



MINOR VARIANCE NOTICE OF APPLICATION & PUBLIC HEARING

The Township of Clearview has received an application for a minor variance. The minor variance application is 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:

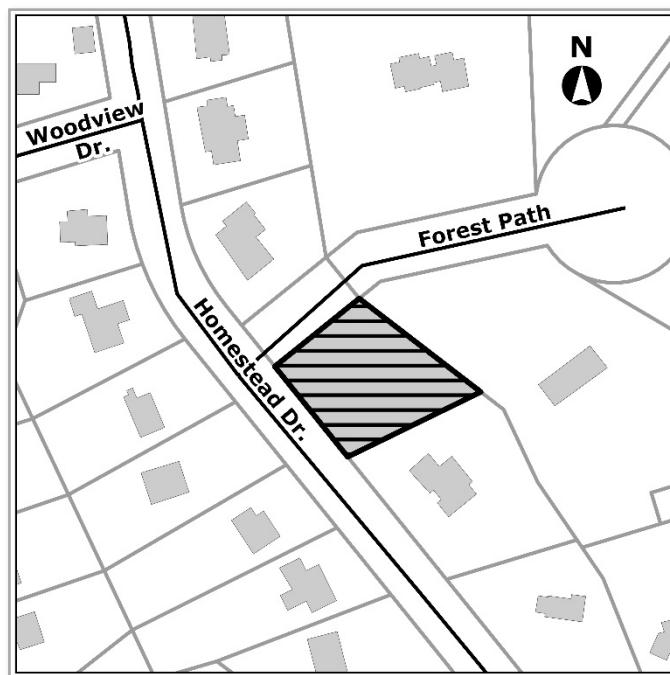
Project No.: 2024-002 [24-A02]

The subject application concerns lands municipally known as 9 Homestead Drive, formerly Nottawasaga and legally described as PLAN M183 PT LOT 4 (Roll No: 432901001204914).

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 rear yard setback requirement of 10 metres to 7.7 metres. The total variance being requested is 2.3 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 site sketch is attached showing the variance requested.



There are no associated applications.



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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 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: Lori Kennedy, Assistant Secretary-Treasurer
plan@clearview.ca
705-428-6230 ext. 238

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

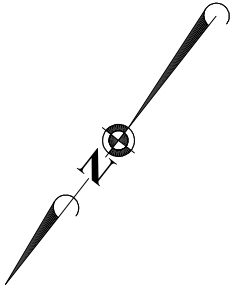
Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

We invite you to comment on this application and to engage in the process with us. If you wish to be notified of the decision of the Committee of Adjustment regarding this minor variance, 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: January 30, 2024

