



## **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 25-A16**

**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:

**October 8, 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: Emily Bernard – Bernard Design and Build Inc.

Owner: Emily Bernard – Bernard Design and Build Inc.

Related applications for the same lands: None.

### **Subject Lands**

Municipal Address: 4198 County Road 124

ARN: 432901000611700

Legal Description: LT 1 W/S HURONTARIO ST PL 296, NOTTAWASAGA; CLEARVIEW.

A Key Map, Site Plan, and selected Drawings are attached to this notice. Complete Architectural Drawings are available from the Secretary-Treasurer upon request.

## Purpose & Effect

The applicant is requesting to recognize the existing legal non-conforming setbacks for the building, and is proposing to reconstruct and enlarge a legal non-conforming building, exceeding the existing Gross Floor Area and Height.

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

Zoning Section	Section Description	Required	Proposed	Variance
3.8.2 i)	Maximum Accessory Building Height	6.0 m	6.8 m	0.8 m
2.6.1.6	Minimum Rear Yard Setback	1.2 m	0.1 m	1.1 m
3.8.2 f) 2.6.1.1 2.6.1.2	Minimum Exterior Side Yard Setback	7.5 m	0.1 m	7.4 m
3.8.2 k)	Maximum Gross Floor Area of All Accessory Buildings	100 m <sup>2</sup>	155 m <sup>2</sup>	55 m <sup>2</sup>

The effect of the application is to permit the reconstruction and enlargement of a non-conforming detached garage building for personal use, and to legally establish the location and size of the proposed building.

## 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

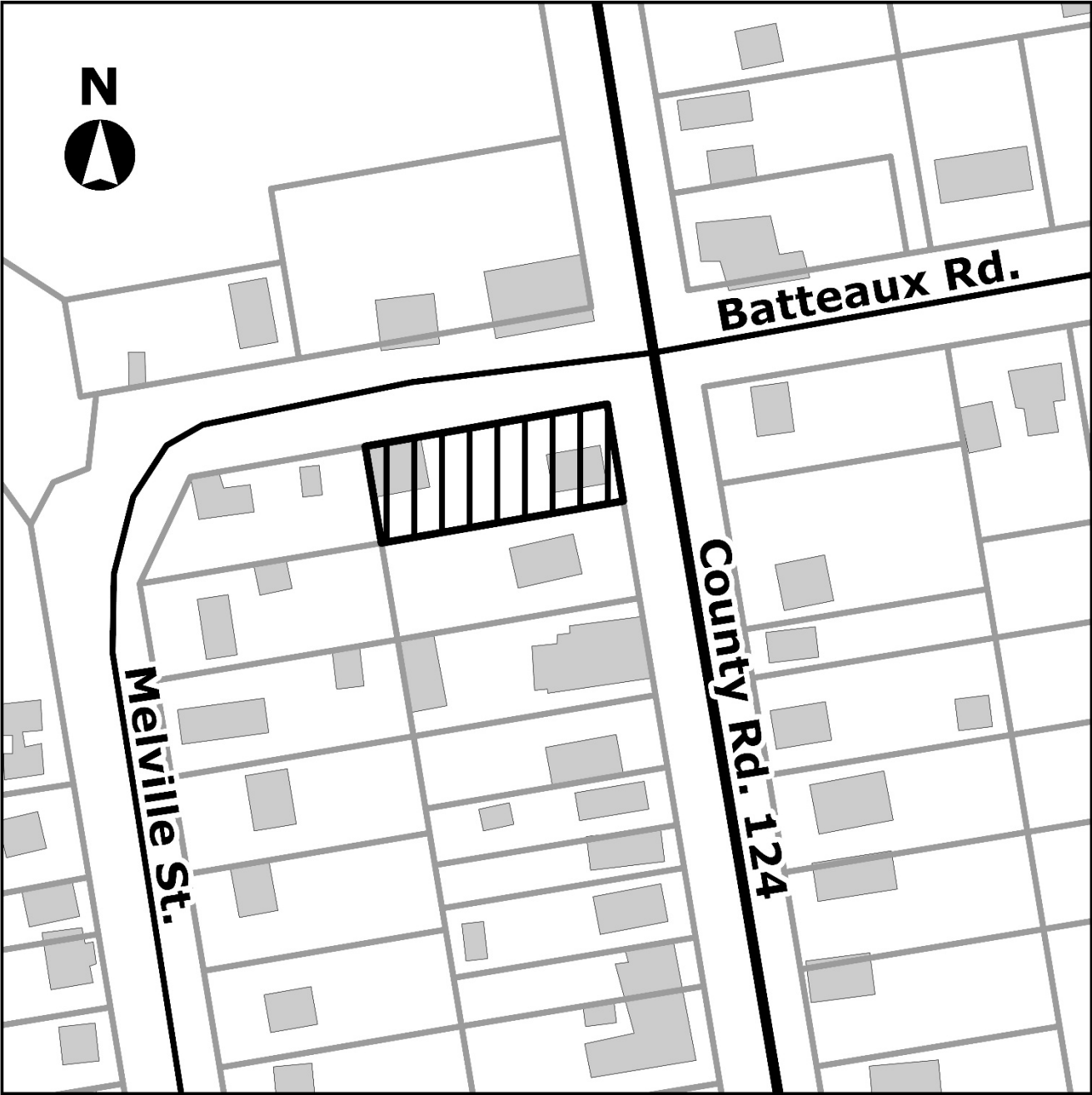
Additional information regarding the application is available to the public at the Clearview Administration Centre. For more information, contact:

