



CLEARVIEW  
TOWNSHIP

## Committee of Adjustment

Township of Clearview  
Box 200, 217 Gideon Street  
Stayner, Ontario L0M 1S0

[cofa@clearview.ca](mailto:cofa@clearview.ca)

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

Phone: 705-428-6230

# NOTICE OF HEARING

## Minor Variance 24-A20

**TAKE NOTICE** that the Township of Clearview has received an application for a **Minor Variance**. This application is being considered under Section 45 of the Planning Act, R.S.O. 1990, c. P.13 and Ontario Regulation 200/96. The purpose of this Notice of Hearing is to provide notice of the hearing and more information about the application.

### Hearing Details

The proposed minor variance will be heard by the Committee of Adjustment on:

**February 12, 2025 at 3:00 p.m.**

Council Chambers, Township of Clearview Administration Centre  
217 Gideon Street, Stayner, Ontario

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

The Public Hearing may be attended virtually. If you wish to attend online, please contact the Committee of Adjustment Secretary-Treasurer.

### Application Details

Applicant: Bill Plewes Building Code Consultant

Owner: Pierre Morrissette

Related applications for the same lands: None

### Subject Lands

Municipal Address: 2353 County Road 124

ARN: 4329 010 008 08400

Legal Description: CON 8 S PT LOT 21 RP;51R25926 PART 1.

A Key Map is attached to this notice.

## Purpose & Effect

The applicant is requesting the following relief from the Zoning By-law:

Zoning Section	Section Description	Required	Proposed	Variance
2.5.1 a)	<i>Maximum habitable living space of accessory dwelling units</i>	111 m <sup>2</sup>	218 m <sup>2</sup>	107 m <sup>2</sup>
2.5.2 a)	<i>Maximum distance of detached accessory dwelling unit from primary dwelling</i>	50 m	161 m	111 m
3.1.2 q)	<i>Maximum gross floor area of accessory dwelling unit in (AG) Zone</i>	111 m <sup>2</sup>	218 m <sup>2</sup>	107 m <sup>2</sup>
3.1.2 q)	<i>Maximum distance of detached accessory dwelling unit in (AG) Zone from primary dwelling</i>	50 m	161 m	111 m
3.1.2 q)	<i>Detached accessory dwelling unit shall have a total gross floor area of no greater than 50 percent of that of the primary, or principle, residence on the lot</i>	50%	58%	8%

The effect of the application is to allow for the renovation and conversion of an approximately 218 m<sup>2</sup> portion of an existing detached accessory building to contain an accessory dwelling unit.

## Notice & Appeal Rights

Subsection 45(12) of the Planning Act defines the persons/public bodies that are eligible to appeal the decision of the Committee of Adjustment to the Ontario Land Tribunal.

If you wish to be notified of the decision of the Township in respect of the proposed minor variance, please make a written request using the contact information below.

Where applicable, this notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

## Contact Information

Additional information regarding the application is available to the public at the Clearview Administration Centre. For more information, contact:

Committee of Adjustment  
Secretary-Treasurer  
Clearview Administration Centre  
217 Gideon Street  
Stayner, Ontario L9X 1A8  
Telephone: (705) 428-6230  
e-mail: [cofa@clearview.ca](mailto:cofa@clearview.ca)  
website: [www.clearview.ca/cofa](http://www.clearview.ca/cofa)



Notice dated at the Township of Clearview on **January 28, 2025**.

KEY MAP

