



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 March 13, 2024

Last Date of Appeal: Tuesday April 2, 2024

## The Proposal:

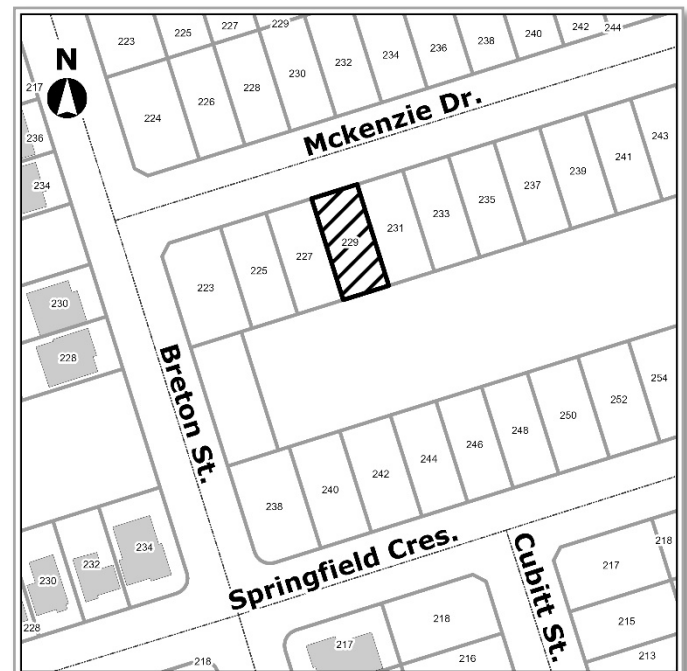
### Project No.: 2024-011 [24-A06]

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 copy of the decision is attached to this notice.

Related Application 24-B01



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](http://www.clearview.ca)

Contact the Committee Secretary-Treasurer:

Danielle Barranger  
[dbarranger@clearview.ca](mailto: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

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: 14 March 2024**

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **24-A06**

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:** The Estates of Clearview Inc.

**MUNICIPAL ADDRESS:** 229 McKenzie Drive (432901000205711)

**LEGAL DESCRIPTION:** Lot 111, Plan 51M-1250, as in Part 1 of Plan 51R-44414

**APPLICATION:** 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.

**DECISION:** In consideration of all written and oral submissions made relating to the subject minor variance, the application is **approved** subject to the following condition:

1. That approval of Consent (lot addition) 24-B01 be obtained to the satisfaction of the Township.

**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 \_\_\_\_\_

MARC ROYAL, MEMBER original signed by

**NOTICE OF DECISION:** March 14, 2024  
**DATE OF DECISION:** March 13, 2024  
**LAST DATE OF APPEAL:** April 2, 2024

Danielle Barranger  
Danielle Barranger, 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.*