



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-A19

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:

November 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: First Step Building Consultants – Abbey Scott

Owner: Connie Verstegen

Related applications for the same lands: None.

Subject Lands

Municipal Address: 219 Beech Street, Stayner

ARN: 432902000211000

Legal Description: PLAN 68 LOT 42 TO 43.

A Key Map, Site Plan, and selected Drawings are attached to this notice.

Purpose & Effect

The applicant is requesting permission from the Committee to expand the legal non-conforming use of an Auto Body shop in the General Commercial (C1) zone, as per section 2.4.2. Further, the applicant is requesting the following relief from the Zoning By-law:

Zoning Section	Section Description	Required	Proposed	Variance
3.20.2 g)	Minimum Number of Storeys	2 stories	1 storey	1 storey

The effect of the application is to permit construction of an addition at the rear of the building for storage.

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

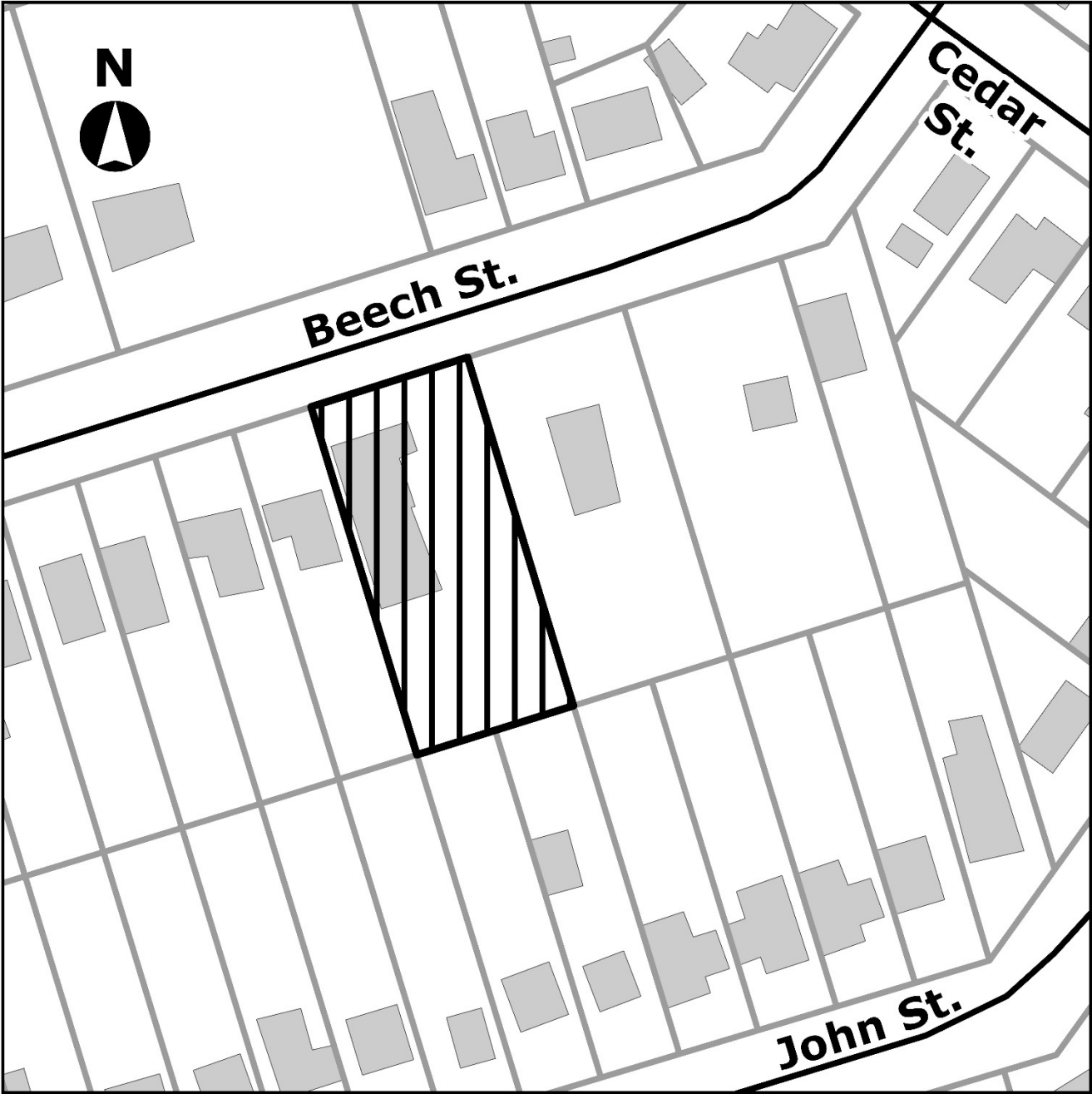
Additional information regarding the application is available to the public at the Clearview Administration Centre. For more information, contact:

