



CONSENT & MINOR VARIANCE NOTICE OF APPLICATIONS & PUBLIC HEARING

The Township of Clearview has received applications for a consent and minor variance. The applications are being 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 the information necessary to engage in this public process if you wish.

Public Hearing Information:

When: Wednesday February 14, 2024 at 3:00 pm

Where: Stayner Community Centre, 269 Regina Street, Stayner, Ontario. You can also watch the Public Hearing live on YouTube. The site link can be found on the Township's website at www.clearview.ca/YouTube.

The Proposal:

Project No.: 2024-001 [24-B01, 24-A01]

The purpose of the consent application is to sever a portion of land from 231 McKenzie Drive to be added to 229 McKenzie Drive.

PROPOSED SEVERED PARCEL: 0.2 metres of frontage, 6 square metres of vacant land.

RETAINED LOT (231 McKenzie Drive): 13.3 metres of frontage overall, 399 square metres with foundation.

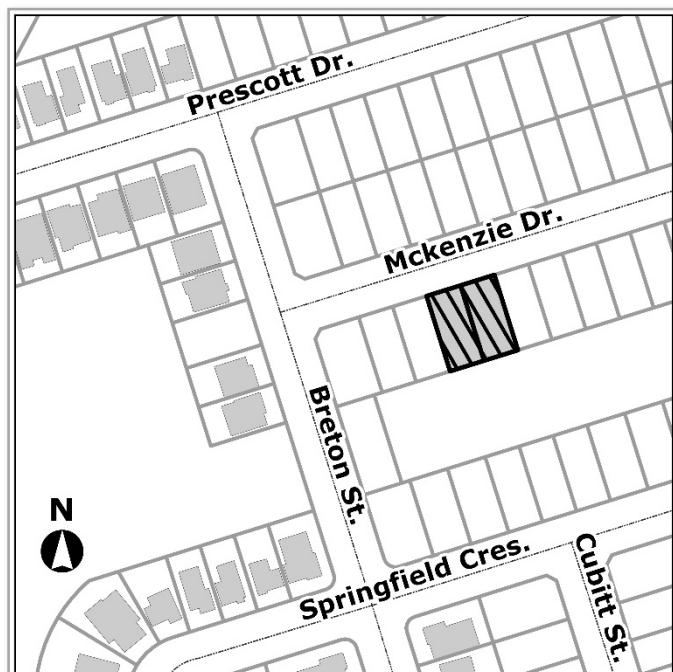
RECEIVING LOT (229 McKenzie Drive): 13.7 metres of frontage overall, 411 square metres with dwelling.

The purpose of the minor variance application is to request relief from Section 2.4.4 of the Township Zoning By-law General Provisions to permit the alteration of an existing lot which would bring the lot into contravention of the By-law as well as relief from the Residential Multiple Low Density Exception 4 (RS3-4) zone for the following:

1. Minimum lot frontage requirement of 13.5 metres to 13.3 metres, total variance of 0.2 metres.
2. Minimum lot area requirement of 400 square metres to 399 square metres, total variance of 1 square metres.

The subject application concerns lands municipally known as 231 & 229 McKenzie Drive, Stayner and legally described as PLAN 51M1250 LOTS 112 & 111 (Roll No: 432901000205712, 432901000205711).

A key map has been provided showing the subject lands. A site sketch is attached illustrating the proposal.



There are no associated applications.

Your Rights to Appeal:

The last date for filing a notice of appeal of a decision of the Committee of Adjustment shall be no later than 20 days after the giving of notice of decision. The notice of appeal must be



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filed with the Township Secretary-Treasurer, must set out the reasons for the appeal, and must be accompanied by the fee required by the Ontario Land Tribunal.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

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 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 these applications.

Visit our website: www.clearview.ca

Contact the Committee Secretary-Treasurer: Secreatry-Treasurer
 plan@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

We invite you to comment on this application and to engage in the process with us. If you wish to attend the public hearing or be notified of the decision of the Committee of Adjustment regarding this consent, please submit your request in writing to the Secretary-Treasurer using the information above. Please be advised that your comment or request to be notified will form part of the public record; your communication and any personal information therein will be made available to the public (e.g., email address), unless you expressly request its removal.

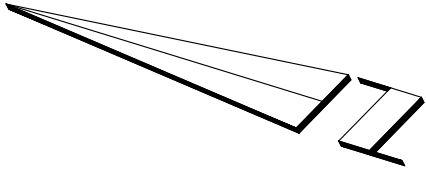
For owners of land that contains seven or more residential units, please ensure that this notice is posted so that it is visible to all of the residents.

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.

