



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 May 12, 2021

Last Date of Appeal: Tuesday June 1, 2021

## The Proposal:

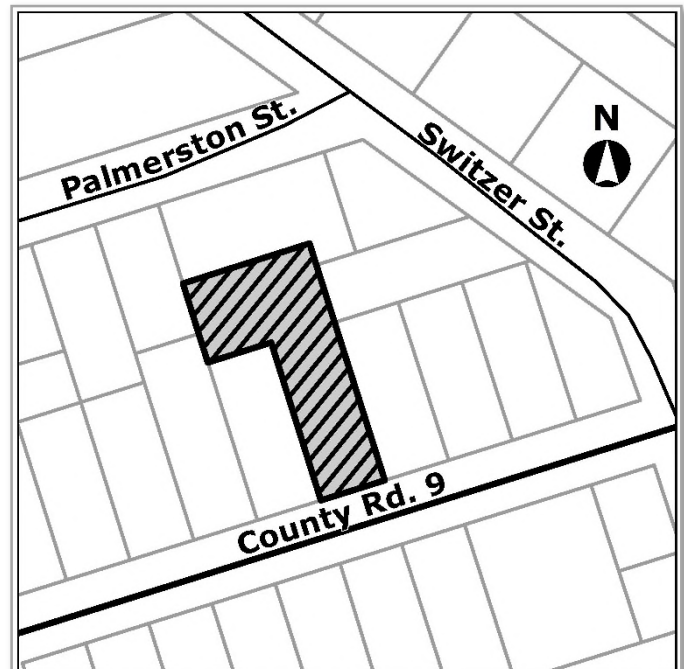
### Project No.: 2021-033 [21-A11]

The subject application concerns lands municipally known as 5308 County Road 9 New Lowell and legally described as CONCESSION 4 PLAN 116 LOT 5; CREAMORE RD N/S S PT LOT 5 S; PT LOT 6 PALMERSTON ST (Roll No: 432904000210500).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Residential Large Lot (RS1) zone maximum gross floor area for detached accessory buildings requirement of 64 square metres to 82 square metres. A total variance of 18 square metres.

The effect of the application is to allow for the construction of a detached garage on the subject lands.

A key map has been provided showing the subject lands.



A copy of the decision is attached to this notice.

There are no associated applications.



CLEARVIEW

# MINOR VARIANCE NOTICE OF DECISION

## 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

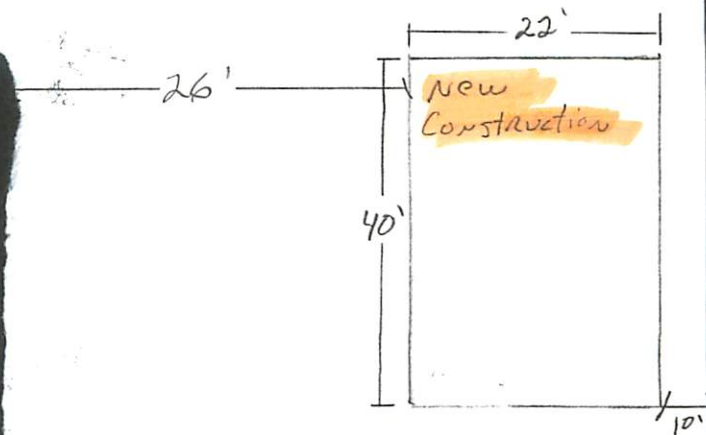
Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

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

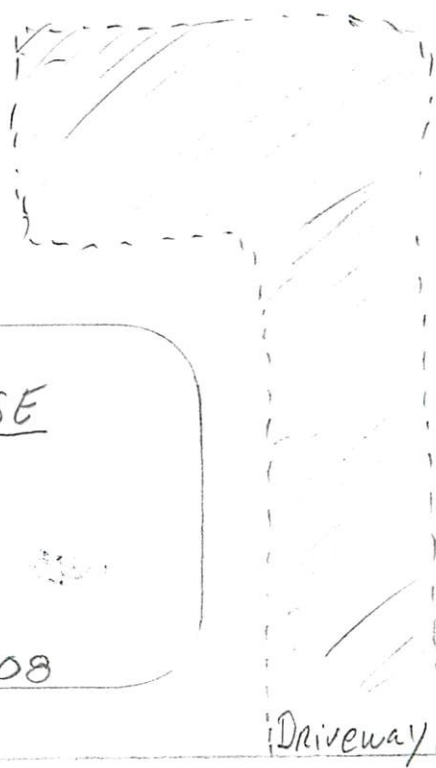
If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

**Notice dated: 13 May 2021**

Neighbour.



Septic system.



Neighbour

County Rd 9

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **21-A11**

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:** Sylvain Martin

**MUNICIPAL ADDRESS:** 5308 County Road 9 (4329-040-002-10500)

**LEGAL DESCRIPTION:** CONCESSION 4 PLAN 116 LOT 5; CREEMORE RD N/S S PT LOT 5 S;PT LOT 6 PALMERSTON ST

**APPLICATION:** To request the approval of the Committee of Adjustment for relief from the Residential Large Lot (RS1) zone maximum gross floor area for detached accessory buildings requirement of 64 square metres to 82 square metres. A total variance of 18 square metres.

The effect of the application is to allow for the construction of a detached garage on the subject lands.

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

- 1) Total Gross Floor Area for all accessory structures will be permitted to be a maximum of 82 m<sup>2</sup>, and:
- 2) That the minimum interior side yard setback for the garage be 3 metres.

**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:** May 13, 2021

**DATE OF DECISION:** May 12, 2021

**LAST DATE OF APPEAL:** June 1, 2021

*C. 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.*