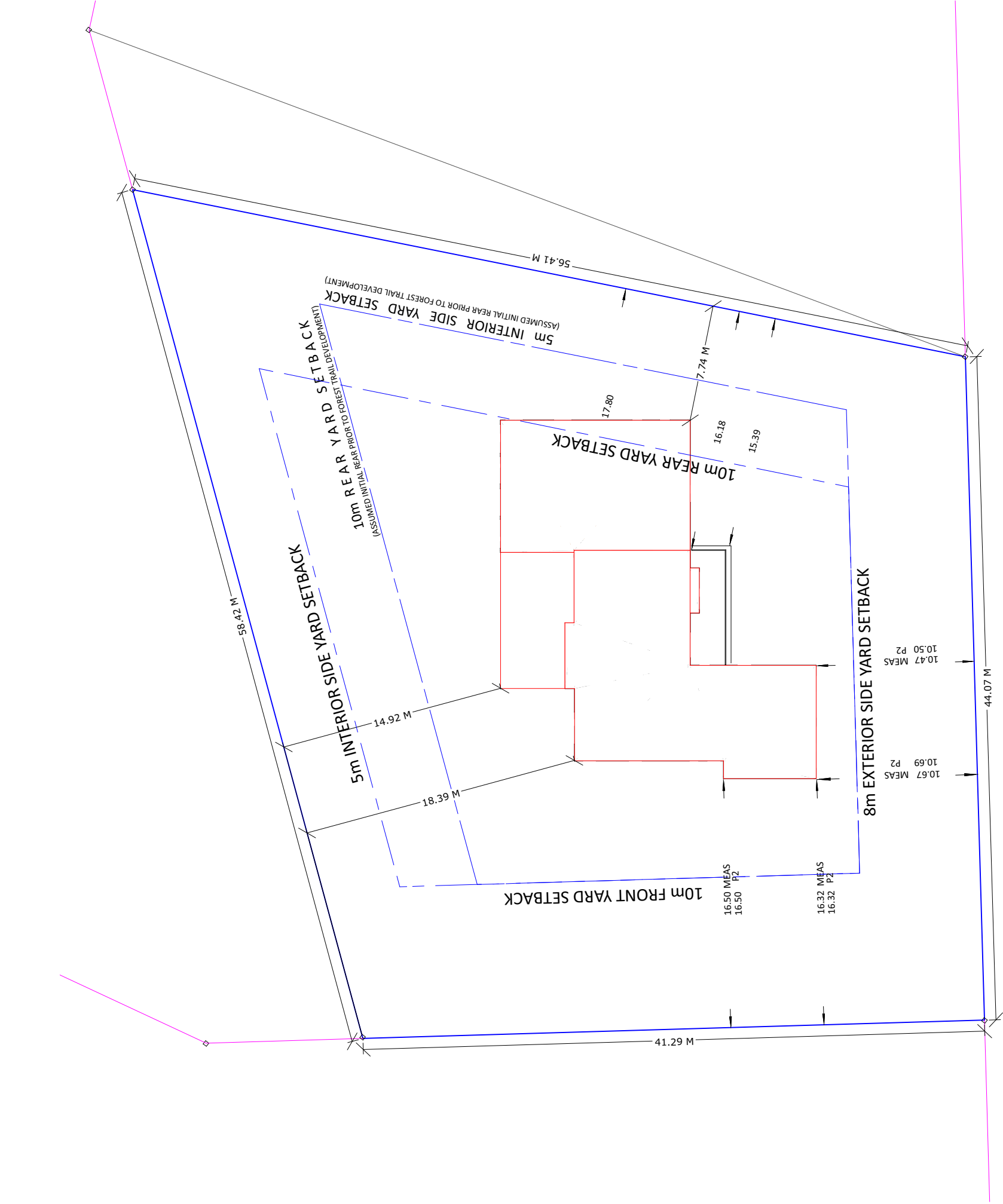


8 HOMESTEAD DRIVE, TOWNSHIP OF CLEARVIEW
ZONING COMPLIANCE (RE-3)

(CONSOLIDATED COMPREHENSIVE ZONING BY-LAW 06-54)

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|--|
| LOT AREA: 2,383.76 Sqm (25,659.37SQ FT) |
| ALLOWABLE LOT COVERAGE (20.0%): 76.75 Sqm (5,131.88 SQ FT) |
| PROPOSED LOT COVERAGE (12.75%): 303.96 Sqm (3,271.91 SQ FT) |
| MAXIMUM ALLOWABLE BUILDING HEIGHT: 11.0 m |
| PROPOSED BUILDING HEIGHT: 7.78 m(ex/prop) |
| MIN ALLOWABLE LANDSCAPED OPEN AREA (XX%): ?? ? Sqm |
| PROPOSED LANDSCAPED OPEN AREA(XX%): ?? ? Sqm |

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



PROJECT

D-23-11 -
MACDONALD
TOWNSHIP OF
CLEARVIEW

CLIENT

MACDONALD
RESIDENCE

DRAWING TITLE

SITE PLAN



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

DATE

Tuesday, January 16,
2024

SCALE

1:300

SHEET
NO.

A - 2

DRAWN
BY

A.V.