



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 26-A06

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:

September 9, 2026 at 3:00 p.m.

Council Chambers, Township of Clearview Administration Centre
217 Gideon Street, Stayner, Ontario

<https://www.clearview.ca/government-committees/council/agenda-minutes>

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

Application Details

Applicant: Connor McBride

Owner: Ibrahim Fongenie

Related applications for the same lands: None

Subject Lands

Municipal Address: 58 Switzer Street

ARN: 432904000222500

Legal Description: PT LT 9 CON 5 SUNNIDALE AS IN RO1436003; CLEARVIEW

A Key Map is 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
2.4.1.3	Notwithstanding Section 2.4.1.3, permit an <i>Accessory Building on Legal Non-conforming Lot that does not meet the interior side yard setback of the pertinent zone.</i>			
3.1.2 d)	<i>Minimum Interior Side Yard</i>	7.5 m	3.0 m	4.5 m
3.1.2 n) i.	<i>Where an accessory residential use is to occur, the lot must have a minimum area of 0.3 ha</i>	0.3 ha	0.22 ha	0.08 ha
3.1.2 q)	<i>Detached accessory dwelling unit shall have a total gross floor area of no greater than 50 percent of that of the primary, or principle, residence on the lot</i>	50%	75%	25%
MDS 1	<i>MDS 1 Required Setback</i>	133 m	90 m	43 m

The effect of the application is to allow for the construction of a detached accessory dwelling unit within the rear yard 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:

Committee of Adjustment
Secretary-Treasurer
Clearview Administration Centre
217 Gideon Street
Stayner, Ontario L9X 1A8
Telephone: (705) 428-6230

e-mail: plan@clearview.ca
website: www.clearview.ca/cofa



Notice dated at the Township of Clearview on **August 14, 2026**.

KEY MAP

