



CLEARVIEW

# MINOR VARIANCE NOTICE OF DECISION

The Township of Clearview Committee of Adjustment has made a decision regarding an application for a Minor Variance to Township Zoning By-law 06-54. The variance has been considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to provide you with a copy of the decision.

## Decision Information:

Date of Decision: Wednesday January 13, 2021

Last Date of Appeal: Tuesday February 2, 2021

## The Proposal:

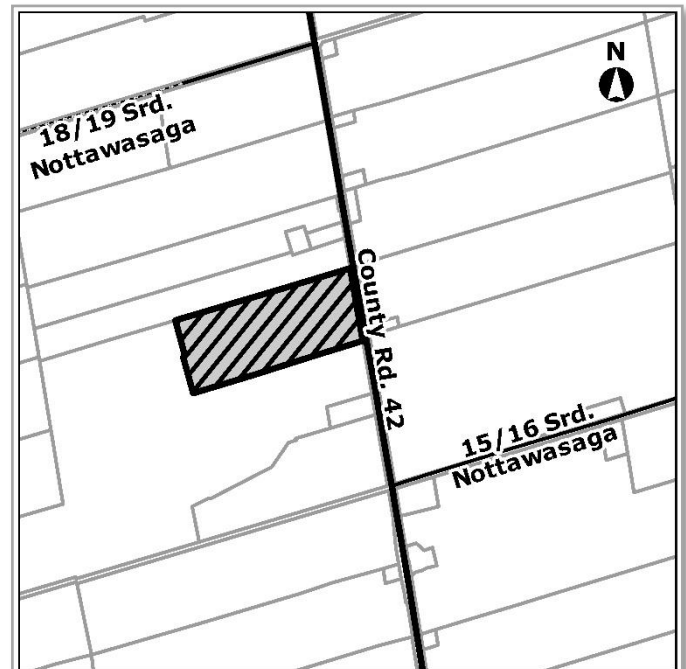
### Project No.: 2019-053 [20-A16]

The subject application concerns lands municipally known as 1912 County Road 42, formerly Nottawasaga and legally described as CONCESSION 3 S PT LOT 17 (Roll No: 432901000215800).

The purpose of the application is to recognize the deficiency in lot area for the subject lands that are zoned Agricultural (AG) Zone in Comprehensive Zoning By-law 06-54. The lands are subject to a boundary adjustment that will alter the configuration of the property however, this will not result in worsening the deficiency. The existing lot area will remain the same.

The effect of the application is to recognize a lot area of 22.2 hectares whereas the Agricultural (AG) zone requires 35 hectares.

A key map has been provided showing the subject lands.



A copy of the decision is attached to this notice.

The subject lands are also subject to Consent applications 20-B09 & 20-B10.



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## Your Rights to Appeal:

Any person or public body who has an interest in the matter may appeal the decision of the Committee of Adjustment to the Local Planning Appeal Tribunal within 20 days of the making of the decision. An appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment and must set out the objection to the decision accompanied by the fee prescribed by the Local Planning Appeal Tribunal.

For more information on making an appeal, 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  
[ctaggart@clearview.ca](mailto:ctaggart@clearview.ca)  
705-428-6230 ext. 238

Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

Box 200, 217 Gideon St., Stayner ON L0M 1S0  
Monday to Friday 8:30 AM to 4:30 PM

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: 14 January 2021**

1912 County Road 42 – original lot configuration shown below with blue box, to be 22.2 ha



1912 County Road 42 – lot configuration after lot addition applications shown in blue box, the total area 22.2 ha, minor variance to recognize an undersized lot in Agricultural (AG) Zone



DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **20-A16**

In the matter of Section 45 of the Planning Act R.S.O. 1990 and an application for **MINOR VARIANCE** as described below.

**NAME OF APPLICANT/OWNER:** Vahan & Susan Kololian

**MUNICIPAL ADDRESS:** 1912 County Road 42 (4329-010-002-15800)

**LEGAL DESCRIPTION:** S Pt Lot 17, Concession 3 Nottawasaga

**APPLICATION:** To to recognize the deficiency in lot area for the subject lands that are zoned Agricultural (AG) Zone in Comprehensive Zoning By-law 06-54. The lands are subject to a boundary adjustment that will alter the configuration of the property however, this will not result in worsening the deficiency. The existing lot area will remain the same.

The effect of the application is to recognize a lot area of 22.2 hectares whereas the Agricultural (AG) zone requires 35 hectares.

**DECISION:** In consideration of all written and oral submissions made relating to the subject minor variance, the application is **granted** as applied for.

**REASONS FOR THE DECISION:**

- i) The proposal does conform to the Official Plan;
- ii) The proposal does conform to the general intent and purpose of the Zoning By-law;
- iii) The variance is minor in nature; and
- iv) The variance is desirable for the appropriate development and use of the lands.

SHAWN DAVIDSON, CHAIR original signed by

DAVE ROWELL, MEMBER original signed by

BARRY BURTON, MEMBER original signed by

DANIEL FANTIN, MEMBER original signed by

CHUCK ARRAND, MEMBER original signed by

**NOTICE OF DECISION:** January 14, 2021  
**DATE OF DECISION:** January 13, 2021  
**LAST DATE OF APPEAL:** February 2, 2021

*Christine Taggart*

Christine Taggart, Secretary-Treasurer  
Committee of Adjustment

*As Secretary-Treasurer of the Township of Clearview  
Committee of Adjustment, I hereby certify this to be a  
true copy of the decision of the Committee of  
Adjustment, and that this decision was concurred  
upon by a majority of members.*