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)

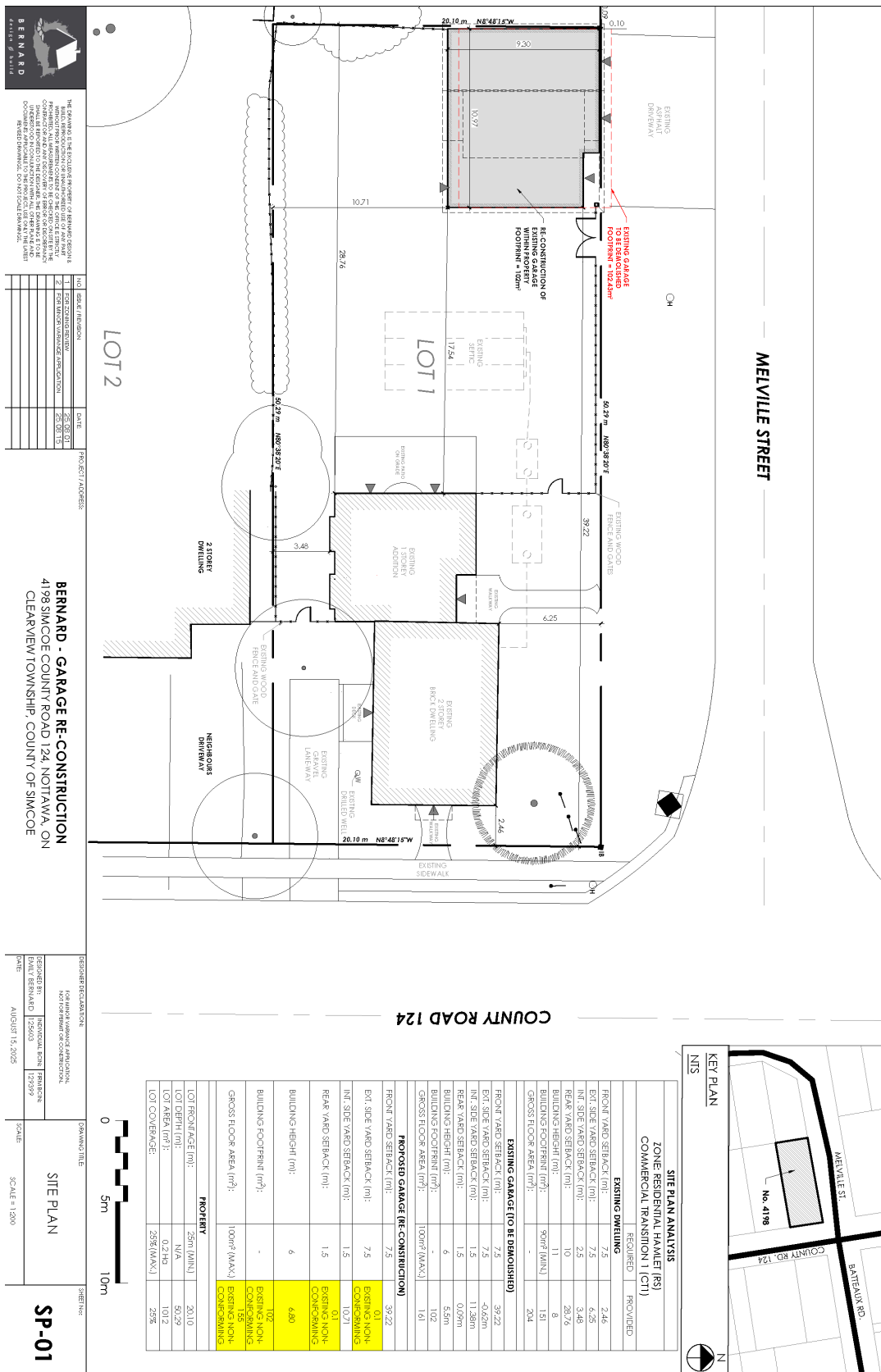


Notice dated at the Township of Clearview on **September 12, 2025**.

