



CLEARVIEW
TOWNSHIP

Committee of Adjustment

Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0

cofa@clearview.ca

www.clearview.ca/cofa

Phone: 705-428-6230

NOTICE OF DECISION

Minor Variance

TAKE NOTICE that the Township of Clearview Committee of Adjustment has made a decision regarding Minor Variance **25-A01** on February 12, 2025, pursuant to Section 45(1) of the [Planning Act, R.S.O. 1990, c. P.13 as amended](#). This Notice of Decision is issued pursuant to Section 45(10) of the Planning Act.

Purpose & Effect

The applicant is requesting the following relief from the Zoning By-law:

Zoning Section	Section Description	Required	Proposed	Variance
AG-27	<i>AG Zone Exception: Minimum Lot Area (#5546 Concession 6)</i>	12.4 ha	12.1 ha	0.3 ha

Subject Lands

The lands subject to the minor variance are known municipally as 5546 Concession 6 Sunnidale and are legally described as SUNNIDALE CON 6 PT LOT 7 RP;51R2994 PART 3. A Key Map is attached hereto.

Related applications for the same lands: Zoning By-law Amendment, which was approved as By-law 24-84. Consent 25-B01 application considered concurrently with Minor Variance.

Material Available for Review

A copy of the decision, including any imposed conditions, is attached to this notice.

Additional information regarding the application is available for inspection at the Township Administration Centre (217 Gideon Street, Stayner) or by contacting the Committee of Adjustment Secretary-Treasurer.

Written & Oral Submissions

A Committee of Adjustment hearing respecting the proposed minor variance was held on February 12, 2025 in accordance with the Planning Act.

At this hearing, a [Staff Recommendation Report](#) was presented and detailed how all written submission made regarding the minor variance were reviewed and dually considered. Any oral submissions made at the hearing were also considered and are reflected in the hearing minutes.

Appeal Rights & Contact Information

Pursuant to s. 45(12) of the Planning Act applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal.

Last date for filing a Notice of Appeal: **March 4, 2025**

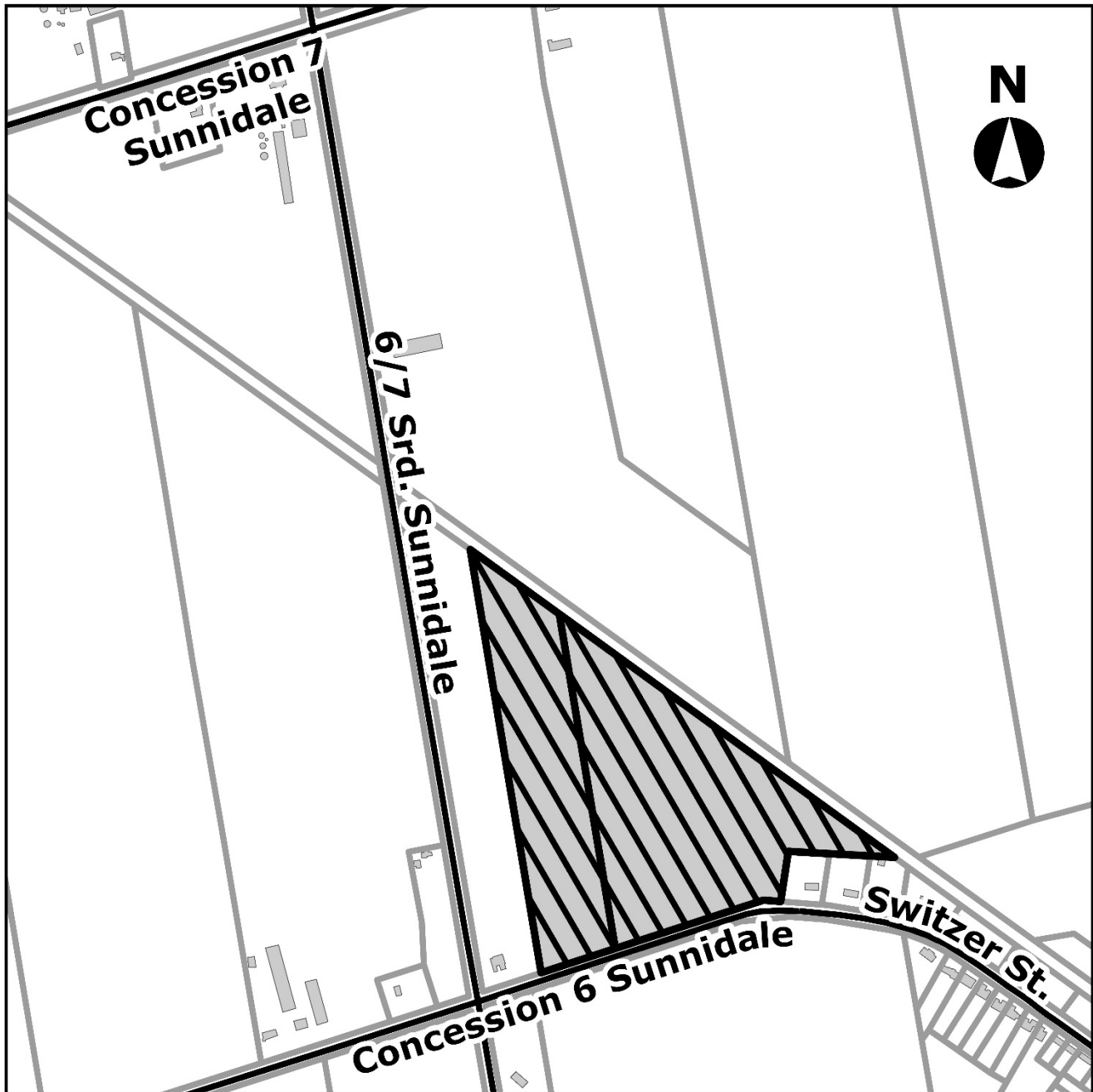
The expiry date and time for filing a notice of appeal to the [Ontario Land Tribunal](#) is referenced above. Appeals filed after 4:30 pm on the last date for filing an appeal is deemed to have been received the next business day. The Township has consented to all notices of appeal being filed through the [OLT e-portal](#) by selecting Clearview (Township) as the approval authority. A notice of appeal must set out the reasons for the appeal, and must be accompanied by the [required fee](#) payable through the OLT e-portal or by cheque made payable to the Minister of Finance. The Ontario Land Tribunal should be consulted for more information on the [appeal process](#). If the OLT e-portal is down, notices of appeal may be provided to plan@clearview.ca.

