



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 March 13, 2024 at 3:00 pm

Where: North Hall, Stayner Community Centre, 269 Regina Street, Stayner, Ontario.

The Proposal:

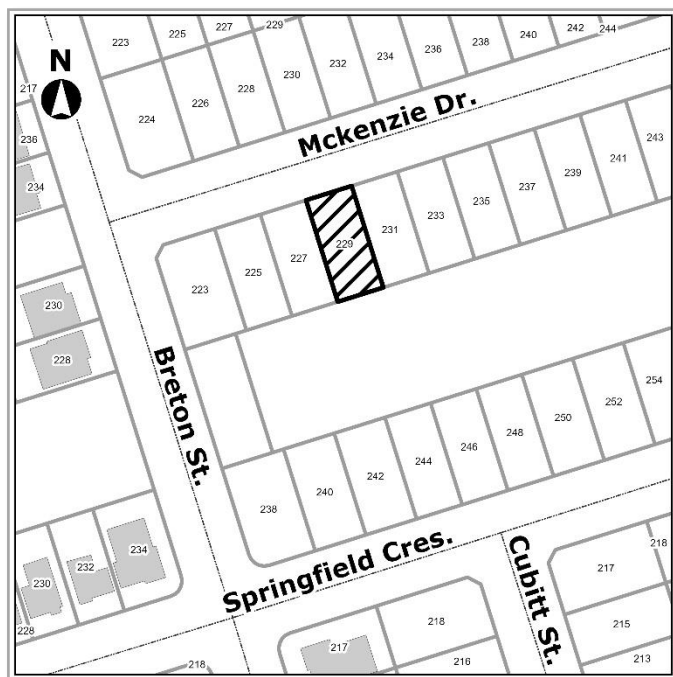
Project No.: 2024-011 [24-A06]

The subject application concerns lands municipally known as 229 McKenzie Drive, and legally described as part of Lot 111, Plan 51M-1250, as in Part 1 of Plan 51R-44414 (Roll No: 432901000205711).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Residential Multiple Low Density Exception 4 (RS3-4) zone minimum interior side yard setback requirement of 1.2 metres to 1.1 metres. The total variance being requested is 0.1 metres.

The effect of the application is to allow for the construction of a single-detached dwelling.

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: Danielle Barranger, Secretary-Treasurer
dbarranger@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

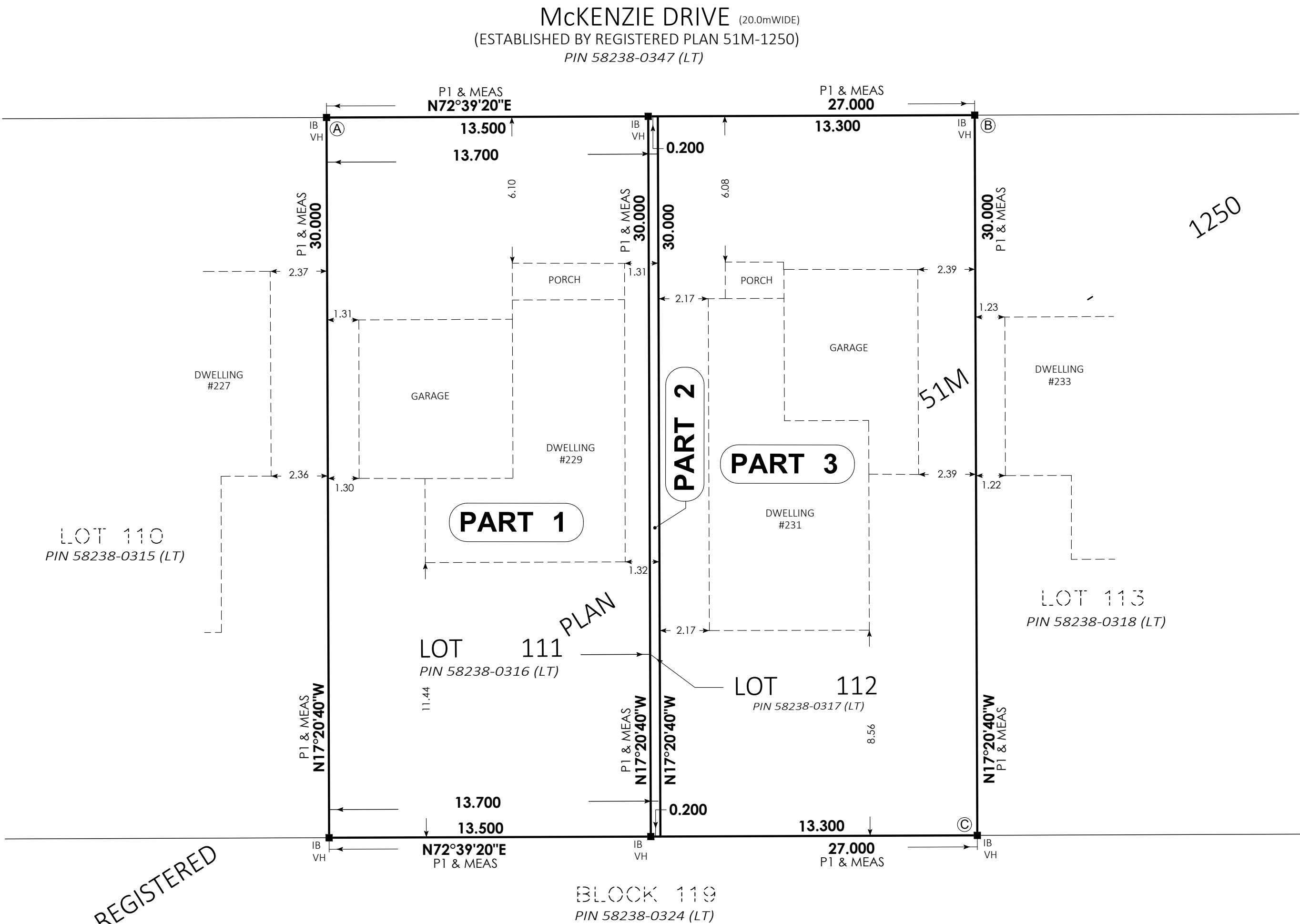
We invite you to comment on this application and to engage in the process with us. If you wish to be notified of the decision of the Committee of Adjustment regarding this minor variance, please submit your request in writing to the Secretary-Treasurer using the information above. Please be advised that 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.

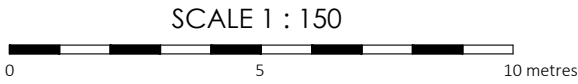
If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

Notice dated: February 27, 2024

SCHEDULE				
PART	LOT	PLAN	PIN	AREA m²
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



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
- IB DENOTES .015 X .015 X 0.60 IRON BAR
- P1 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
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www.vanharten.com info@vanharten.com

DRAWN BY: PJ	CHECKED BY: JML	PROJECT No. 31992-22
Dec 21, 2023-11:07:05 AM G:\000BASEPLANS\51M-1250 Stayner PH 2\ACAD\R PLAN LT 111,112 51M-1250 (31992-22) (UTM2010).dwg		