



CLEARVIEW

# MINOR VARIANCE NOTICE OF APPLICATION & PUBLIC HEARING

The Township of Clearview has received an application for a minor variance. The minor variance application is being considered under the requirements of the *Planning Act RSO 1990 c.P.13*, as outlined in O.Reg 140/20 and applicable regulations. The purpose of this notice is to provide you with the information necessary to engage in this public process if you wish.

## Public Hearing Information:

When: Wednesday June 09, 2021 at 7:00 pm

Where: Online via the Zoom online platform during the Covid-19 Emergency. You can watch the Public Hearing live on YouTube. The site link can be found on the Township's website at [www.clearview.ca/YouTube](http://www.clearview.ca/YouTube). **Only written comments will be accepted and must be received by Tuesday, June 8<sup>th</sup>, 2021 at 4:30 pm.**

## The Proposal:

### Project No.: 2021-045 [21-A16]

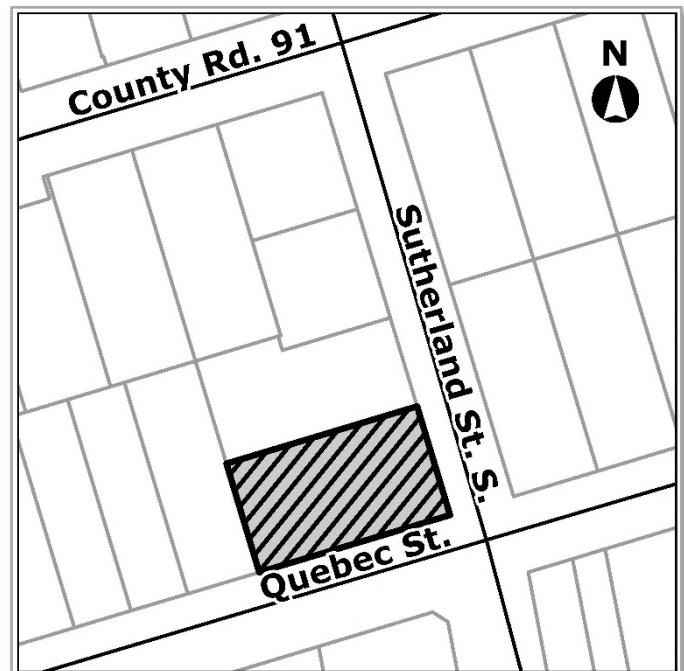
The subject application concerns lands municipally known as 203 Sutherland Street South and legally described as PLAN 103 PT LOT 4; AND RP 51R13904 PT 2 (Roll No: 432902000202201).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Residential Low Density (RS2) zone for the following:

- 1) Maximum Gross Floor Area of All Accessory Buildings requirement of 64 square metres to 104 square metres; and
- 2) Maximum Height of Accessory Buildings requirement of 4.5 metres to 6.22 metres.

The effect of the application is to allow for the re-construction of a detached accessory building (garage) on the subject lands.

A key map has been provided showing the subject lands. A site sketch is attached showing the variance requested.



There are no associated applications.



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## Your Rights to Appeal:

For information on making an appeal to the Local Planning Appeal Tribunal, please visit:  
<http://elto.gov.on.ca>.

## For More Information:

There are several ways to find more information about this application.

Visit our website:

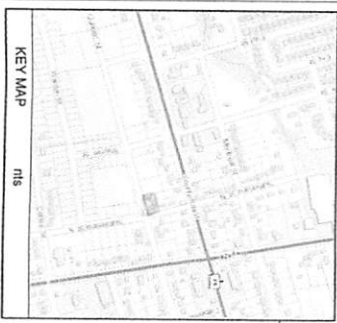
[www.clearview.ca](http://www.clearview.ca)

Contact the Committee Secretary-Treasurer: Christine Taggart, Secretary-Treasurer  
[ctaggart@clearview.ca](mailto:ctaggart@clearview.ca)  
705-428-6230 ext. 238

