



The Corporation of the Town of Midland

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NOTICE OF PUBLIC HEARING COMMITTEE OF ADJUSTMENT MINOR VARIANCE APPLICATION A.02/2023 1191 HARBOURVIEW DRIVE

TAKE NOTICE that an application to the Committee of Adjustment has been submitted for a minor variance to Zoning By-law 2004-90, as amended, pursuant to Section 45 of the *Planning Act*, c.P.13, R.S.O. 1990, as amended, for lands known municipally as **1191 Harbourview Drive** located in the Town of Midland.

The property is designated **EMPLOYMENT AREA** in the Town Official Plan and zoned **Highway Commercial – HC-H** in Zoning By-law 2004-90, as amended.

THE PURPOSE OF THE APPLICATION is to request a variance to **Section 6.2.3.5** and **Section 4.1.10.1 (b)** of the Town of Midland’s Zoning By-law 2004-90, as amended. **Section 6.2.3.5** regulates the maximum building height in the Highway Commercial – HC Zone and **Section 4.1.10.1 (b)** regulates the location of off-street loading spaces. The applicant is requesting the variances to permit the construction of a 6-storey hotel structure. The submitted application requests the following relief, see below chart:

	Required	Proposed
Section 6.2.3.5 Maximum Building Height	11.0 metres	20.0 metres
Section 4.1.10.1 (b) Location of Off-Street Loading Space	Within or Abutting the Building Containing the Use	Loading Space not Within or Abutting the Building Containing the Use

A location map and application sketch are provided on the back of this Notice.

The Committee of Adjustment will hold a Public Hearing on **Thursday, March 9th, 2023, at 4:30 p.m.** or as soon thereafter as practical through an electronic meeting to consider this application.

Associated Files: SPA-02-20.

The Town is currently hosting virtual Public Hearings and any individual wishing to attend virtually can request an invite from the Secretary-Treasurer by writing via e-mail to planning@midland.ca at least 2 days in advance of the hearing. Once finalized, details of attending the meeting will be made available on the Town’s website at: <https://www.midland.ca/en/business-development/committee-of-adjustment.aspx>.

This is a Public Hearing and persons wishing to support or oppose this application are permitted to attend, or if unable to attend, may submit comments in writing to the Secretary-Treasurer of the Committee or via e-mail to planning@midland.ca, indicating the application number and address of the property, prior to the date and time of the Hearing. When complete, and at least 5 days prior to the hearing, staff reports will be made available to the public through the posting of the agenda which can be found on the Town’s website through the iCompass platform at: <https://midland.civicweb.net/Portal/>. For more information about this matter, contact the Planning Services Department during regular business hours.

Please see the opposite side of this Notice for more information

AND FURTHER TAKE NOTICE that pursuant to Section 44(10) of the *Planning Act*, the Application file is part of the public record and is available to the public for inspection. If you are submitting letters, faxes, emails, presentations or other communications with the Town concerning this application, you should be aware that your name and the fact you communicated with the Town will become part of the public record. The Town will also make your communication and any personal information in it available to the public, unless you expressly request the Town to remove it.

A copy of the decision of the Committee of Adjustment will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who filed with the Secretary-Treasurer a written request for a copy of the Notice of Decision.

It is requested that this Notice of Public Hearing be posted in a location visible to all residents if there are seven (7) or more residential units at this location.

