



CLEARVIEW

# MINOR VARIANCE NOTICE OF DECISION

The Township of Clearview Committee of Adjustment has made a decision regarding an application for a Minor Variance to Township Zoning By-law 06-54. The variance has been considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to provide you with a copy of the decision.

## Decision Information:

Date of Decision: Wednesday August 09, 2023

Last Date of Appeal: Tuesday August 29, 2023

## The Proposal:

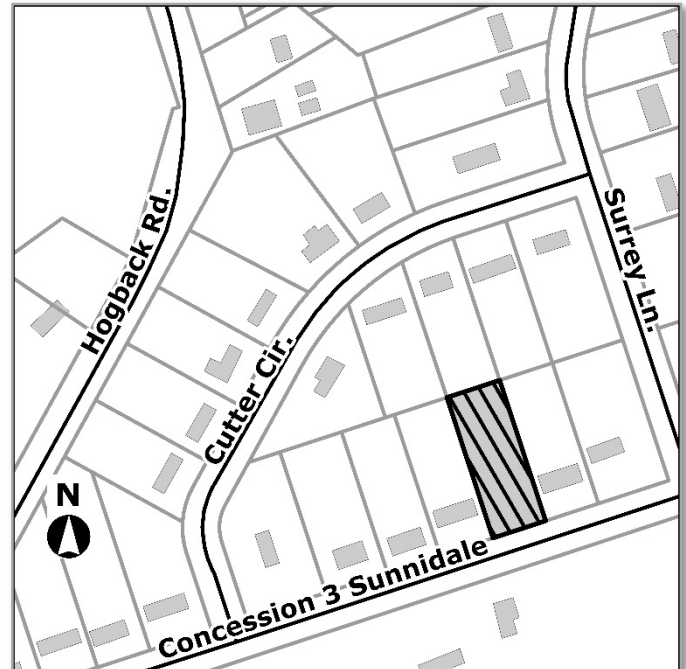
### Project No.: 2023-045 [23-A13]

The subject application concerns lands municipally known as 5330 Concession 3, formerly Sunnidale and legally described as PLAN M599 LOT 30 (Roll No: 432904000207126).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Residential Large Lot (RS1) zone maximum gross floor area for accessory buildings 64 square metres to 84 square metres.

The effect of the application is to allow for the construction of a detached accessory building (garage), on the subject lands.

A key map has been provided showing the subject lands.



A copy of the decision is attached to this notice.

There are no associated applications.



CLEARVIEW

# MINOR VARIANCE NOTICE OF DECISION

## Your Rights to Appeal:

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Ontario Land Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For more information on making an appeal, please visit: <https://olt.gov.on.ca/>

## For More Information:

There are several ways to find more information about this application.

Visit our website:

[www.clearview.ca](http://www.clearview.ca)

Contact the Committee Secretary-Treasurer:

