



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 October 11, 2023

Last Date of Appeal: Tuesday October 31, 2023

The Proposal:

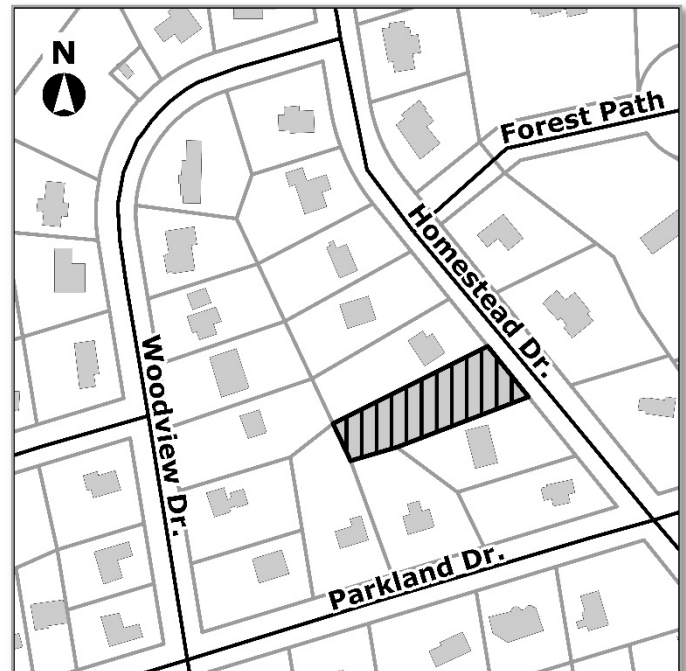
Project No.: 2023-061 [23-A16]

The subject application concerns lands municipally known as 8 Homestead Drive, formerly Nottawasaga and legally described as PLAN M183 PT LOT 2 (Roll No: 432901001204902).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Residential Estate Exception 3 (RE-3) zone minimum interior side yard setback requirement of 5 metres to 3.25 metres. The total variance being requested is 1.75 metres.

The effect of the application is to allow for the construction of an addition to an existing dwelling 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

Contact the Committee Secretary-Treasurer:

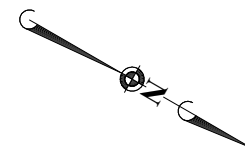
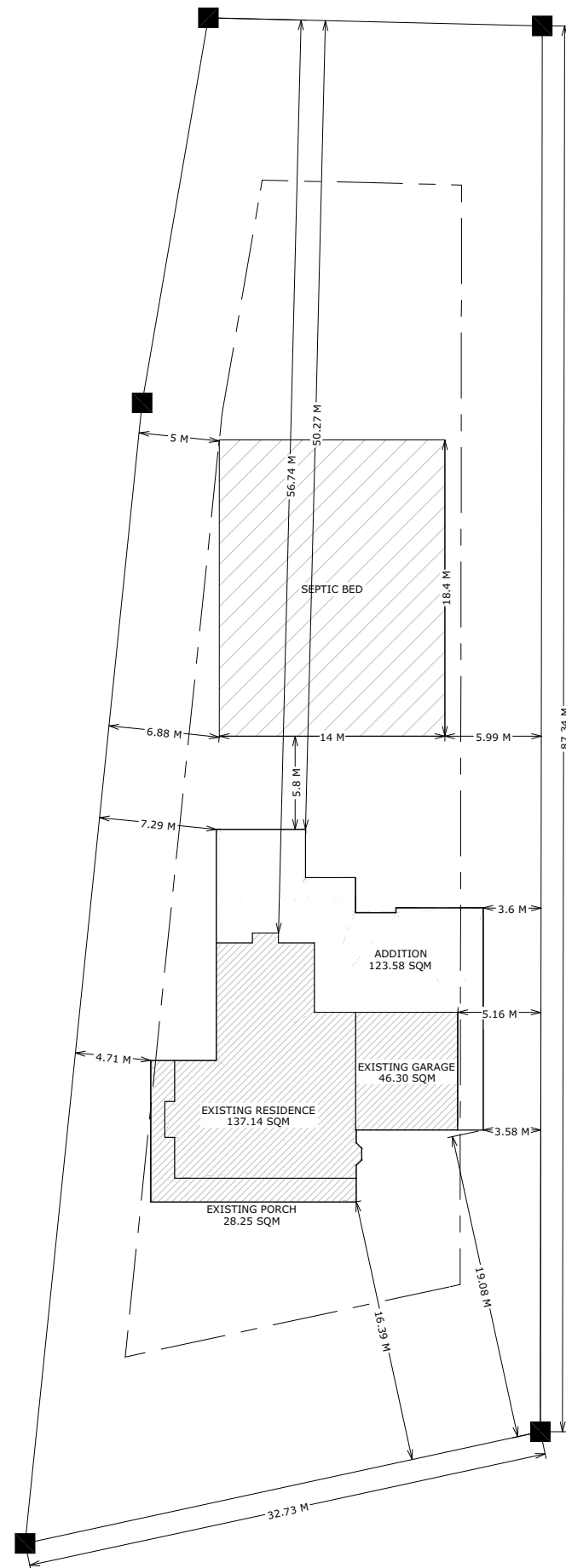
Christine Taggart
ctaggart@clearview.ca
705-428-6230 ext. 238

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: 12 October 2023



8 HOMESTEAD DRIVE, TOWNSHIP OF CLEARVIEW
ZONING COMPLIANCE (RE-3)
 (CONSOLIDATED COMPREHENSIVE ZONING BY-LAW 06-54)

LOT AREA:	2,440.70 Sqm (26,272.29 SQ FT)
ALLOWABLE LOT COVERAGE (20.0%):	488.14 Sqm (5254.46 SQ FT)
PROPOSED LOT COVERAGE (13.7%):	335.27 Sqm (3,608.96 SQ FT)
MAXIMUM ALLOWABLE BUILDING HEIGHT:	11.0 m
PROPOSED BUILDING HEIGHT:	7.16 m
MIN ALLOWABLE LANDSCAPED OPEN AREA (40%):	???.7 Sqm
PROPOSED LANDSCAPED OPEN AREA(XX%):	???.7 Sqm

SCALE: 1 m = 400 m

SETBACKS (m)	(RE-3)
FRONT:	10m (RE = 15)
EXTERIOR SIDE:	8M (RE = 15)
INTERIOR SIDE:	5M (RE = 6)
REAR:	10M (RE = 15)

PROJECT

D-23-02 -
LEIMGARD-
HAFNER

TOWNSHIP OF
CLEARVIEW

CLIENT

LEIMGARD-
HAFNER
ADDITION

DRAWING TITLE

SITE PLAN



4-115 FIRST STREET,
SUITE 405
COLLINGWOOD, ON.
L9Y 4W3
(705) 994-3075

DATE

Tuesday, September 12,
2023

SCALE

1:400

SHEET
NO.

A - 8

DRAWN
BY

A.V.

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **23-A16**

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: Stephen & Mary Hafner

MUNICIPAL ADDRESS: 8 Homestead Drive (4329-010-012-04902)

LEGAL DESCRIPTION: Lot 2 Plan M183

APPLICATION: To request the approval of the Committee of Adjustment for relief from the Residential Estate Exception 3 (RE-3) zone minimum interior side yard setback requirement of 5 metres to 3.25 metres. The total variance being requested is 1.75 metres.

The effect of the application is to allow for the construction of an addition to an existing dwelling 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: October 12, 2023

DATE OF DECISION: October 11, 2023

LAST DATE OF APPEAL: October 31, 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.*