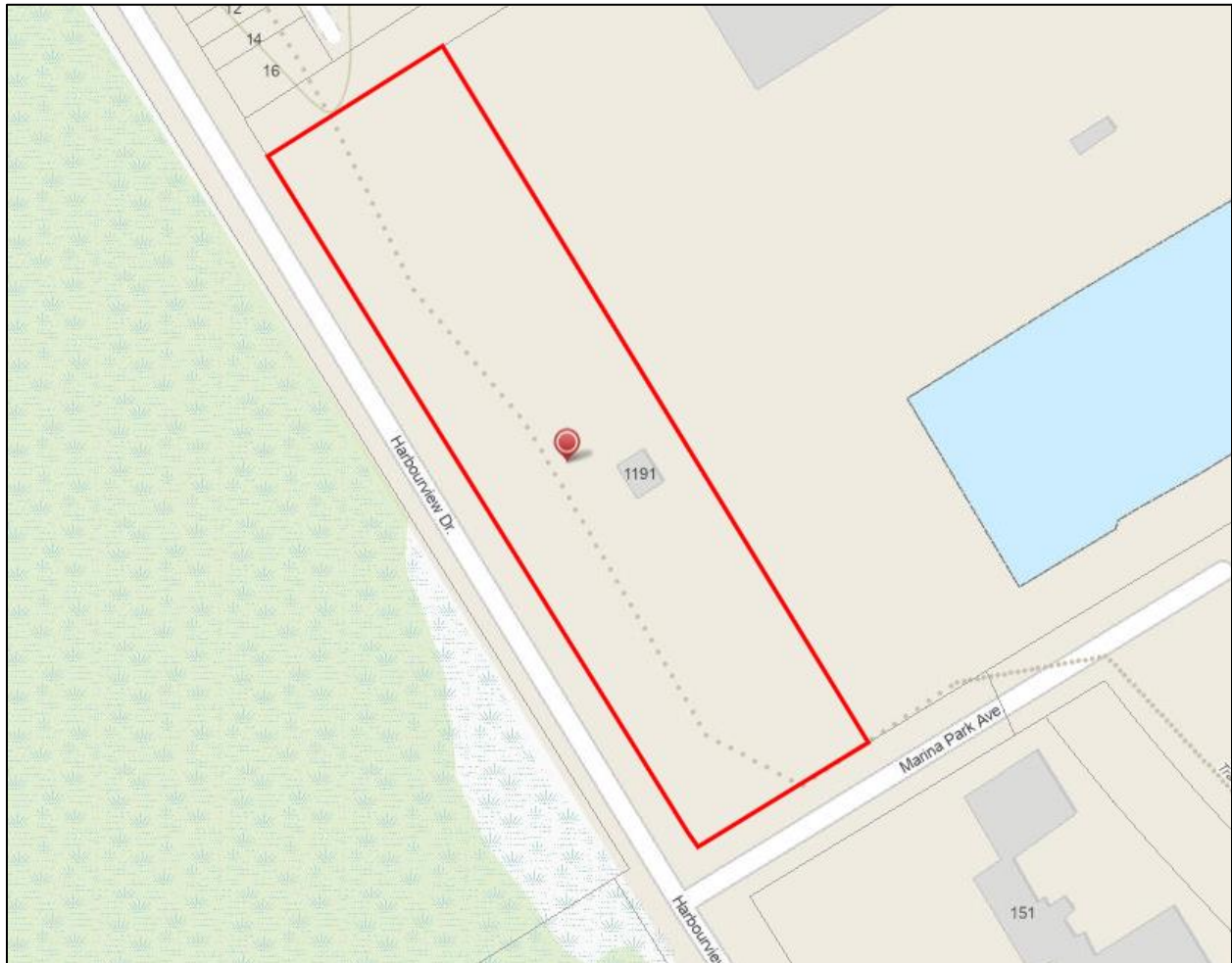


Dated this 24th day of February, 2023.

Natalie Murdock

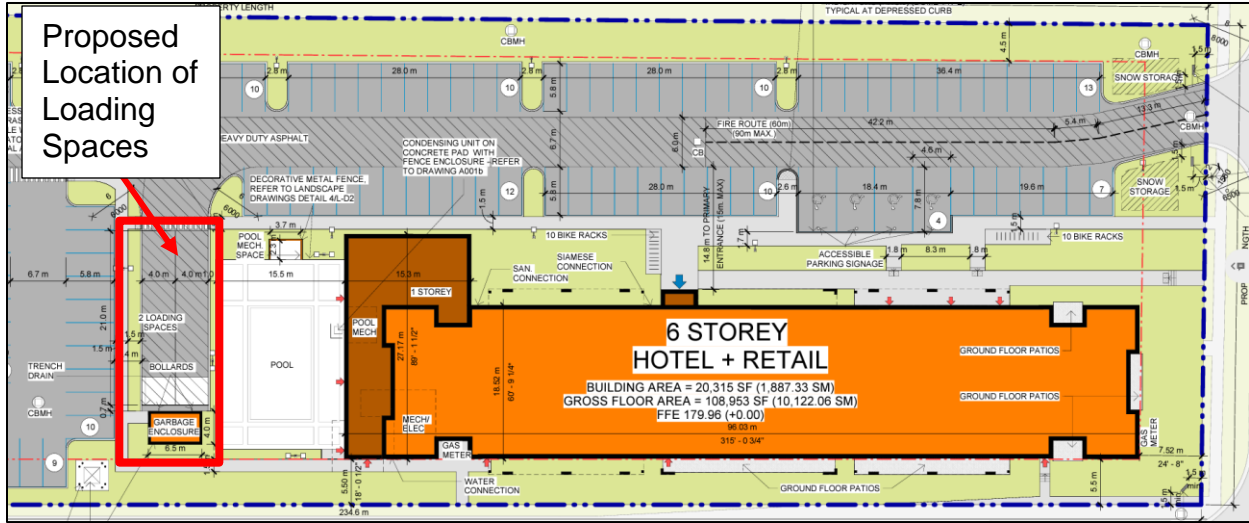
Secretary-Treasurer, Midland Committee of Adjustment

Location Map



Please see the opposite side of this Notice for more information

Applicant Sketch



Proposed Height of 20 metres