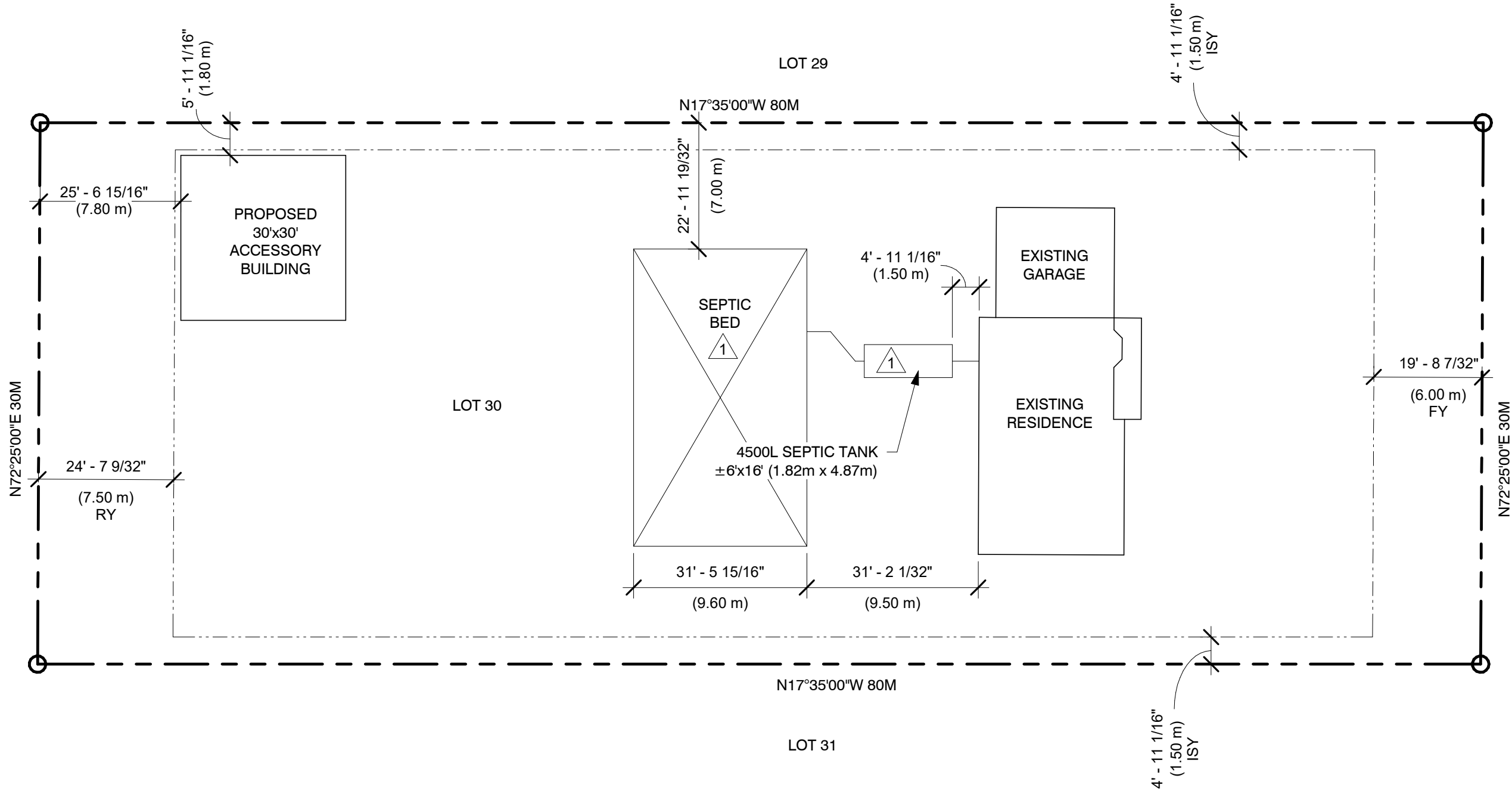
Christine Taggart  
[ctaggart@clearview.ca](mailto:ctaggart@clearview.ca)  
705-428-6230 ext. 238

Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

Box 200, 217 Gideon St., Stayner ON L0M 1S0  
Monday to Friday 8:30 AM to 4:30 PM

If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

**Notice dated: 10 August 2023**



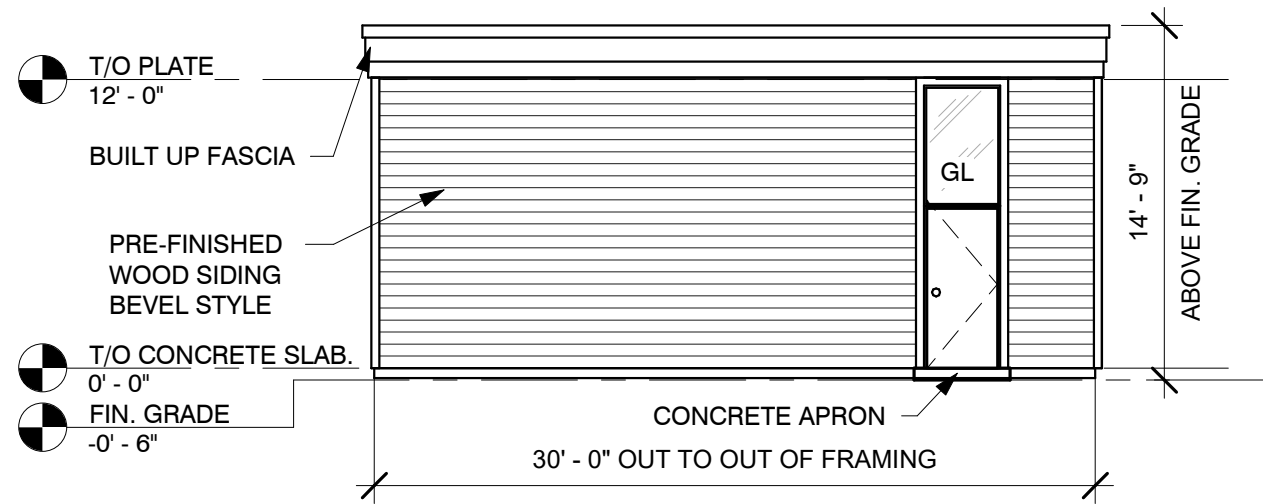
① SITE PLAN ACCESSORY BUILDING  
1:250

**NOTE:**  
NOT AN OFFICIAL SURVEY, ALL DIMENSIONS DERIVED FROM:  
SURVEYOR'S REAL PROPERTY REPORT (PART 1) PLAN OF ALL OF  
LOT 30 PLAN 51M-559 GEOGRAPHIC TOWNSHIP OF SUNNIDALE IN  
THE TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE.

