



CLEARVIEW
TOWNSHIP

Committee of Adjustment

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

cofa@clearview.ca

www.clearview.ca/cofa

Phone: 705-428-6230

NOTICE OF HEARING

Consent 25-B01

TAKE NOTICE that the Township of Clearview has received an application for a **Consent (Lot Addition)**. The application is being considered under Section 53 of the Planning Act, R.S.O. 1990, c. P.13 and Ontario Regulation 197/96. The purpose of this notice is to provide notice of the hearing and more information on the details of the application.

Hearing Details

The proposed consent 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

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

Application Details

Applicant: Innovative Planning Solutions

Owner: Glen Allan

Related applications for the same lands: Zoning By-law Amendment, which was approved as By-law 24-84. Minor Variance 25-A01 considered concurrently with boundary adjustment.

Subject Lands

Municipal Address: 5538-5546 Concession 6 Sunnidale

ARN: 4329 040 002 26901 and 4329 040 002 26905

Legal Description: SUNNIDALE CON 6 PT LOT 7;W1/2 PT LOT 8 PLAN 141 PT;BLK 8 RP 51R2994 PT PART 4;AND RP 51R22908 PART 4;SUNNIDALE CON 6 PT LOT 7 RP;51R2994 PART 3

A Key Map and Lot Line Adjustment Map are attached to this notice.

Purpose & Effect

The purpose of the application is to sever a portion of land from 5538 Concession 6 Sunnidale to be added to 5546 Concession 6 Sunnidale.

PROPOSED SEVERED LAND: Approximately 138.16 metres of frontage, approximately 6.46 hectares (15.96 acres) with a well and a decommissioned barn. This land is to be added to 5546 Concession 6 Sunnidale (Receiving Parcel).

RECEIVING PARCEL (West): Approximately 107.75 metres of frontage, approximately 5.64 hectares (13.93 acres) with house, accessory buildings, and septic bed.

RETAINED PARCEL (East): Approximately 100.84 metres of frontage, approximately 2.5 hectares (6.18 acres) vacant land.

The effect of the application is facilitating a boundary adjustment and consolidate all the existing buildings, well, and septic bed on one parcel, while preserving two lots. The boundary adjustment will result in 5538 Concession 6 Sunnidale (Retained Parcel, East) having a new lot frontage of 100.84 metres and lot area of approximately 2.5 hectares, and 5546 Concession 6 Sunnidale (Receiving Parcel, West) having a new lot frontage of approximately 245.91 metres and lot area of approximately 12.1 hectares (29.9 acres).

Notice & Appeal Rights

If a person or public body has the ability to appeal the decision of the Township in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Township before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Subsection 53(19) 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 consent, you must make a written request to the Township 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