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

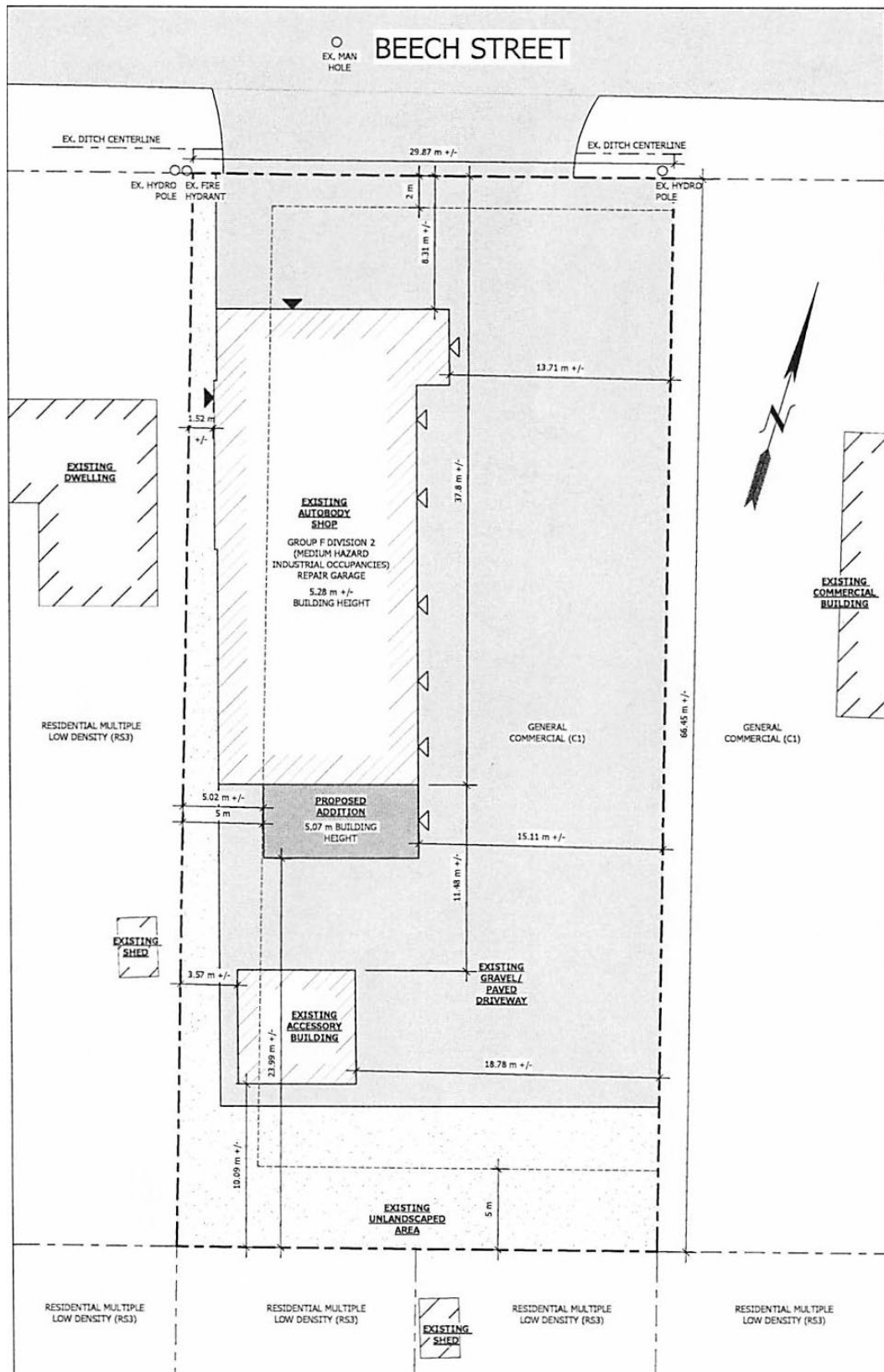


Notice dated at the Township of Clearview on **October 10, 2025**.