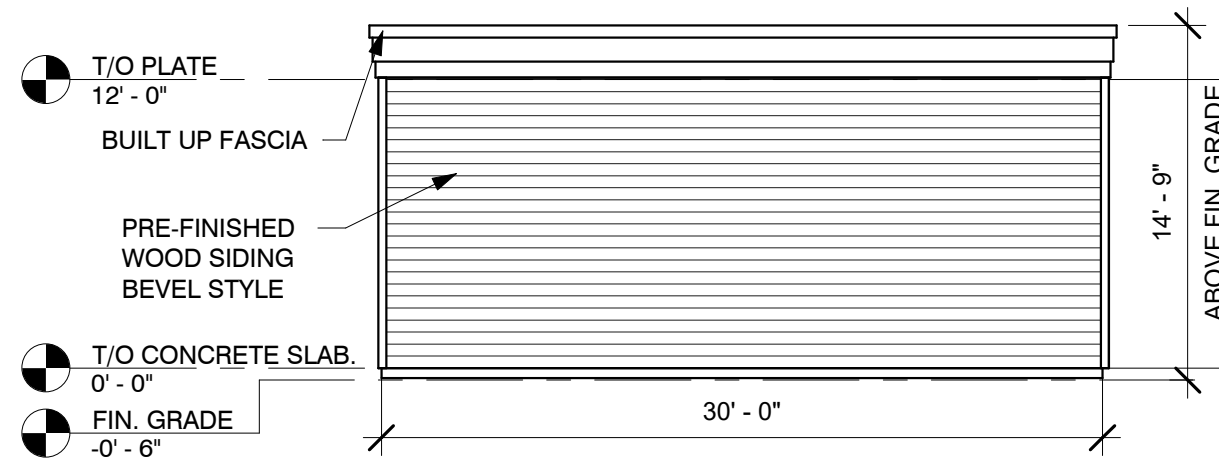
CLIENT	FERREIRA PACHECO	REV. 2	
PROJECT	ACCESSORY BUILDING	REV. 1	-JUL/03/23 EX. SEPTIC ADDED
LOCATION	5330 CON RD 3, TOWNSHIP OF CLEARVIEW	TITLE	SITE PLAN
DRAWN BY	CJ	JOB NO.	2023-03
APPROVED BY	GW	SCALE	SCALE AS NOTED
		DATE	MAY-26-23
		DWG. NO.	<b>C1</b>
		BCIN	32521/26114

**garth wilson design**

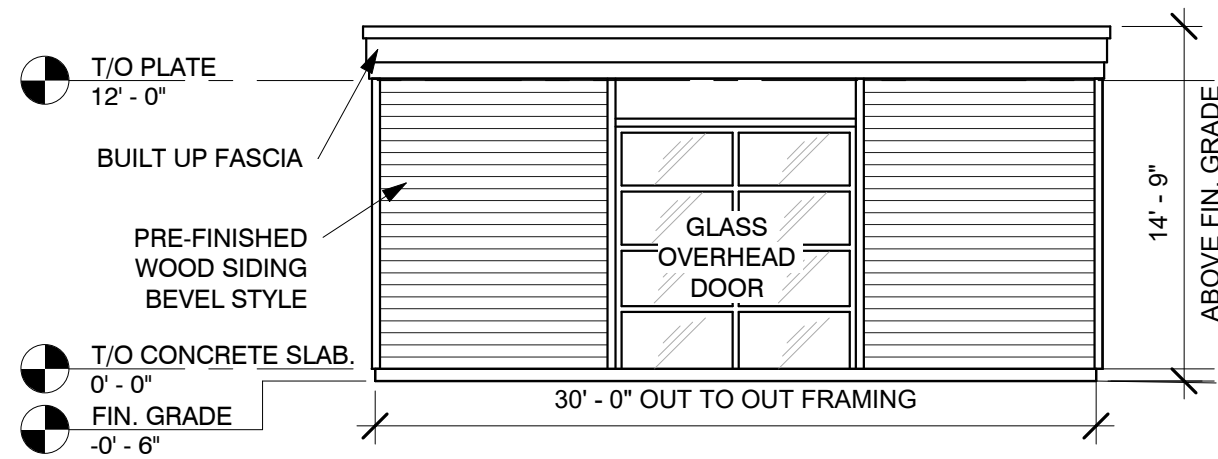
DESIGN • SPACE PLANNING • PROJECT MANAGEMENT  
R.R.#4 Stayner, Ontario L0M  
1S0  
(705) 428-6458