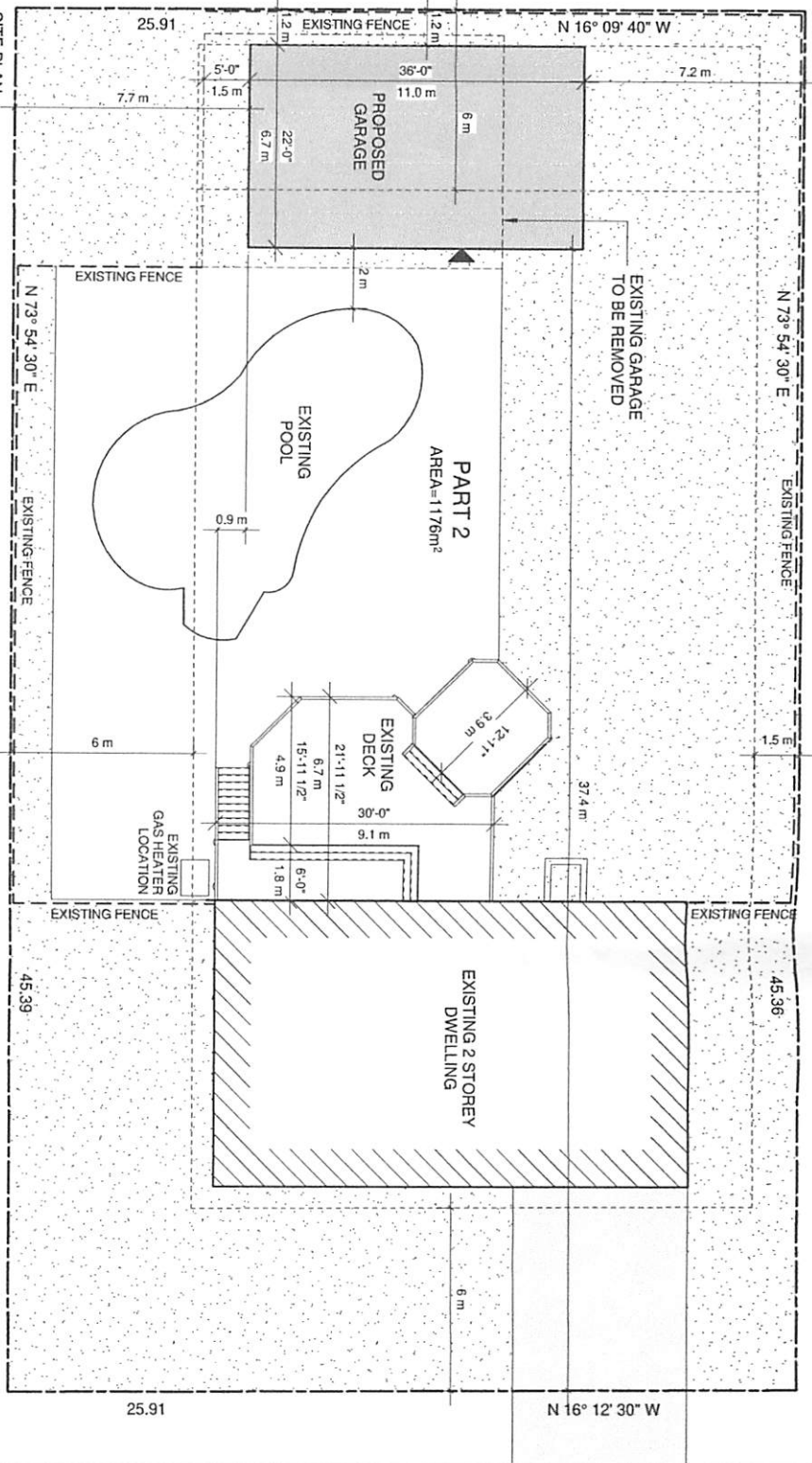
We invite you to comment on this application and to engage in the process with us. If you wish to be notified of the decision of the Committee of Adjustment regarding this minor variance, please submit your request in writing to the Secretary-Treasurer using the information above. Please be advised that your comment or request to be notified will form part of the public record; your communication and any personal information therein will be made available to the public (i.e. e-mail address), unless you expressly request its removal.

If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

**Notice dated: 25-May-21**



SITE PLAN  
SCALE: 1:150



# QUEBEC STREET

ZONE INFO PER ZONING BY LAW # 06-54 (ACCESSORY BUILDING)			
ZONE RS2	STANDARDS	REQUIRED	PROVIDED
FRONT YARD:		6m	37.4m
REAR YARD:		1.2m	1.2m
NORTH SIDE YARD:		1.2m	7.2m
SOUTH SIDE YARD:		6m	7.7m
MAX. LOT COVERAGE:		45%	24%
BUILDING HEIGHT (MAX.):		4.5m	6.2m
MAX. GROSS FLOOR AREA:		64m <sup>2</sup>	73.6m <sup>2</sup>

