



**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-A06** on May 7, 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
2.35 f)	Uses Prohibited In All Zones	May not use accessory building for human habitation	Existing detached accessory building to be used as accessory dwelling unit	Recognize deficiency through variance

The effect of the application is to permit the use of an existing accessory building as an accessory dwelling unit.

Subject Lands

Municipal Address: 7642 36/37 Sideroad

ARN: 4329 010 006 12600

Legal Description: CON 9 PT LOT 37 INCLUDES RP;51R27453 PART 1.

A Key Map is attached hereto.

Related applications for the same lands: None.

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 May 7, 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: **May 27, 2025**

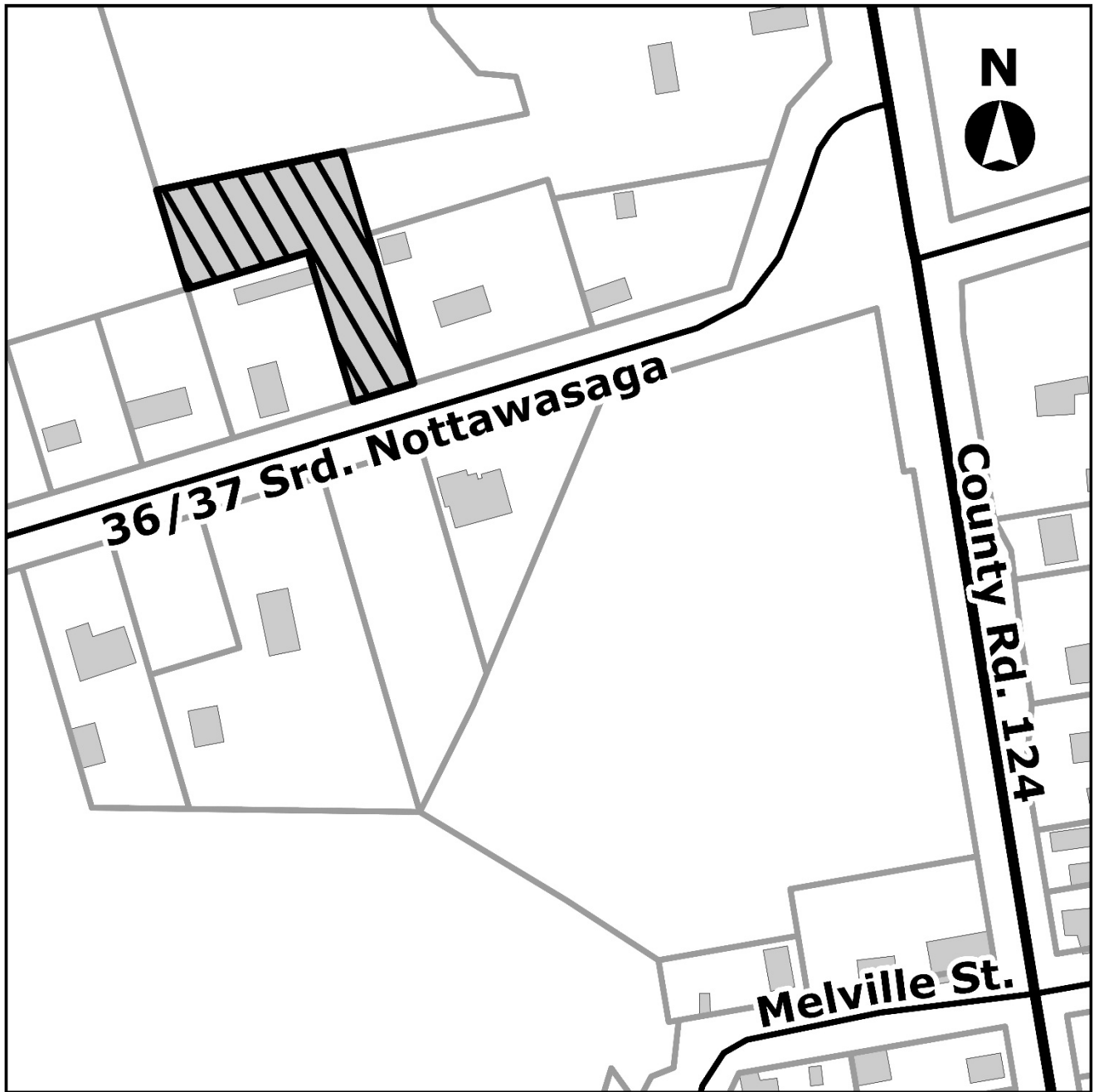
The expiry date and time for filing a notice of appeal to the [Ontario Land Tribunal](#) is referenced above. Appeals filed after 4:30 pm on the last date for filing an appeal is deemed to have been received the next business day. The Township has consented to all notices of appeal being filed through 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 **May 8, 2025**.

KEY MAP



DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **25-A06**

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: Jim Rentner / Roger Rentner

MUNICIPAL ADDRESS: 7642 36/37 Sideroad (4329-010-006-12600)

LEGAL DESCRIPTION: CON 9 PT LOT 37 INCLUDES RP;51R27453 PART 1

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

Zoning Section	Section Description	Required	Proposed	Variance
2.35 f)	Uses Prohibited in All Zones	May not use accessory building for human habitation	Existing detached accessory building to be used as accessory dwelling unit	Recognize deficiency through variance

The effect of the application is to permit the use of an existing accessory building as an accessory dwelling unit.

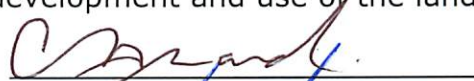
DECISION: In consideration of all written and oral submissions made relating to the subject minor variance, the application is **approved** as applied for with the following conditions:

1. That the Owner apply to the municipality to update civil and/or 911 addressing for the subject lands to include the new Accessory Dwelling Unit to the satisfaction of the Planning & Building Department.
2. That the Owner apply for and receive a Building Permit application for conversion of the existing accessory building to support human habitation (i.e., accessory dwelling unit) to the satisfaction of the Township Building Department.

REASON 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



DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **25-A06**

NOTICE OF DECISION: May 8, 2025
DATE OF DECISION: May 7, 2025
LAST DATE OF APPEAL: May 27, 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.*