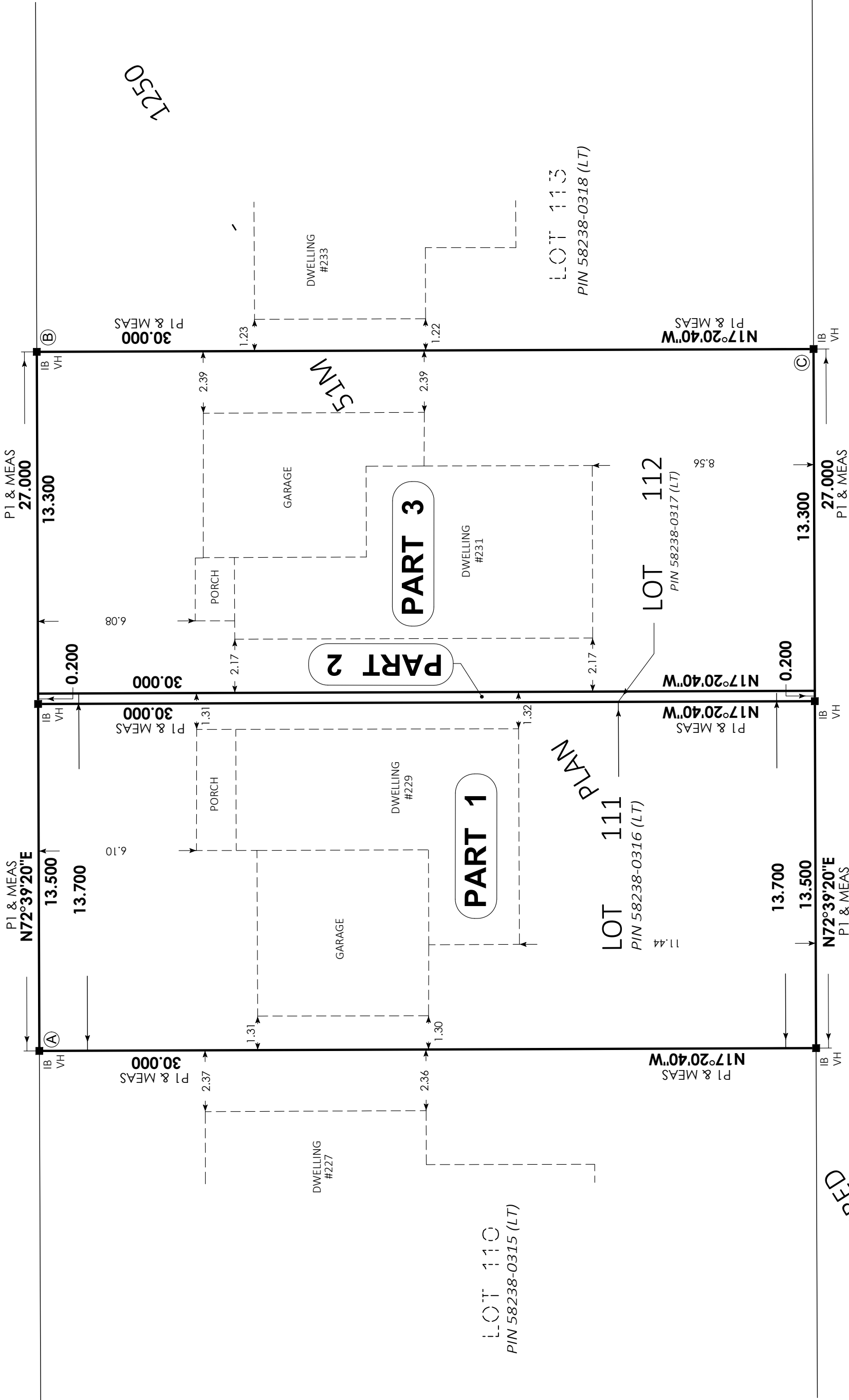
Notice dated: 30-Jan-24

SCHEDULE

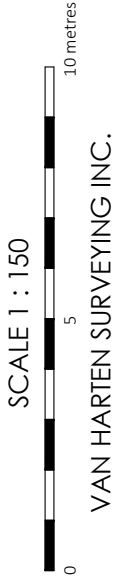
PART	LOT	PLAN	PIN	AREA m ²
1	ALL OF 111	51M-1250	ALL OF 58238-0316 (LT)	405.0
2	ALL OF 112		ALL OF 58238-0317 (LT)	6.0
3				399.0



MCKENZIE DRIVE (20.0mWIDE)
(ESTABLISHED BY REGISTERED PLAN 51M-1250)
PIN 58238-0347 (LT)



PLAN OF SURVEY OF
ALL OF LOTS 111 & 112
REGISTERED PLAN 51M-1250
TOWNSHIP OF CLEARVIEW
COUNTY OF SIMCOE



THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm
IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:150

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- DENOTES .015 X .015 X 0.60 IRON BAR
- DENOTES DEPOSITED PLAN 51M-1250

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999639
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)			
POINT ID	NORTHING	EASTING	
A	4 919 692.78	573 389.37	
B	4 919 700.83	573 415.14	
C	4 919 672.20	573 424.08	
THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O REG 216/10. THESE COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 20th DAY OF DECEMBER, 2023.

DATE: DECEMBER 21, 2023
JAMES M. LAWS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER 2213740.



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com	info@vanharten.com	
DRAWN BY: PJ	CHECKED BY: JML	PROJECT No. 31992-22
Dec 21, 2023-11:07:05 AM		
G:\000BASE\PLANS\51M-1250 Stayner PH 2\ACAD\PLAN LT 111,112 51M-1250 (31992-22) (UTM2010).dwg		