



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

Minor Variance 25-A01

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

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. Consent 25-B01 application considered concurrently with Minor Variance.

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 an Affected Lands Map are 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
AG-27	<i>AG Zone Exception: Minimum Lot Area (#5546 Concession 6)</i>	12.4 ha	12.1 ha	0.3 ha

The effect of the application is to establish the actual lot area of 5546 Concession 6 which is different from the approved minimum lot area in Zoning By-law 24-84. The error was detected when processing application 25-B01.

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

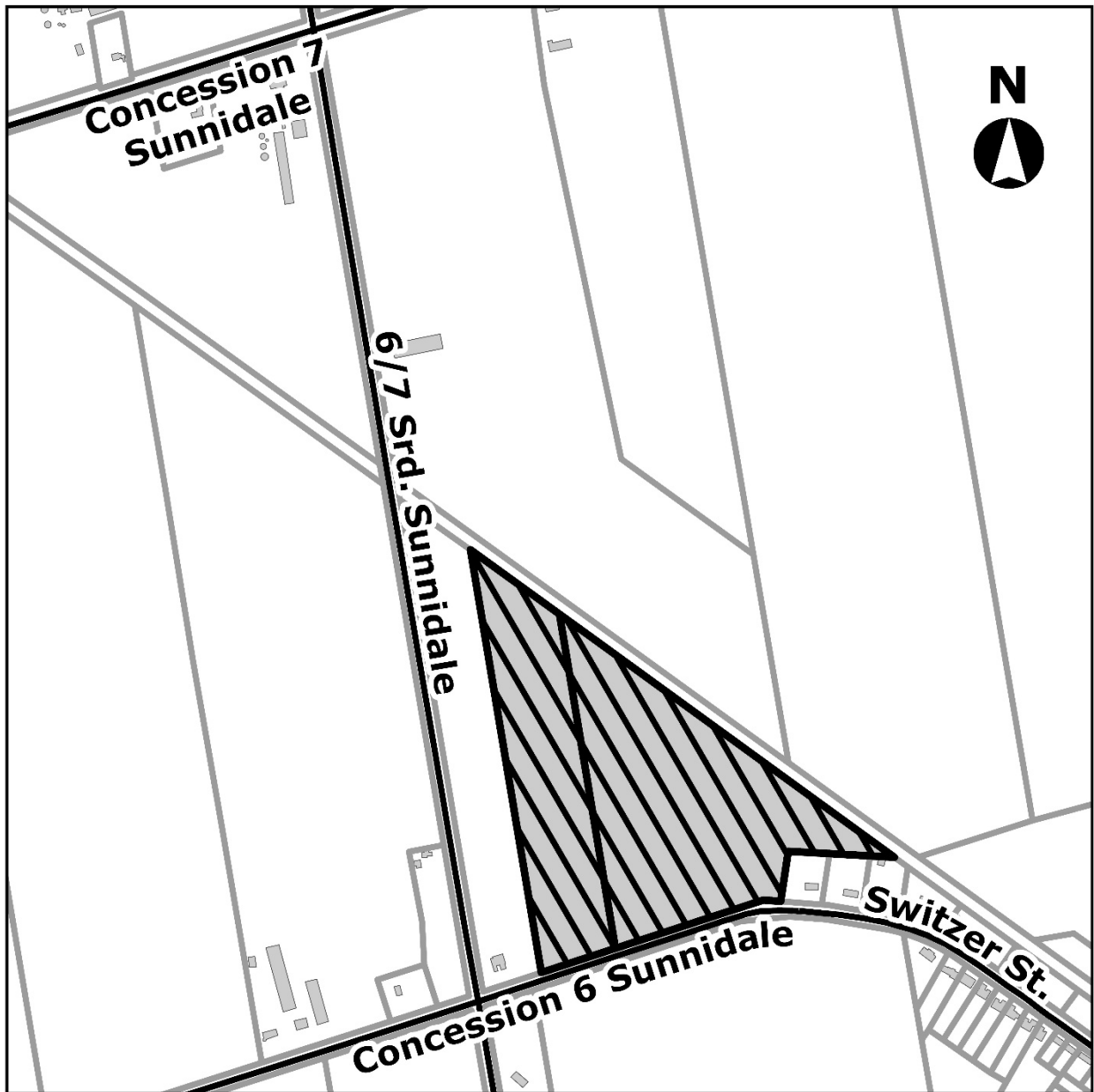
Additional information regarding the application is available to the public at the Clearview Administration Centre. For more information, contact:

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



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

KEY MAP



AFFECTED LANDS MAP