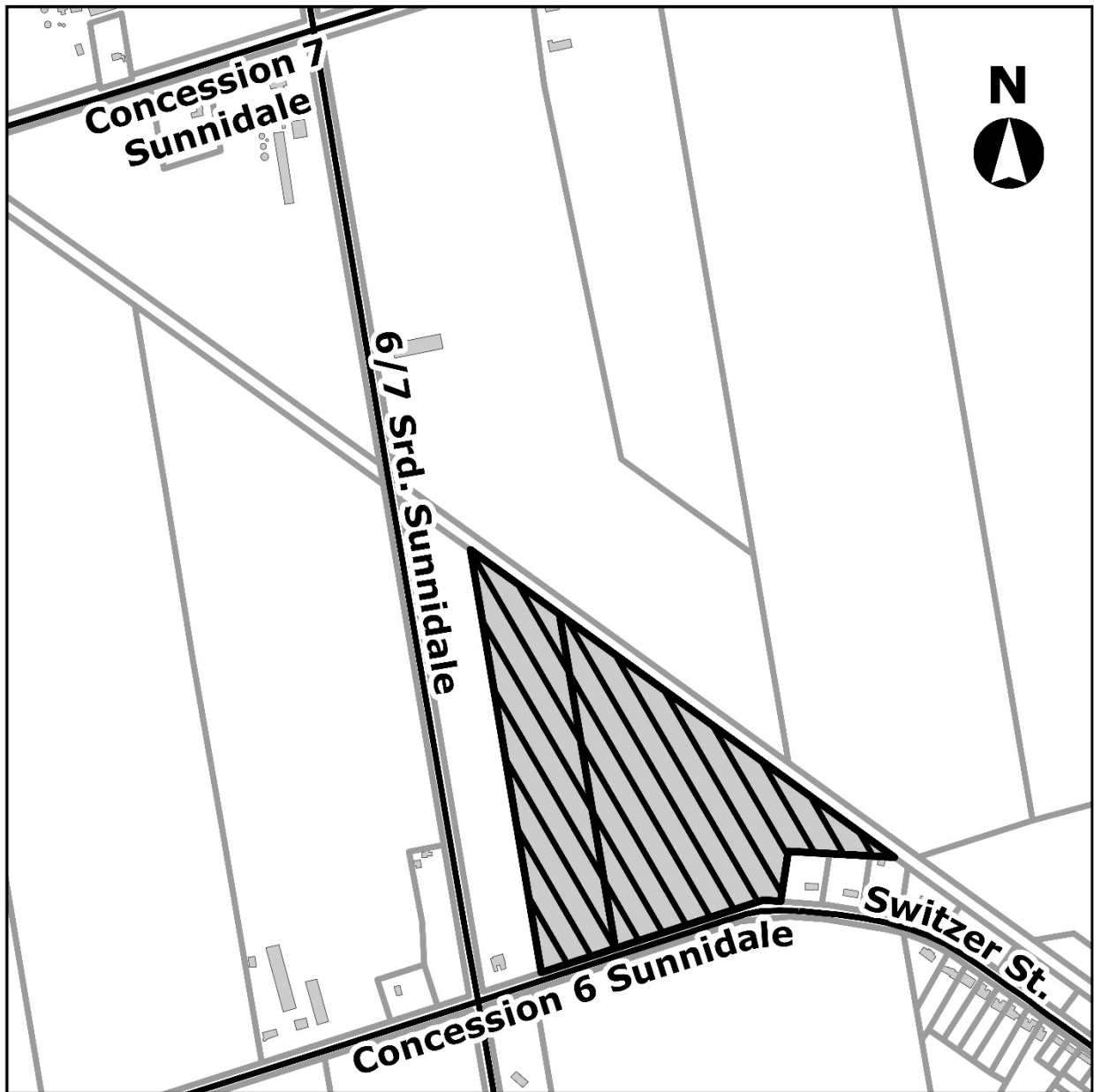
Additional information regarding the application is available to the public at the Clearview Administration Centre. For more information, contact:

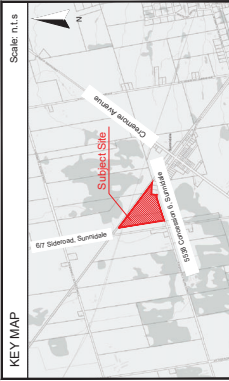
Committee of Adjustment
Secretary-Treasurer
Clearview Administration Centre
217 Gideon Street
Stayner, Ontario L9X 1A8
Telephone: (705) 428-6230
e-mail: cofa@clearview.ca
website: www.clearview.ca/cofa



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

KEY MAP





LOT LINE ADJUSTMENT

5538 Concession 6, New Lowell
Township of Cape Town

- LEGEND**
- Existing Lots (Parcel A and Parcel B)
 - Area: 146,123.57m² (14.6 ha)
 - Proposed Parcel 'A':
 - Area: 121,117.54 m² (12.1 ha)
 - Frontage: ±245 m
 - Proposed Parcel 'B':
 - Lot Area: 25,006.03 m² (2.5 ha)
 - Frontage: ±100 m
 - Existing Building
 - Required Setback Limit
 - Proposed Lot Line

Sources: Lot Area calculated using Google Earth (Historical Map).
Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS
20 YEARS