KEY MAP

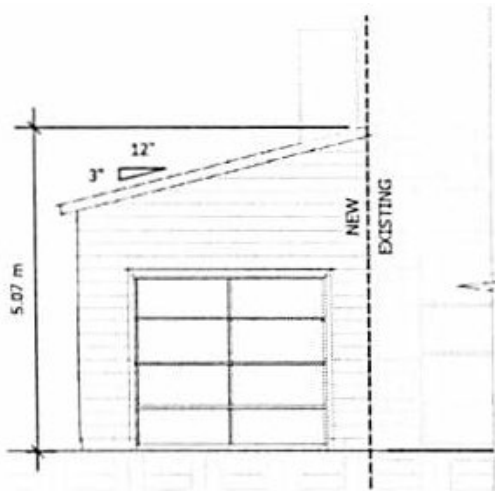
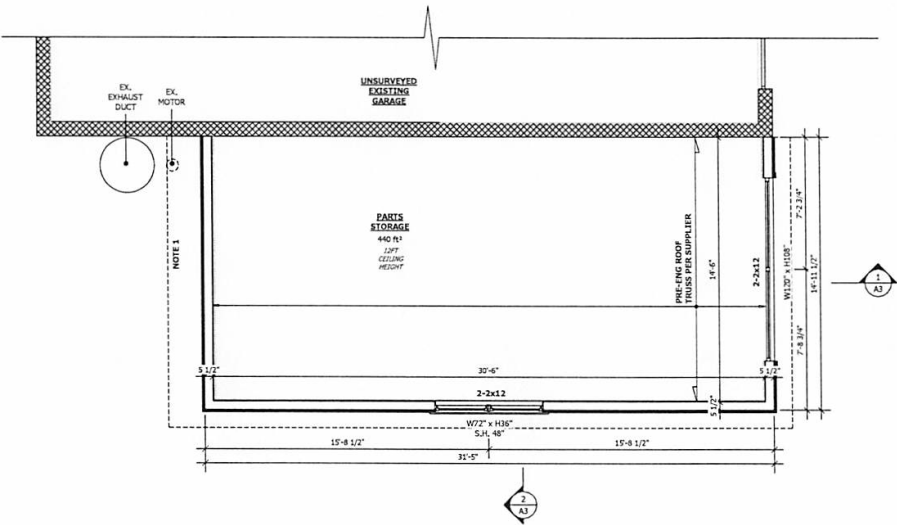


SITE PLAN



SELECTED DRAWINGS

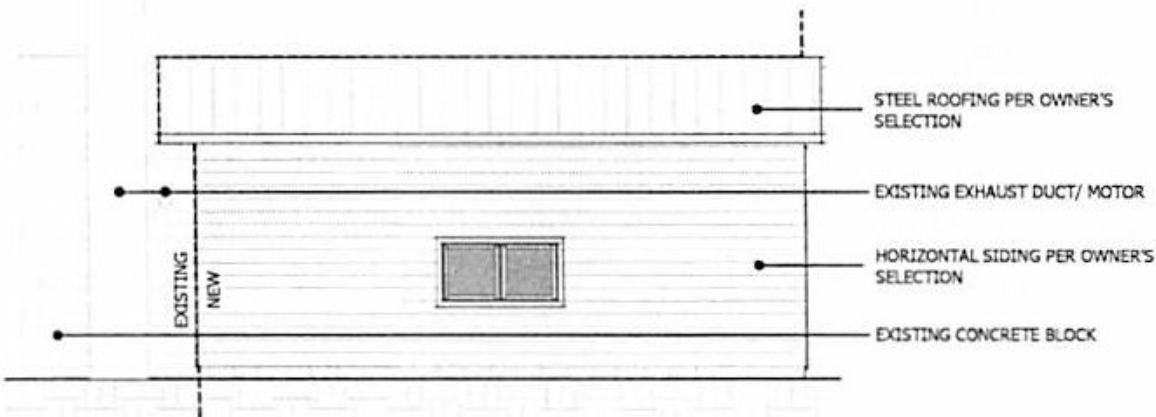
FIRST FLOOR
SCALE: 1/4" = 1'-0"
FLOOR PLAN NOTES:
1) WEST OVERHANG TO EXTEND OVER TOP OF EX. MOTOR



EAST
SCALE: 1/8" = 1'-0"



WEST
SCALE: 1/8" = 1'-0"



SOUTH
SCALE: 1/8" = 1'-0"