



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 26-A05

**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:

**July 8, 2026 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: Vincent Galperin (Ventawood Management Inc.)

Owner: Mark Crowe (Lilacpark Inc.)

Related applications for the same lands: None.

## Subject Lands

Municipal Address: 7391-7411 County Road 91, 200 Sutherland Street South, 207-209  
Quebec Street, & 1018 County Road 42, Stayner

ARN: 4329-020-002-00100, 00200, 00201, 00300, 00400, 00500, 02100, 02101, 02002,  
02000

Legal Description: PLAN 103 PT LOT 1 E PT LOT 2; PLAN 103 PT LOT 2, LOT 3, LOT 4, LOT  
5, LOT 6, PT LOTS 1 AND 15 RP;51R41424 PART 1; PT LOT 14 PT LOT 15;KING ST W PT  
LOT 1 QUEBEC N

A Key Map and Site Plan 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
2.13.1	General Landscaping Requirements	1 tree shall be planted for every 3 parking spaces provided (40 Trees)	1 tree shall be planted for every 6 parking spaces provided (20 Trees)	50% Reduction (20 Trees)
2.14.2.2	Parking Requirement for Non-residential Uses (Minimum)	150 Parking Spaces	120 Parking Spaces	30 Parking Spaces
2.14.4	Number of Loading Spaces Required (Minimum)	2 Loading Spaces	1 Loading Space	1 Loading Space
2.15.1	Driveway Width (Maximum)	9 m	14.5 m	5.5 m
2.21	Queuing Requirements – Stacking Lane Separation Setback (Minimum)	3.0 m from adjacent street lines and/or lot lines	0.85 m	2.15 m
3.20.2 d)	Front Yard (Maximum)	2 m	56.25 m	54.25 m

The effect of the application is to facilitate the commercial development of the entirety of the subject lands.

## 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

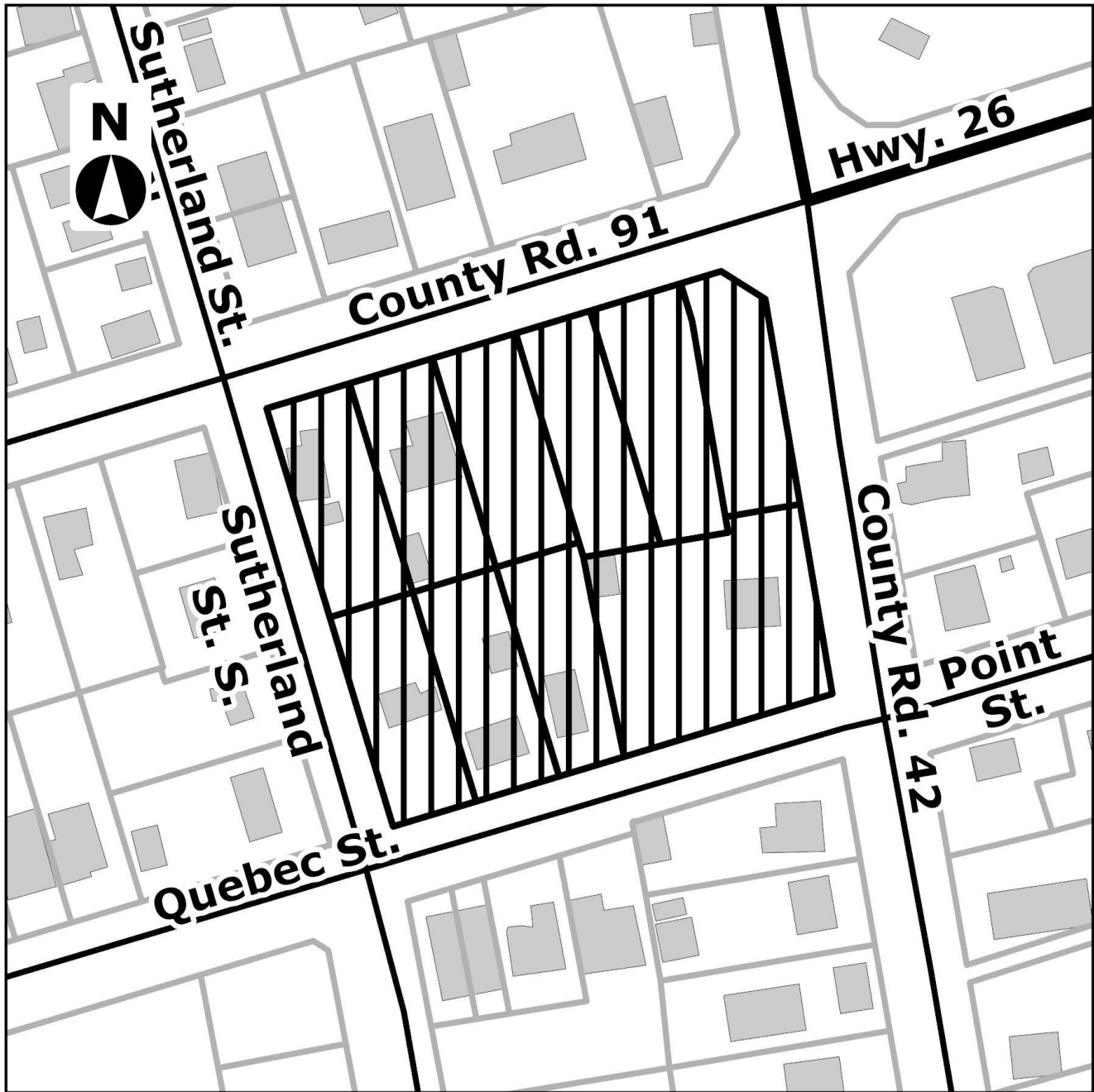
Additional information regarding the application is available to the public at the Clearview Administration Centre. For more information, contact the Secretary-Treasurer of the Committee of Adjustment:

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 **June 11, 2026**

KEY MAP



# CONCEPTUAL SITE PLAN