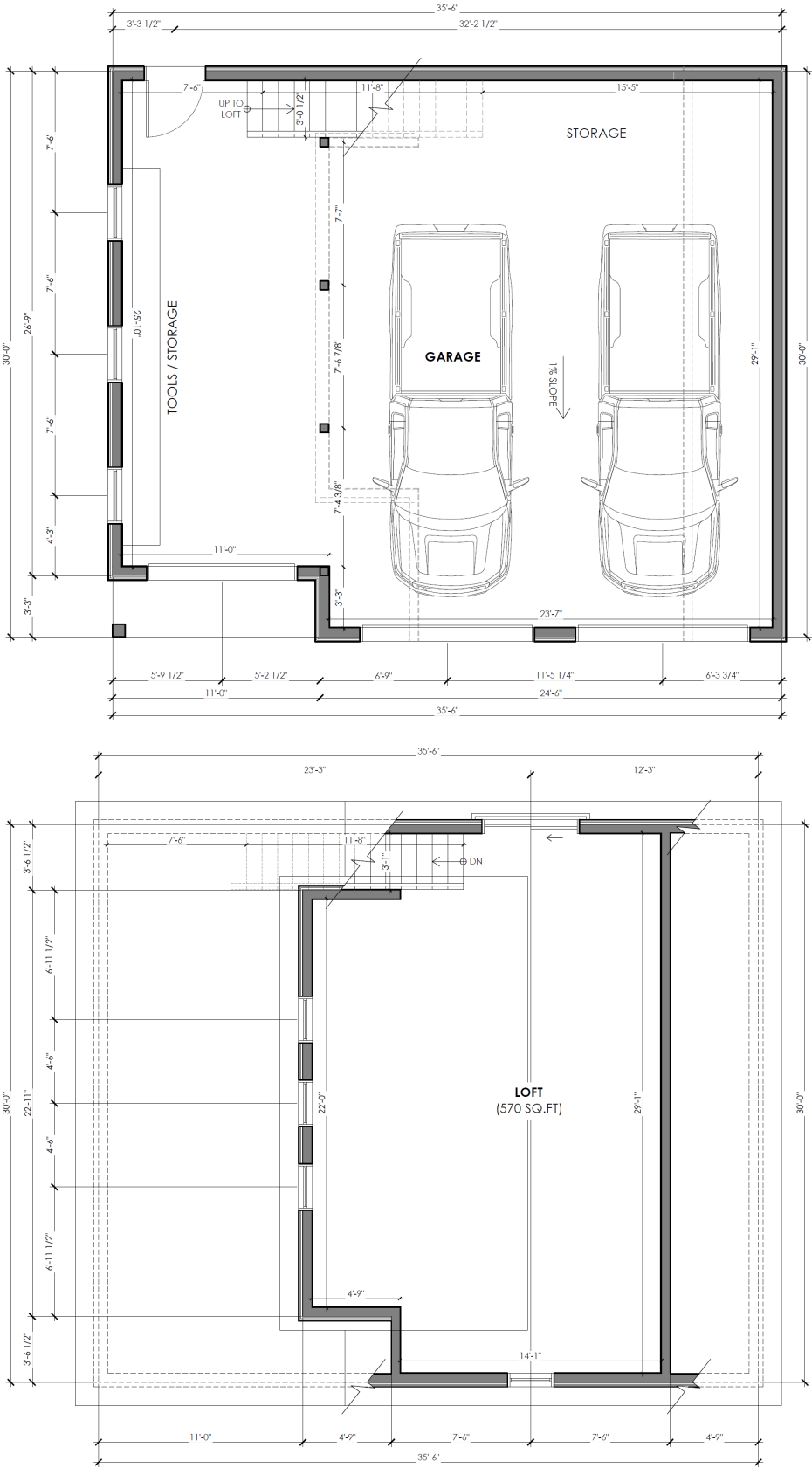
KEY MAP



# SITE PLAN



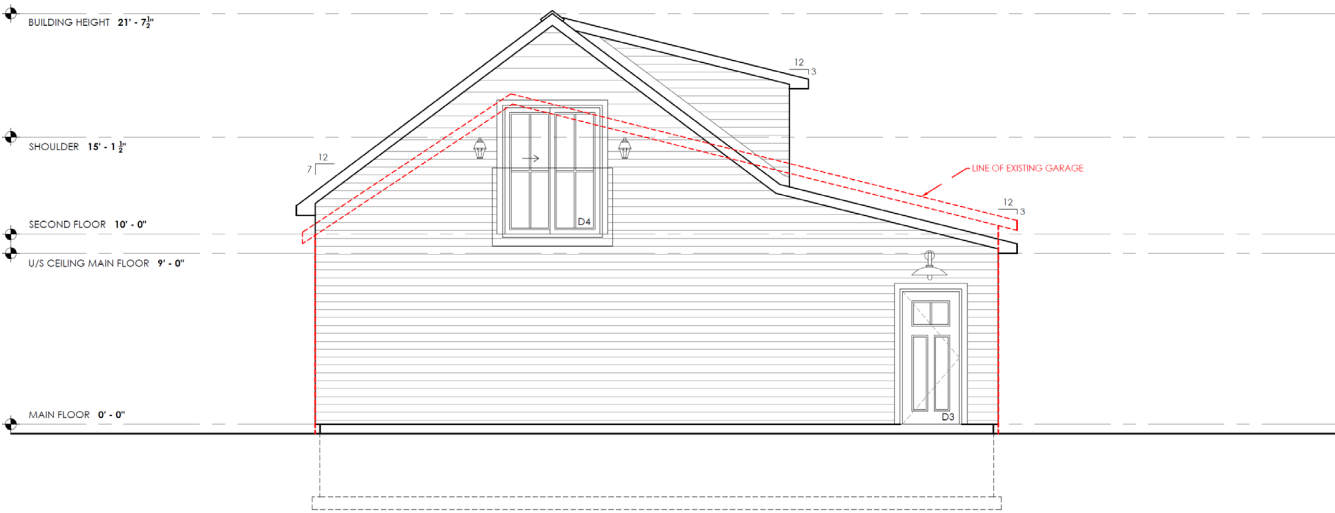
DRAWINGS – FLOOR PLANS



