



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 July 14, 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. **Only written comments will be accepted and must be received by Tuesday, July 13th, 2021 at 4:30 pm.**

The Proposal:

Project No.: 2021-058 [21-A20]

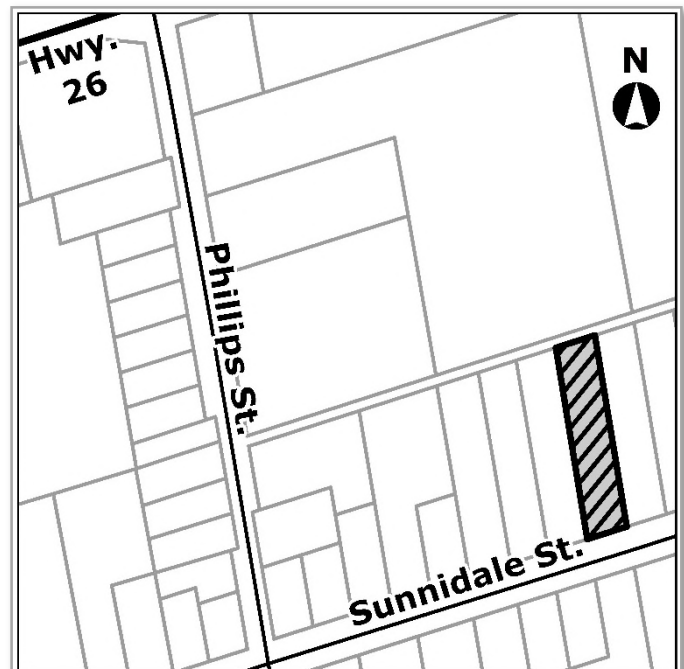
The subject application concerns lands municipally known as 236 Sunnidale Street Stayner and legally described as PLAN 273 LOT 9 (Roll No: 432902000126203).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Residential Large Lot (RS1) zone for the following:

- 1) Maximum Height of Accessory Buildings requirement of 4.5 metres to 5.26 metres; and
- 2) Maximum Gross Floor Area of all Accessory Buildings requirement of 64 square metres to 111.48 square metres.

The effect of the application is to allow for the 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.



CLEARVIEW

MINOR VARIANCE NOTICE OF APPLICATION & PUBLIC HEARING

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

Contact the Committee Secretary-Treasurer: Christine Taggart, Secretary-Treasurer
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: 29-Jun-21