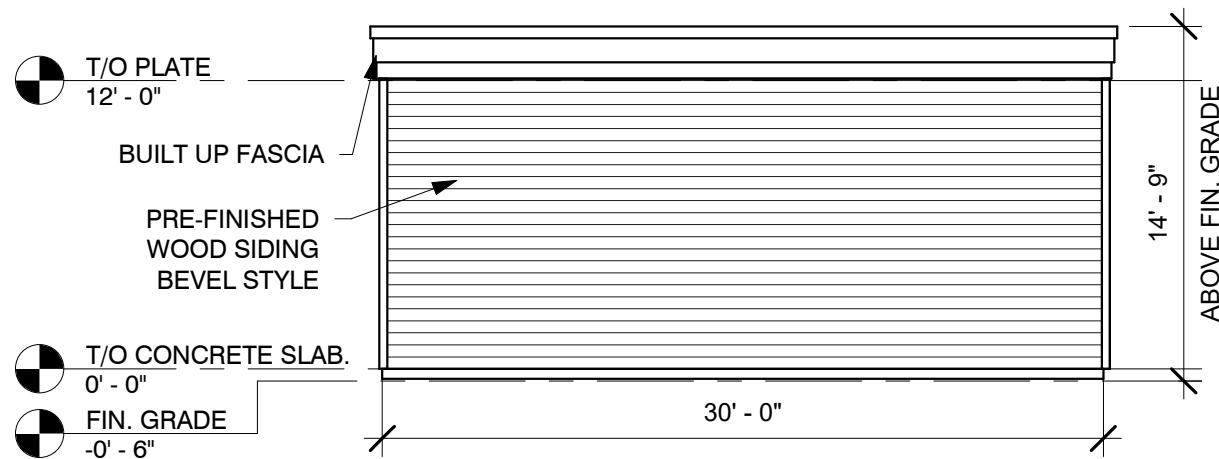
① FRONT ELEVATION (WEST)  
1/8" = 1'-0"



② REAR ELEVATION (EAST)  
1/8" = 1'-0"



③ SIDE ELEVATION (SOUTH)  
1/8" = 1'-0"



④ SIDE ELEVATION (NORTH)  
1/8" = 1'-0"

CLIENT	FERREIRA PACHECO	REV. 2	-
PROJECT	ACCESSORY BUILDING	REV. 1	-
LOCATION	5330 CON RD 3, TOWNSHIP OF CLEARVIEW	TITLE	ELEVATIONS
DRAWN BY	CJ	JOB NO.	2023-03
APPROVED BY	GW	SCALE	SCALE AS NOTED
		DATE	MAY-26-23
		BCIN	32521/26114
		DWG. NO.	A3

**garth wilson design**

DESIGN • SPACE PLANNING • PROJECT MANAGEMENT  
R.R.#4 Stayner, Ontario L0M  
150  
(705) 428-6458

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **23-A13**

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:** Manuel Pacheco

**MUNICIPAL ADDRESS:** 5330 Concession 3 Sunnidale (4329-040-002-07126)

**LEGAL DESCRIPTION:** Lot 30 Plan M599

**APPLICATION:** To request relief from the Residential Large Lot (RS1) zone maximum gross floor area for accessory buildings 64 square metres to 84 square metres.

The effect of the application is to allow for the construction of a detached accessory building (garage), on the subject lands.

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

**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 *original signed by* \_\_\_\_\_

ROBERT MCARTHUR, MEMBER *original signed by* \_\_\_\_\_

GORD ZEGGIL, MEMBER *original signed by* \_\_\_\_\_

DANIEL FANTIN, MEMBER *original signed by* \_\_\_\_\_

MARC ROYAL, MEMBER *original signed by* \_\_\_\_\_

**NOTICE OF DECISION:** August 10, 2023

**DATE OF DECISION:** August 9, 2023

**LAST DATE OF APPEAL:** August 29, 2023

*C. Taggart*

Christine Taggart, 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.*