



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 PUBLIC HEARING COMMITTEE OF ADJUSTMENT Minor Variance Application A.01/2024 475 Forest Hill Court

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 **475 Forest Hill Court** located in the Town of Midland.

The property is designated **Shoreline Residential** in the Official Plan and zoned **Residential (R5)** in Zoning By-law 2004-90, as amended.

THE PURPOSE OF THE APPLICATION is to request a variance from **Section 5.5.3.4 (b) and (c)** of the Town Zoning By-law 2004-90, as amended, to permit a reduced rear yard and interior side yard setback in support of a second storey, residential addition to the existing detached dwelling on the subject property. A location map and application sketch are provided on the back of this Notice.

RESIDENTIAL (R5) ZONE	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

The Committee of Adjustment will hold a Public Hearing on **Thursday, April 11, 2024, at 2:00 p.m.** or as soon thereafter as practical through a hybrid (virtual and in-person) meeting to consider this application.

There are no associated files/applications.

The Town is currently hosting hybrid Public Hearings 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.

Should you wish to attend the meeting virtually, please 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. Details of attending the meeting are available on the Town's website at: <https://www.midland.ca/en/business-development/committee-of-adjustment.aspx>.

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

Please see the opposite side of this Notice for more information

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.



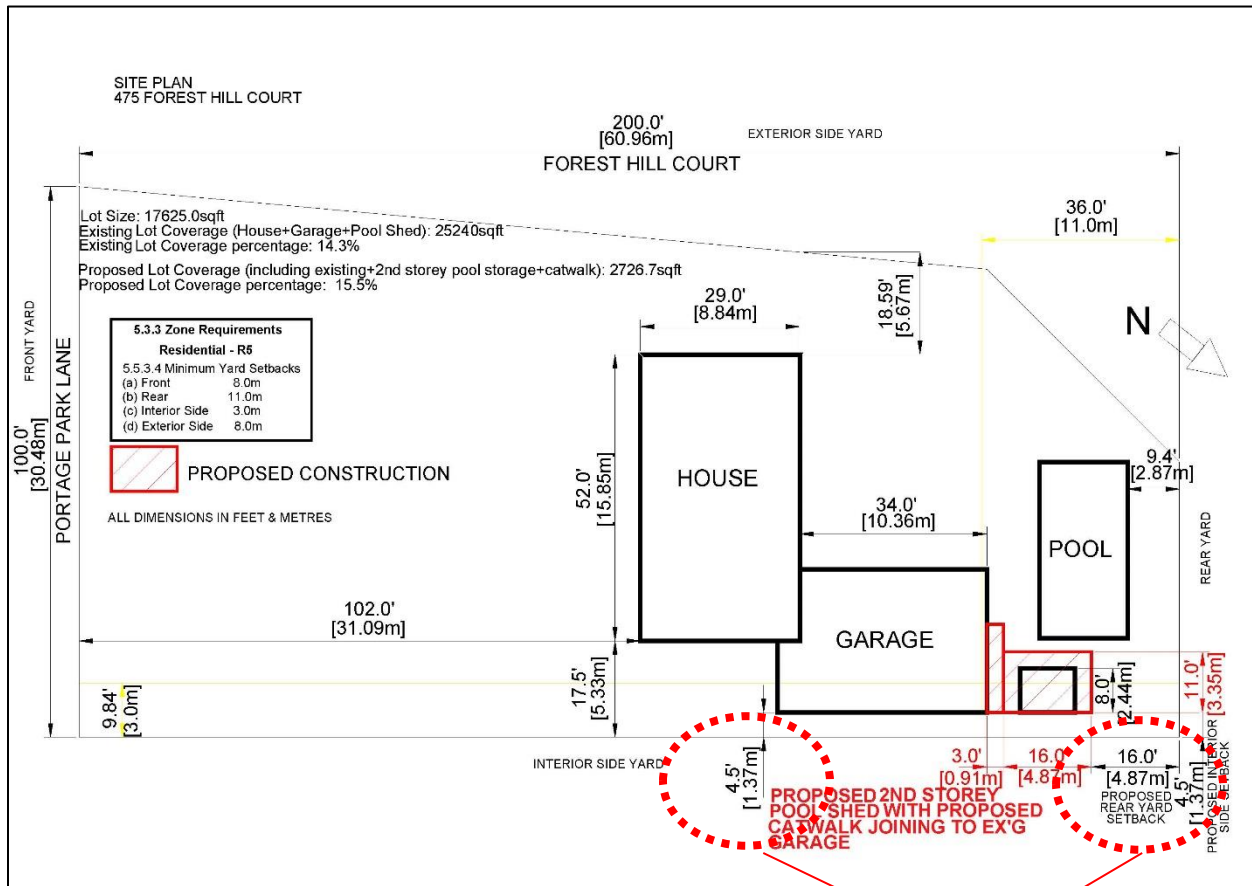
Natalie Murdock
Secretary-Treasurer, Midland Committee of Adjustment

Dated this 28th day of March 2024.

Location Map



Proposed Site Plan Drawing



Requested reduced Interior and Rear yard setbacks.