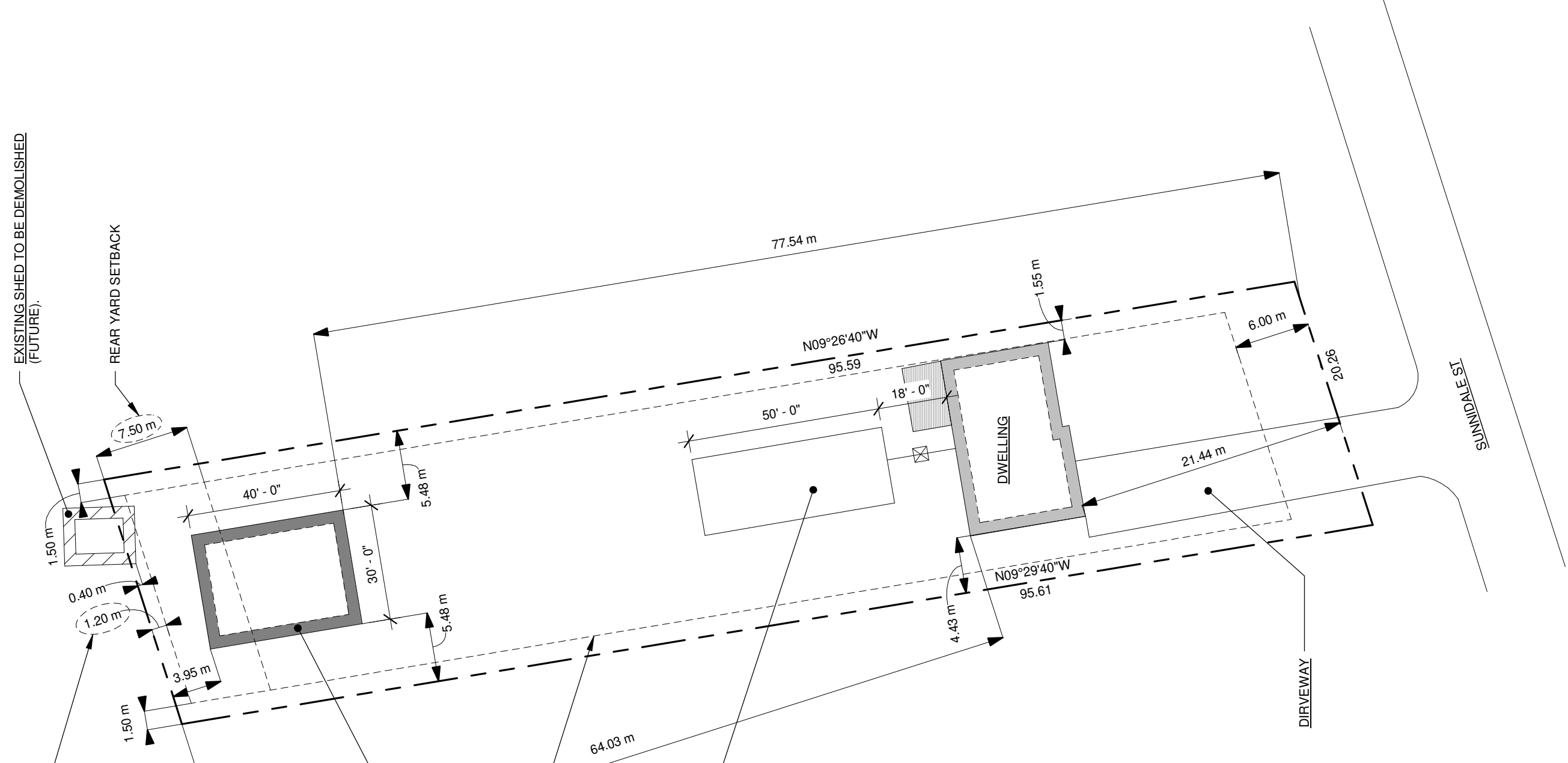
NO.	DESCRIPTION	DATE
1	FOR VARIANCE APPLICATION	

NOT FOR CONSTRUCTION

DRAWINGS TO BE PRINTED ON ARCH C PAPER
(24" WIDE x 18" HIGH)

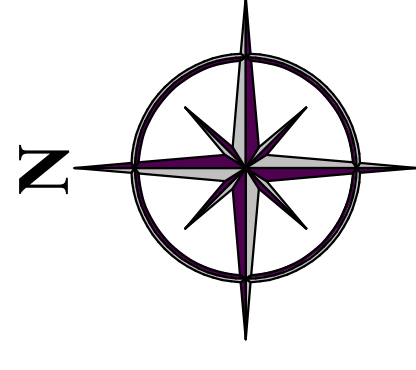
SITE LAYOUT NOTES

- THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS A LEGAL SURVEY.
- A LEGAL SURVEY MAY BE REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE PROVIDED BY OTHERS.
- INFORMATION HEREIN IS DERIVED IN PART FROM RUDY MAK SURVEYING LTD. ONTARIO LAND SURVEYORS FILE No. 14320
- BEARINGS AND DISTANCE NOTED ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF ISSUANCE.
- DISTANCES SHOWN ON THIS PLAN IN METERS CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- CONTRACTOR IS RESPONSIBLE FOR SITE GRADING REQUIREMENTS TO ACHIEVE ADEQUATE GRADING OF FINAL SETTLED GRADE.
- FINAL SETTLED GRADE TO SLOPE MIN. 5% AWAY FROM STRUCTURE PERIMETER FOR MIN. 6' AND SHALL NOT DISCHARGE OR RE-ROUTE SURFACE WATER RUN-OFF ONTO NEIGHBORING PROPERTIES.
- DESIGN, LAYOUT, INSTALLATION OF NEW WATER WELL AND SEPTIC SYSTEM TO BE COORDINATED BY CONTRACTOR IF NECESSARY.