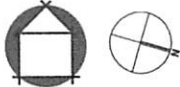
SITE INFORMATION			
BUILDING STRUCTURE	EXISTING 2 STOREY DWELLING	PROPOSED GARAGE	LANDSCAPING
EXISTING POOL	145.5 m <sup>2</sup>	792.0 m <sup>2</sup>	64.2 m <sup>2</sup>
EXISTING DECK	63.3 m <sup>2</sup>		180.8 m <sup>2</sup>
PROPOSED GARAGE	73.6 m <sup>2</sup>	792.0 m <sup>2</sup>	38.1 m <sup>2</sup>
LANDSCAPED GROUND AROUND POOL	282.4 m <sup>2</sup>		610.3 m <sup>2</sup>
LANDSCAPED DRIVEWAY			893.4 m <sup>2</sup>
GRASS			1175.3 m <sup>2</sup>
SURVEY SITE AREA:			100%

# SUTHERLAND STREET SOUTH

SIDE WALK

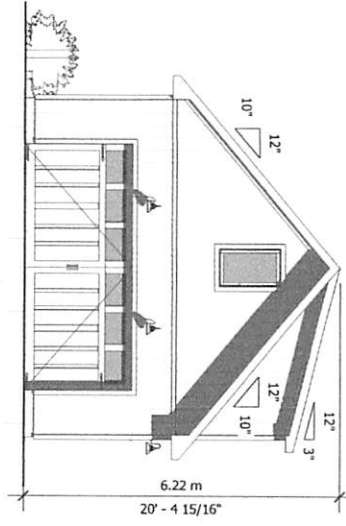
SITE PLAN

#	DATE(D/M/Y)	DESCRIPTION
1	30/04/21	ISSUED FOR REVIEW

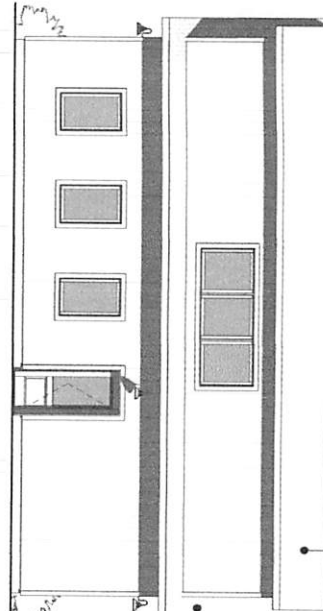


CLIENT: **JOE & SHERRY SCHAAP**  
 203 SUTHERLAND STREET S  
 CLEARVIEW, ONTARIO

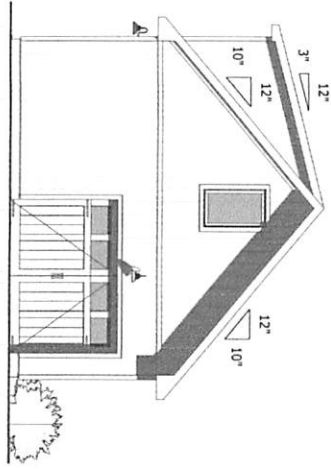
DRAWN BY:  
 K/LW



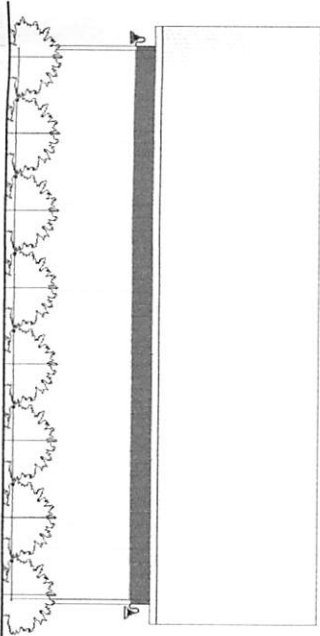
**SOUTH**  
SCALE: 1/8" = 1'-0"



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



**NORTH**  
SCALE: 1/8" = 1'-0"



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

- STEEL ROOFING PER OWNERS SELECTION
- SECOND FLOOR TOP PLATE 17' - 8 1/4"
- DORMER TOP PLATE 16' - 7 1/8"
- ASPHALT SHINGLES PER OWNERS SELECTION
- SECOND FLOOR 9' - 7 1/8"
- FIRST FLOOR TOP PLATE 8' - 9 1/8"
- T/O FOUNDATION 0' - 0"
- GRADE 0' - 0"

**ELEVATIONS**

#	DATE (M/D/Y)	DESCRIPTION
1	04/30/21	ISSUED FOR REVIEW



**BE LEAGUE BLUEPRINTS**  
 48 Lyons Court  
 Wauga Beach, Ont. L5Z1V1  
 P-705-869-5728  
 E: klaytor\_weston@btctraill.com  
 KLMW

**JOE & SHERRY SCHAA**  
 CLIENT:  
 203 SUTHERLAND ST S  
 CLEARVIEW, ONTARIO

2021-04-30  
 10:30:11 AM