Committee of Adjustment
Secretary-Treasurer
Clearview Administration Centre
217 Gideon Street
Stayner, Ontario L9X 1A8
Telephone: (705) 428-6230
e-mail: cofa@clearview.ca
website: www.clearview.ca/cofa



Notice dated at the Township of Clearview on **February 13, 2025**.

KEY MAP



DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **25-A01**

In the matter of Section 45 of the Planning Act R.S.O. 1990 and an application for **MINOR VARIANCE** as described below.

NAME OF APPLICANT/OWNER: INNOVATIVE PLANNING SOLUTIONS / GLEN ALLAN

MUNICIPAL ADDRESS: 5546 Concession 6 Sunnidale (4329 040 002 26905)

LEGAL DESCRIPTION: SUNNIDALE CON 6 PT LOT 7 RP;51R2994 PART 3

APPLICATION: The applicant is requesting the following relief from the Zoning By-law:

Zoning Section	Section Description	Required	Proposed	Variance
AG-27	<i>AG Zone Exception: Minimum Lot Area (#5546 Concession 6)</i>	12.4 ha	12.1 ha	0.3 ha

DECISION: In consideration of all written and oral submissions made relating to the subject minor variance, the application is **approved** as applied for with the following condition:

1. That owner successfully applies to the municipality for a boundary adjustment to sever a portion of land from 5538 Concession 6 Sunnidale to be added to 5546 Concession 6 Sunnidale.

REASONS FOR THE DECISION:

- i) The proposal does conform to the Official Plan;
- ii) The proposal does conform to the general intent and purpose of the Zoning By-law;
- iii) The variance is minor in nature; and
- iv) The variance is desirable for the appropriate development and use of the lands.

CHUCK ARRAND, CHAIR



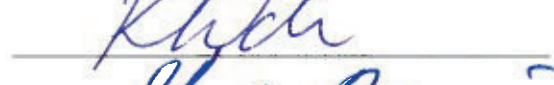
ROBERT MCARTHUR, MEMBER



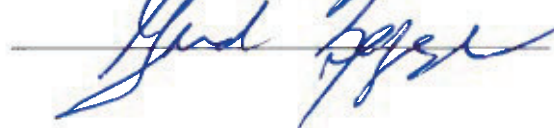
MARC ROYAL, MEMBER



KEN WALKER, MEMBER



GORD ZEGGIL, MEMBER



NOTICE OF DECISION: February 13, 2025
DATE OF DECISION: February 12, 2025
LAST DATE OF APPEAL: March 4, 2025



Colin Ens Funk, Secretary-Treasurer
Committee of Adjustment

As Secretary-Treasurer of the Township of Clearview Committee of Adjustment, I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and that this decision was concurred upon by a majority of members.