DRAWINGS – NORTH AND SOUTH ELEVATIONS

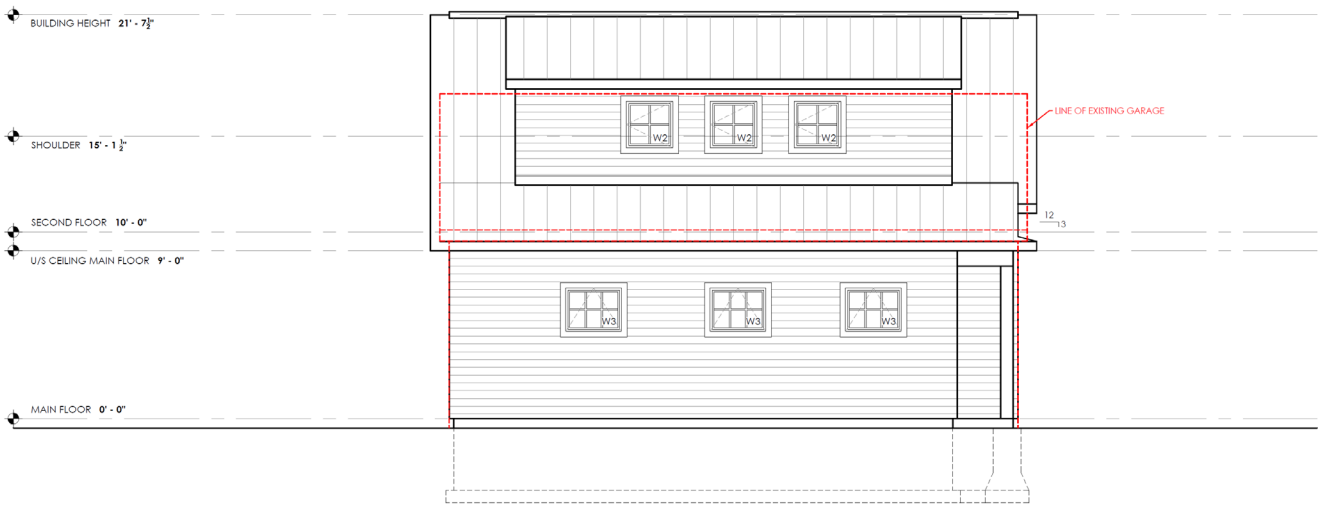


North Elevation – A04

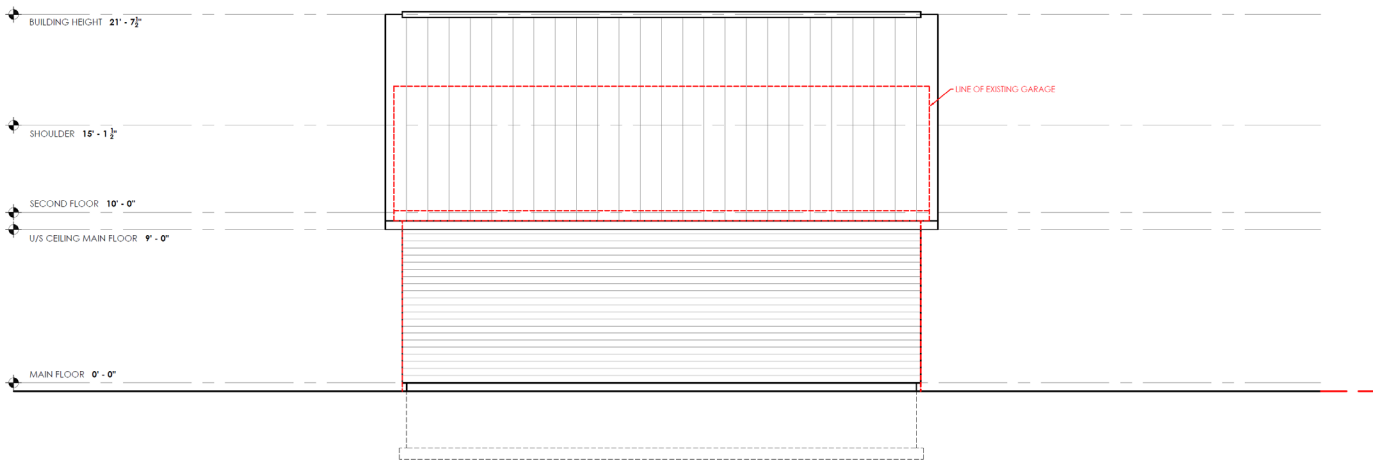


South Elevation – A-05

DRAWINGS – EAST AND WEST ELEVATIONS



East Elevation – A06



West Elevation – A-07