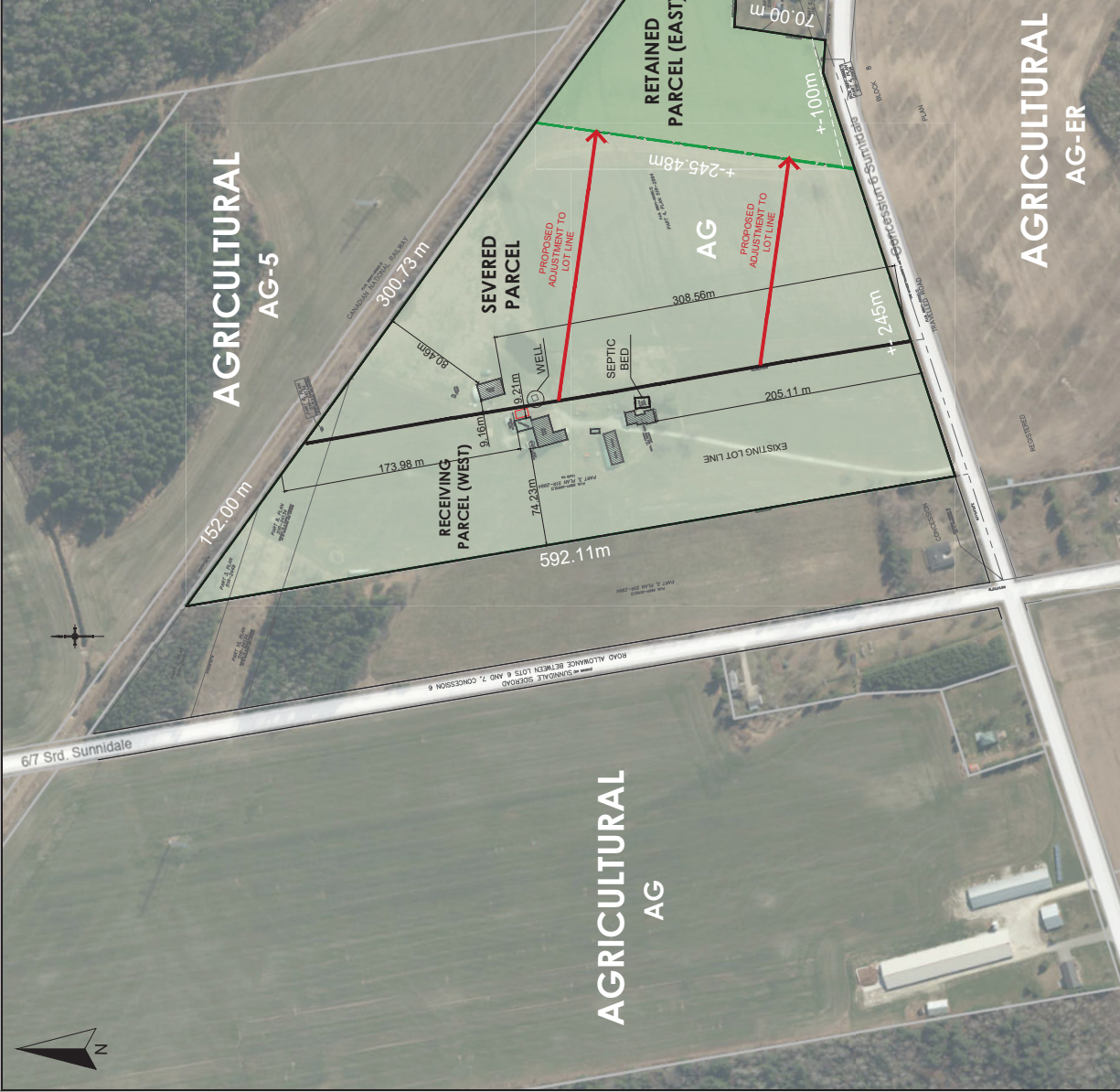
Date: January 17, 2025
File: 24-1403
Drawn By: A.G.
Checked: D.G.

AGRICULTURAL AG-ZONE - Parcel 'A'		
Provisions	Required	Existing
Min. Lot Area	3ha	5.64 ha
Min. Lot Frontage	100m	107.52m
Min. Front Yard Setback	10m	205.11m
Min. Rear Yard Setback	7.5m	173.98m
Min. Interior Side Yard Setback	7.5m	9.21m
Min. Exterior Yard Setback	10m	not applicable
Max. Lot Coverage	20%	0.01% (1,051.50m ²)
Max. Side Height (Agricultural Buildings)	20m	Surveyor to confirm
Max. Side Height (Structural Buildings)	30m	Surveyor to confirm
Max. Height (Non-Agricultural Principal Buildings & Structures)	13m	Surveyor to confirm
Max. Height (Accessory Buildings)	8m	Surveyor to confirm
Min. Lot Area for Approved Surplus Dwelling Lot	0.3ha	+0.3ha
Min. Lot Frontage for Approved Surplus Dwelling Lot	30m	+0.3ha
Min. Lot Area	3ha	8.95ha (89,611.61m ²)
Min. Lot Frontage	100m	239.47m

AGRICULTURAL AG-ZONE - Parcel 'B'		
Provisions	Required	Existing
Min. Lot Area	3ha	8.95ha (89,611.61m ²)
Min. Lot Frontage	100m	239.47m

SCHEDULE OF REVISIONS

No.	Date	Description	By
01	2024-06-24	Review measurements and lot areas	A.G.
02	2024-06-25	Rename lots to Parcel 'A' and 'B'	A.G.
03	2024-07-25	Proposed Adjustment to Lot Line	A.G.
04	2024-07-26	Textures and Legend changes	A.G.
05	2024-12-13	Setbacks & Developable Area	A.G.



LOT LINE ADJUSTMENT

5538 - 5546 CONCESSION 6, NEW LOWELL