SITE STATISTICS

	REQUIRED	PROPOSED	VARIANCE
INTERIOR SIDE YARD SETBACK	1.5 m	5.48 m	N/A
REAR YARD SETBACK	7.5 m	N/A	N/A
REAR YARD ACCESSORY BUILDING SETBACK	1.2 m	3.95 m	N/A
FRONT YARD SETBACK	6 m	77.54 m	N/A
LOT COVERAGE	7.3% EXISTING 25% MAX.	12.4%	N/A
MAX. GROSS FLOOR AREA OF ALL ACCESSORY BUILDINGS (NOT INCLUDING SHED)	64 m ²	111.5 m ² (1200 sq ft)	47.5 m ²
MAX. HEIGHT OF ACCESSORY BUILDING	4.5 m MAX.	5.26 m	0.76 m



ROAR ENGINEERING
18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5
Telephone: 705.315.0231 • Facsimile: 705.737.9090

WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **PROPOSED STORAGE OUTBUILDING**

DRAWING TITLE: **SITE LAYOUT**

INSURED: FREEMAN, AMY

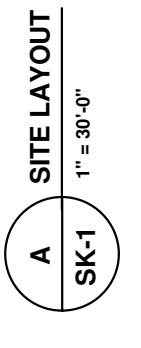
LOCATION: 236 SUNNIDALE ST., STAYNER, ONTARIO

LOSS DATE: N/A

DRAWN BY: R. FLYNN SCALE: 1" = 30'-0"

