



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

Consent 26-B07

TAKE NOTICE that the Township of Clearview has received an application for a **Consent (Lot Creation)**. The application is being considered under Section 53 of the Planning Act, R.S.O. 1990, c. P.13 and Ontario Regulation 197/96. The purpose of this notice is to provide notice of the hearing and more information on the details of the application.

Hearing Details

The proposed consent 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: Tim Cane (SGL Planning and Design Inc.)

Owner: Peter VanderZaag

Related applications for the same lands: N/A

Subject Lands

Municipal Address: 3379 12/13 Sideroad South Sunnidale, New Lowell

ARN: 432904000121200

Legal Description: PT W1/2 LT 26 CON 2 SUNNIDALE BEING PTS 3 & 4 51R2919, EXCEPT PTS 1, 2 & 3 51R23185 & EXCEPT PTS 1 & 2, 51R39990; PT LT 26 CON 2 WSR FORMER SUNNIDALE BEING PART 3 ON 51R39990 TOWNSHIP OF CLEARVIEW

A Key Map is attached to this notice.

Purpose & Effect

The purpose of the application is to create a new lot from the existing parcel located at 3379 12/13 Sideroad South Sunnidale.

Lot Details	Proposed Severed Land 'A'	Proposed Retained Land 'B'
Frontage	Approx. 55 m	Approx. 410 m (combined)
Area	Approx. 0.42 ha	Approx. 42.1 ha
Existing Structures	n/a	n/a

The effect of the application is to create a new rural residential lot.

Notice & Appeal Rights

If a person or public body has the ability to appeal the decision of the Township in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Township before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Subsection 53(19) 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 consent, you must make a written request to the Township 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

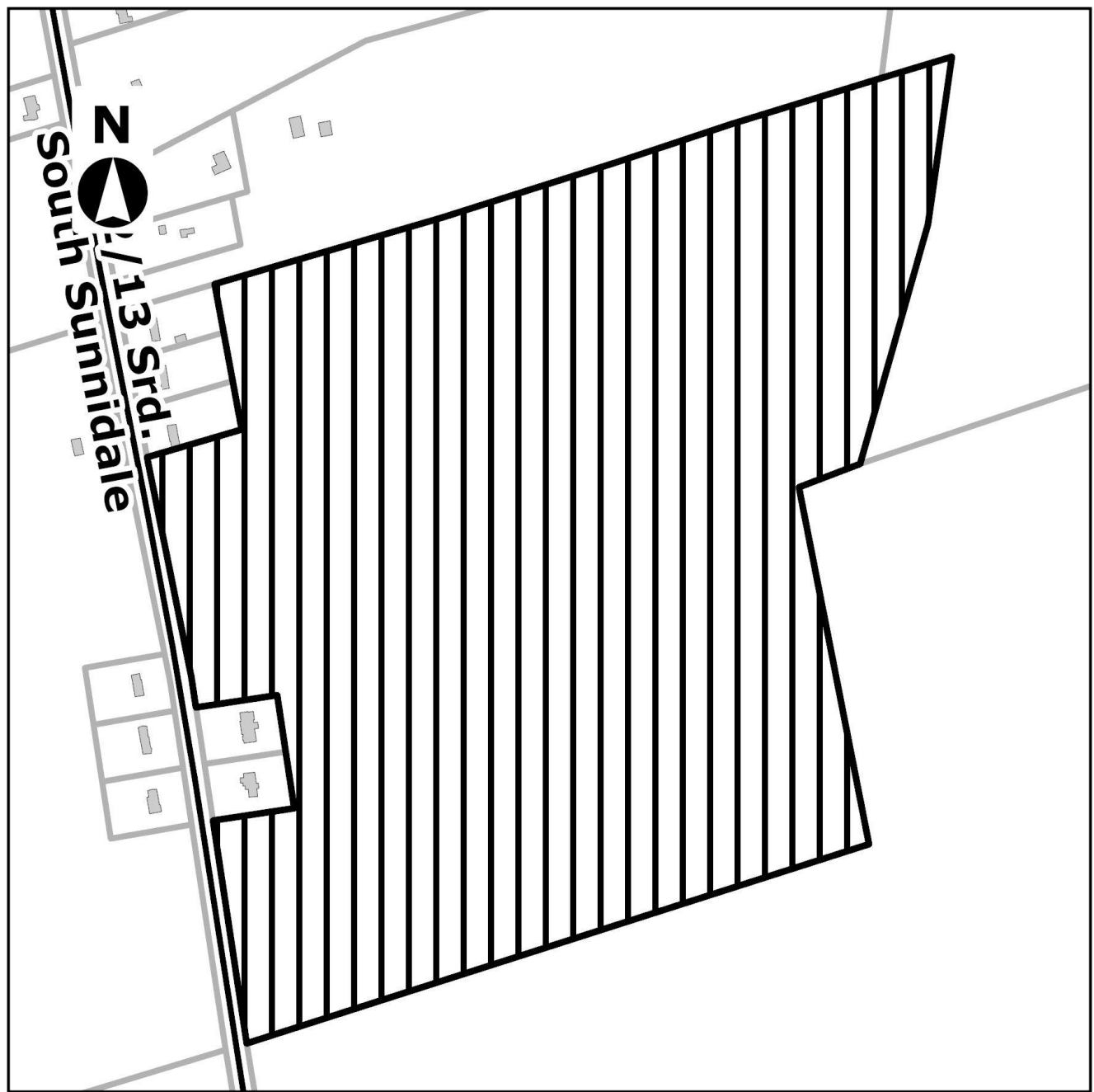
Additional information regarding the application is available to the public at the Clearview Administration Centre. For more information, contact:

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



Consent Sketch

