CLEARVIEW TOWNSHIP

Committee of Adjustment
Meeting Minutes

The Committee of Adjustment met in person in the Council Chambers on December 10, 2025 at 3:00 p.m.

Those in attendance were:

Chair:	Chuck Arrand
Member:	Marc Royal
Member:	Ken Walker
Member:	Gord Zeggil
Councillor:	Councillor Robert McArthur
Regrets:	None
Staff:	Secretary Treasurer, Colin Ens Funk Deputy Secretary Treasurer, Lori Kennedy Community Planner, Nick Ainley Manager of Planning, Rossalyn Workman

1. Call to Order

The Chairman called the meeting to order at 3:00 pm.

2. Minutes

3.1 Minutes of the Committee of Adjustment meeting held on October 8, 2025.

Resolution:

Moved by Gord Zeggil, Seconded by Ken Walker, Be It Resolved That the Committee of Adjustment hereby approve the minutes dated September 10, 2025, as presented. Motion Carried.

3. Disclosure of Disqualifying Interest and General Nature Thereof

Gord Zeggil disclosed a disqualifying interest for item 4.1, Minor Variance file 25-A19.

4. Applications

4.1 Minor Variance File 25-A19 – 219 Beech Street (Verstegen)

Abbey Scott, representative for the file, was available to answer questions.

Resolution:

Moved by Robert McArthur, Seconded by Marc Royal, Be it resolved, that the Committee of Adjustment of the Township of Clearview hereby: Approves minor variance 25-A19 pertaining to lands at 219 Beech Street, Stayner on the basis that it meets the prescribed tests in accordance with the Planning Act, subject to the following conditions:

1. That all existing shipping containers located on the subject lands be removed within 60 days of the occupancy being granted.
2. That the proposed addition be substantially and proportionally in conformity with the dimensions as set out on the application and sketches prepared by Big League Blueprints dated September 26, 2025, and submitted to and approved by the Committee.

Motion Carried.

4.2 Consent File 25-B09 – 2015 Fairgrounds Road (Redrupp)

Kristine Loft, representative for the file, was available to answer questions, along with Mr. Vandergust and the property owners.

Resolution:

Moved by Gord Zeggil, Seconded by Marc Royal, Be it resolved, that the Committee of Adjustment of the Township of Clearview hereby: Approves consent 25-B09 pertaining to lands at 1943, 2015 and 2057 Fairgrounds Road South and No Civic Address (Roll No. 432901000220700) subject to the following conditions:

1. That the Owner(s) shall pay to the Township of Clearview any additional costs and expenses incurred as a result of the review, approval and implementation of this application.
2. That a registrable legal description of the severed lands and retained lands, if requested, be provided to the Secretary-Treasurer together with a survey plan prepared by an Ontario Land Surveyor illustrating the consent consistent with the decision of the Committee of Adjustment.
3. That the Owner(s) discharge any mortgage on the property from the lands being severed from 1943 Fairgrounds Road South (432901000220800), 2015 Fairgrounds Road South

(432901000220600), 2057 Fairgrounds Road South (432901000220500) and No Civic Address (432901000220700) and that their solicitor provide an undertaking in writing that this condition will be fulfilled.

4. That the Owner's solicitor confirms in writing the existing legal merger of the lands subject to the farm consolidation. Or if it is not confirmed, that the lands subject to the farm consolidation is conveyed into the same name as the owner of abutting land to the north being assessed as Roll No. 432901000220700 (No Civil Address) and abutting lands to the south being assesses as Roll No. 432901000220600 (2015 Fairground Road South) as well as Roll No. 432901000220500 (2057 Fairgrounds Road South), as applicable, and that the solicitor provide an undertaking in writing that this condition will be fulfilled as well as merging the pin numbers to have only one pin number for the new parcel;
5. That the applicant successfully apply and receive approval from the municipality to amend the Zoning By-law to recognized and permit the two (2) existing single-detached dwellings on the portion of the remnant lands currently addressed as 2015 and 2057 Fairgrounds Road South, prohibit residential uses on the portion of the remnant lands currently addresses as 1943 Fairgrounds Road South and No Civil Address (Roll No. 432901000220700) as well as receive a reduction in MDS I requirements for the existing barn located in closest proximity to the surplus dwelling lot, or revised the ZBA to prohibit livestock uses within the barn.
6. That upon fulfillment of all other conditions of approval, the owner submit a request to the Secretary-Treasurer for a certificate of consent for the severed lands and retained lands, if requested, which shall be given by the Secretary-Treasurer conclusive evidence that the consent was given and that the provisions of the Planning Act leading to the consent have been complied with.

Motion Carried.

5. New Business

The Committee was presented with the proposed meeting schedule for 2026.

7. Next Meeting – February 11, 2026

8. Adjournment

Resolution:

The Committee of Adjustment meeting adjourned at 3:33 p.m.

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Chuck Arrand, Chair

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Colin Ens Funk, Secretary-Treasurer

Board & Committee Meeting Minutes are not a Final Document of the Corporation until adopted by the Board/Committee.