FILE NO. **21R04019** DRAWING NO. **SK-1**

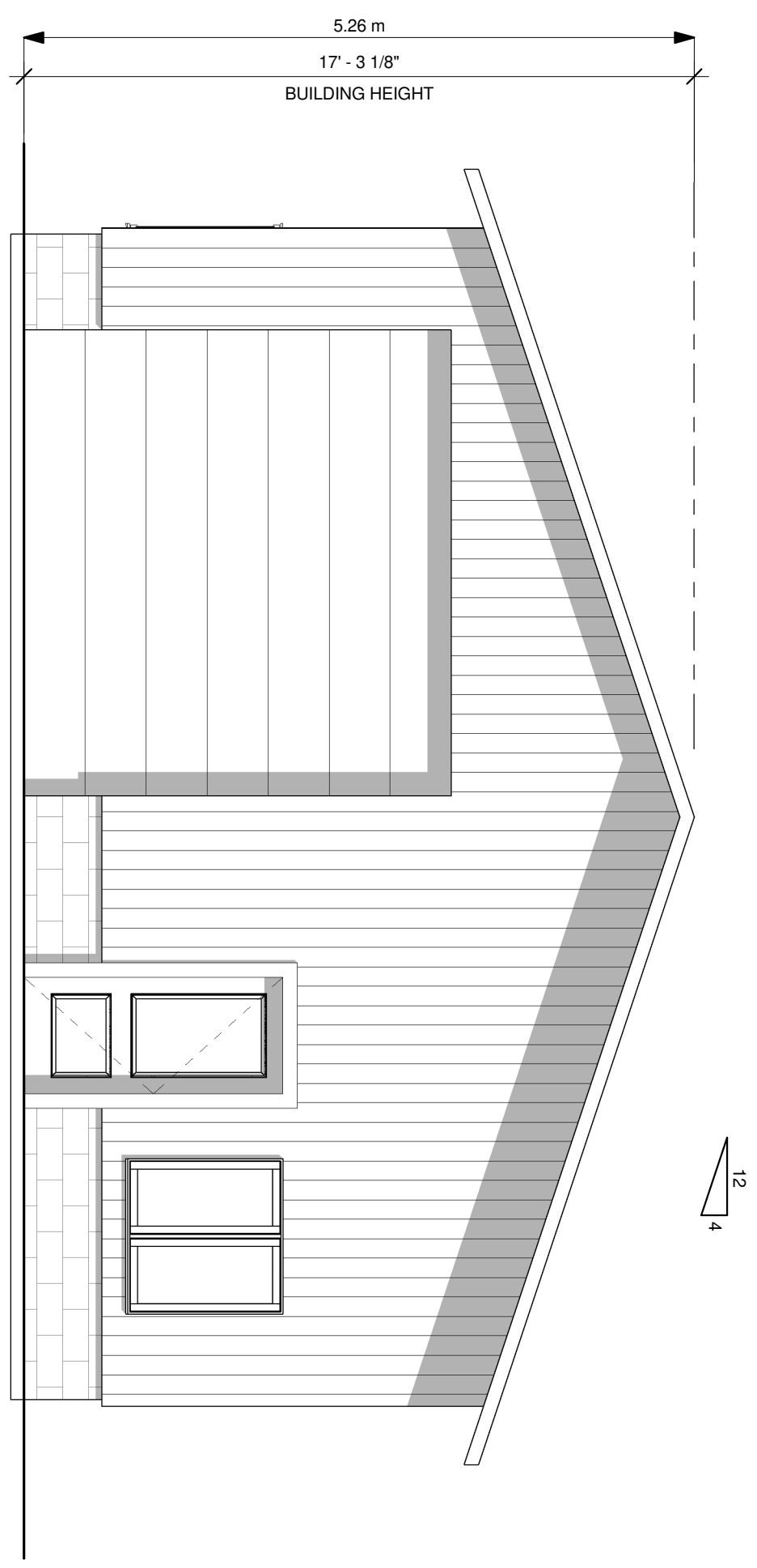
DRAWINGS REMAIN THE PROPERTY OF ROAR



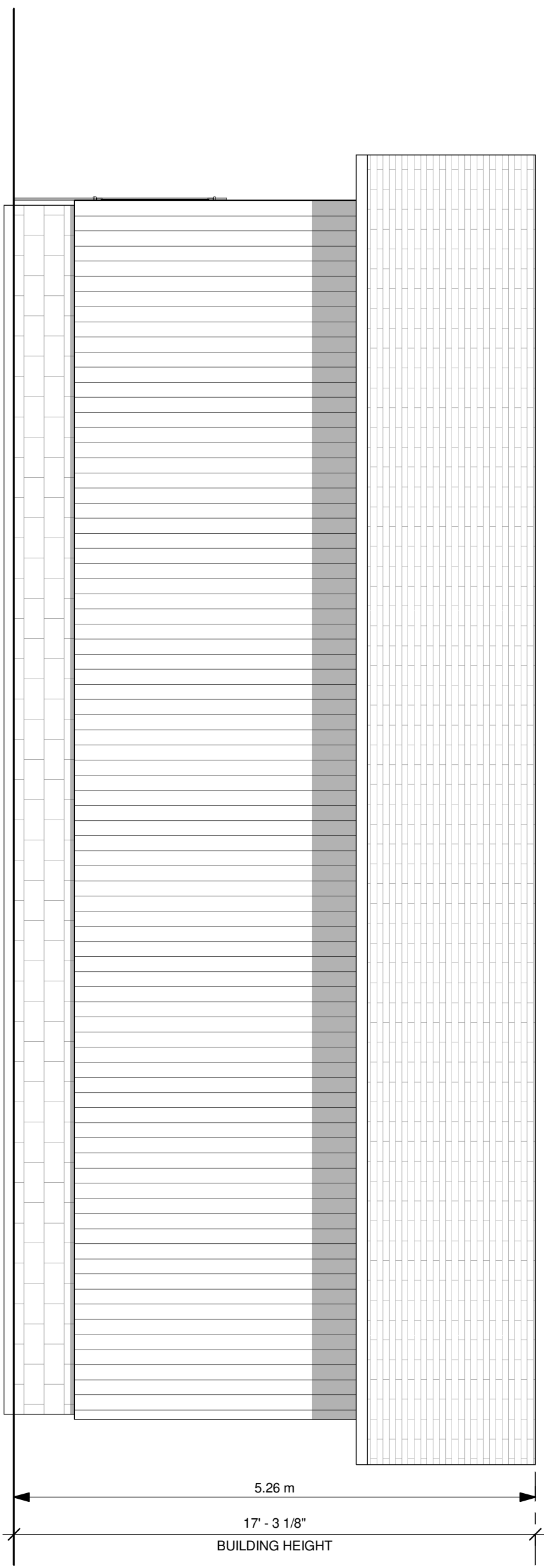
NO.	DESCRIPTION	DATE
1	FOR VARIANCE APPLICATION	

NOT FOR CONSTRUCTION

DRAWINGS TO BE PRINTED ON ARCH C PAPER
(24" WIDE x 18" HIGH)



D SOUTH ELEVATION
1/4" = 1'-0"



E EAST ELEVATION
1/4" = 1'-0"

ROAR ENGINEERING
18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5K5
Telephone: 705.315.0231 • Facsimile: 705.237.9090

WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **PROPOSED STORAGE OUTBUILDING**

DRAWING TITLE: **ELEVATIONS**

INSURED: FREEMAN, AMY

LOCATION: 236 SUNNIDALE ST. STAVNER, ONTARIO

LOSS DATE: N/A

DRAWN BY: R. FLYNN SCALE: 1/4" = 1'-0"

FILE NO.: **21R04019** DRAWING NO.: **SK-4**

DRAWINGS REMAIN THE PROPERTY OF ROAR