



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:

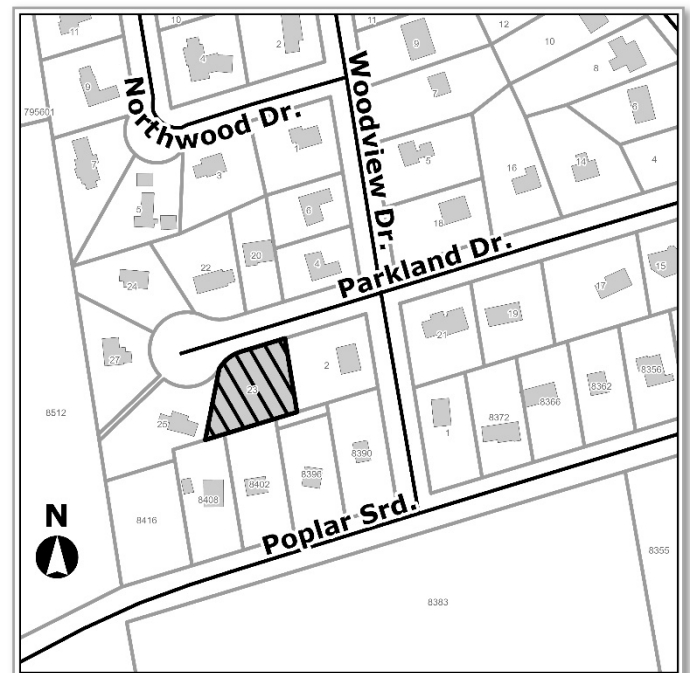
Project No.: 2024-012 [24-A07]

The subject application concerns lands municipally known as 23 Parkland Drive, and legally described as Concession 11 Part Lot 40, being Lot 5 on Plan M184 (Roll No: 432901001204943).

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 3.6 metres. The total variance being requested is 1.4 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: 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:

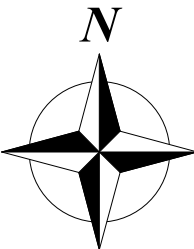
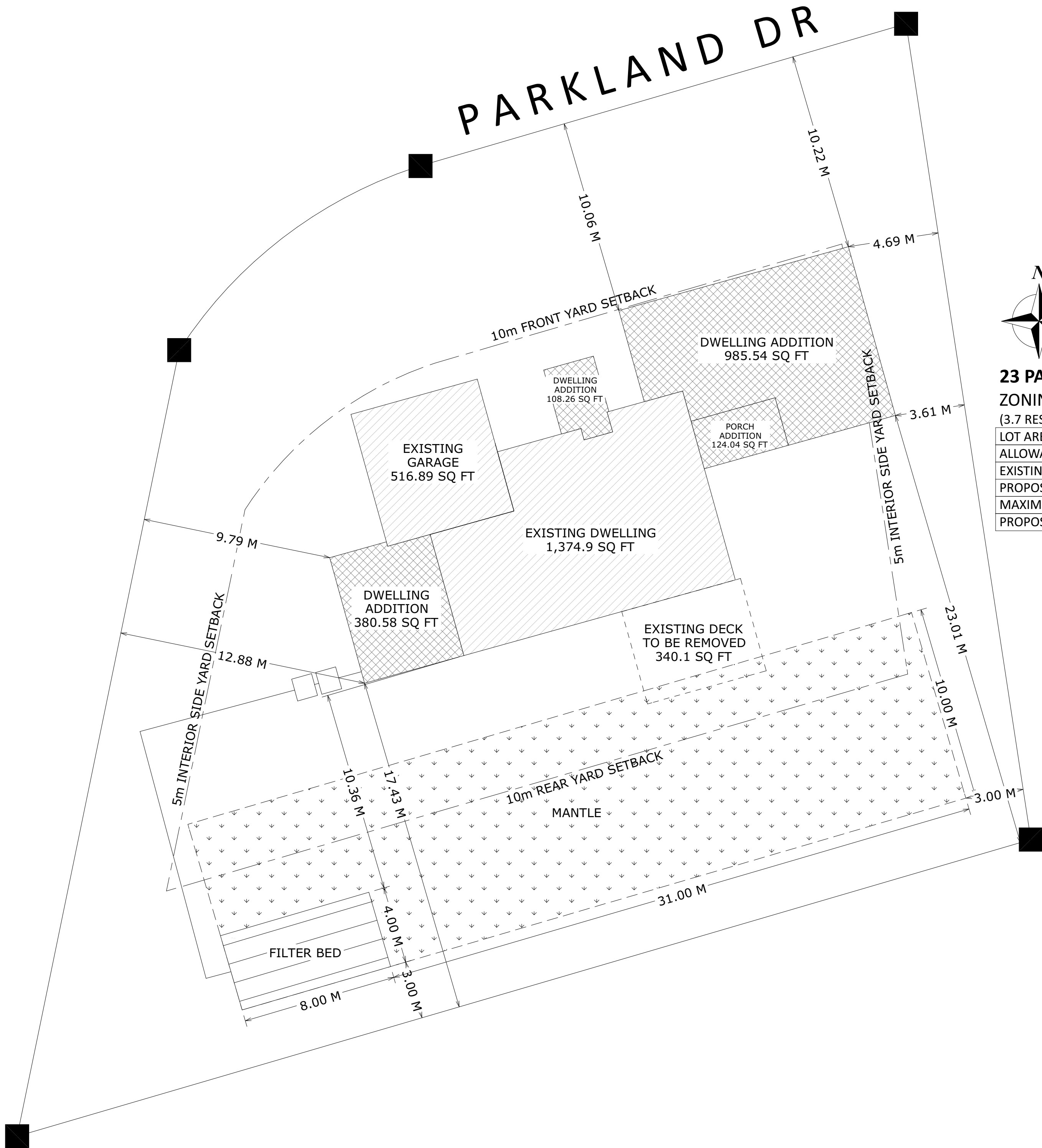
Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

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



23 PARKLAND DRIVE, CLEARVIEW
ZONING COMPLIANCE (*RE3*)

(3.7 RESIDENTIAL ESTATE (RE))
LOT AREA: 1,936.77 Sqm
ALLOWABLE LOT COVERAGE (20%): 387.35 Sqm
EXISTING LOT COVERAGE: 207.35 Sqm
PROPOSED LOT COVERAGE: 324.25 Sqm
MAXIMUM ALLOWABLE BUILDING HEIGHT: 11.0 m
PROPOSED BUILDING HEIGHT: 5.43 m

THE UNDERSIGNED HAS REVIEWED
AND TAKES RESPONSIBILITY FOR THIS
DESIGN AND HAS THE QUALIFICATIONS
AND MEETS THE REQUIREMENTS SET
OUT IN THE ONT. BUILDING CODE TO BE
A DESIGNER.
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER DIVISION 'C' SECTION 3.2 OF
THE O.B.C.
SIGNATURE

S ADAM VOKES 122371
MOUNTAINSIDE DESIGN 124189

NO.	DESCRIPTION	BY	DATE
1	FOR STRUT/BUDGET/CLIENT REVIEW	A.V.	01/22/2024

SHEET TITLE:
SITE PLAN

PROJECT DESCRIPTION:
COGSWELL RESIDENCE
23 PARKLAND DRIVE
TOWNSHIP of CLEARVIEW
SIMCOE COUNTY, ONTARIO

**MOUNTAINSIDE
DESIGN**

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

DATE:

1/22/2024

SCALE:

1:150

DRAWN BY:

AV

SHEET:

A-2

D-23-100 - LEC - COGSWELL - WD - JUNE 2023