipal taxes be paid up to date prior to the issuance of a Zoning Certificate.

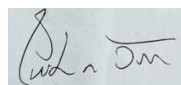
DECISION SIGNATURE PAGE:

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

Committee Member		B. Jeffery, Chair
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Committee Member		J. Holland
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Committee Member		H. Major
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Committee Member		A. Ott
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Committee Member		R. Szarek
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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 Ontario Land Tribunal, send a completed OLT Appellant

Form (A1) to the Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$400.00, 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 Ontario Land Tribunal website at <https://olt.gov.on.ca/>

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.