



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:

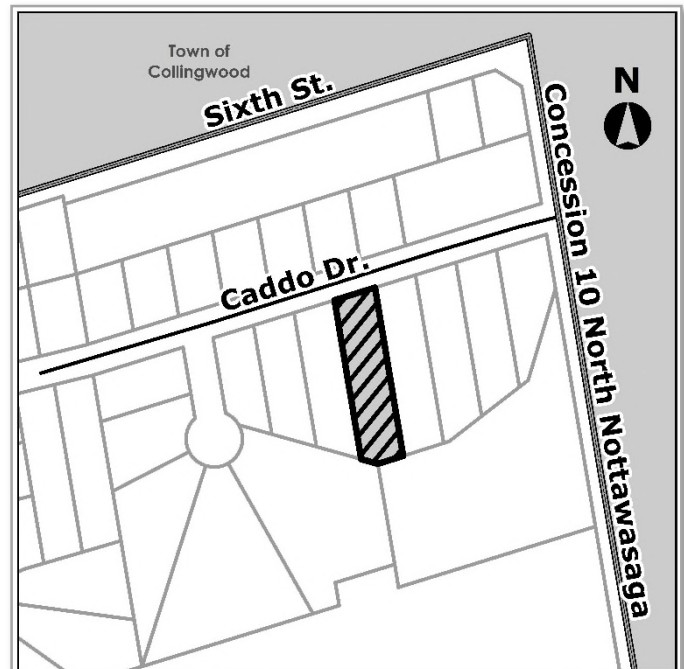
Project No.: 2021-037 [21-A12]

The subject application concerns lands municipally known as 9 Caddo Drive formerly Nottawasaga and legally described as CONCESSION 11 N PT LOT 42; AND RP 51R448 PT 25 (Roll No: 432901001205625).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Rural (RU) zone interior side yard setback requirement of 4.5 metres to 1.8 metres. A total variance of 2.7 metres.

The effect of the application is to allow for the construction of an addition to the existing dwelling 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

Contact the Committee Secretary-Treasurer:

Christine Taggart
ctaggart@clearview.ca
705-428-6230 ext. 238

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

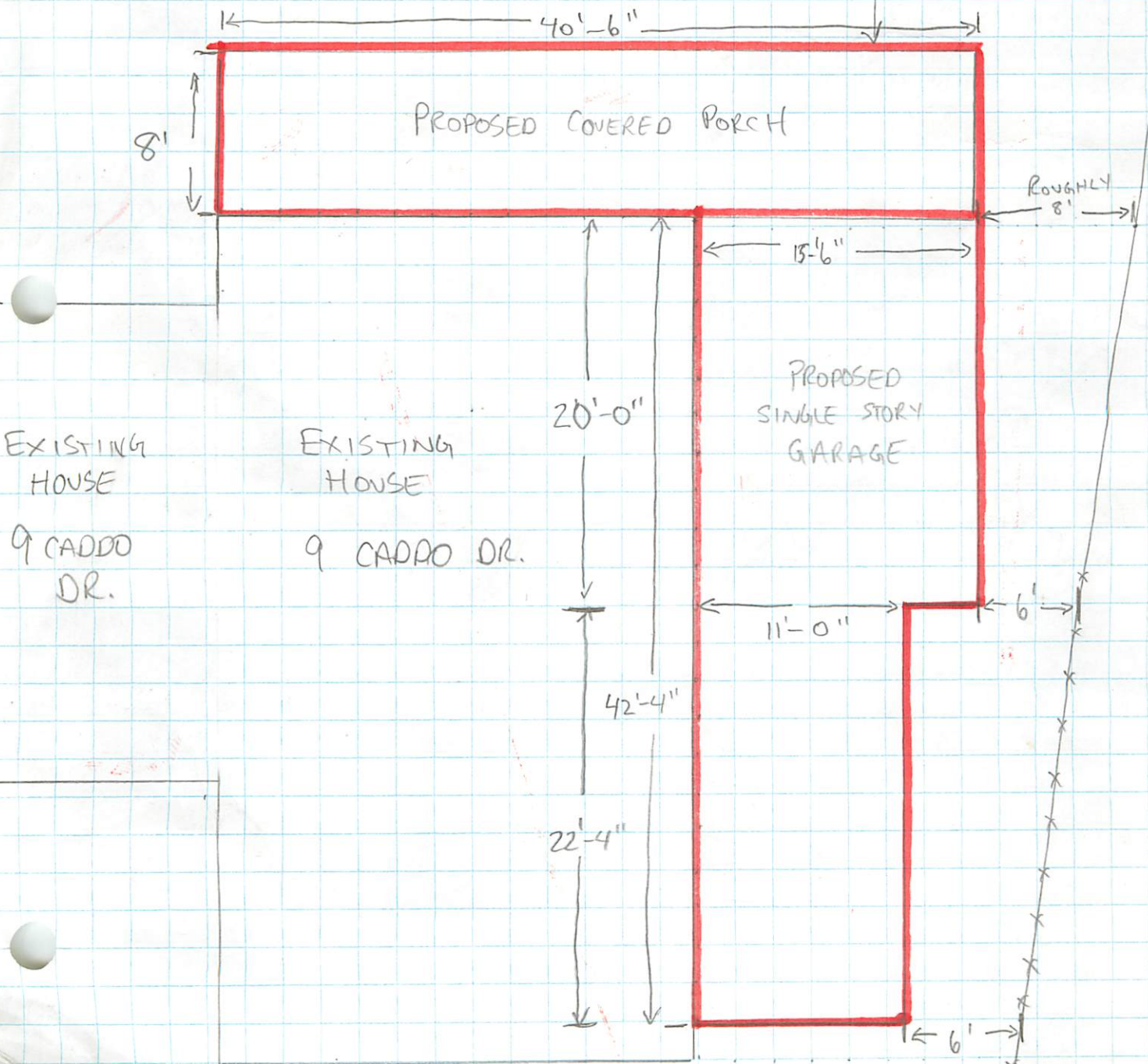
Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

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

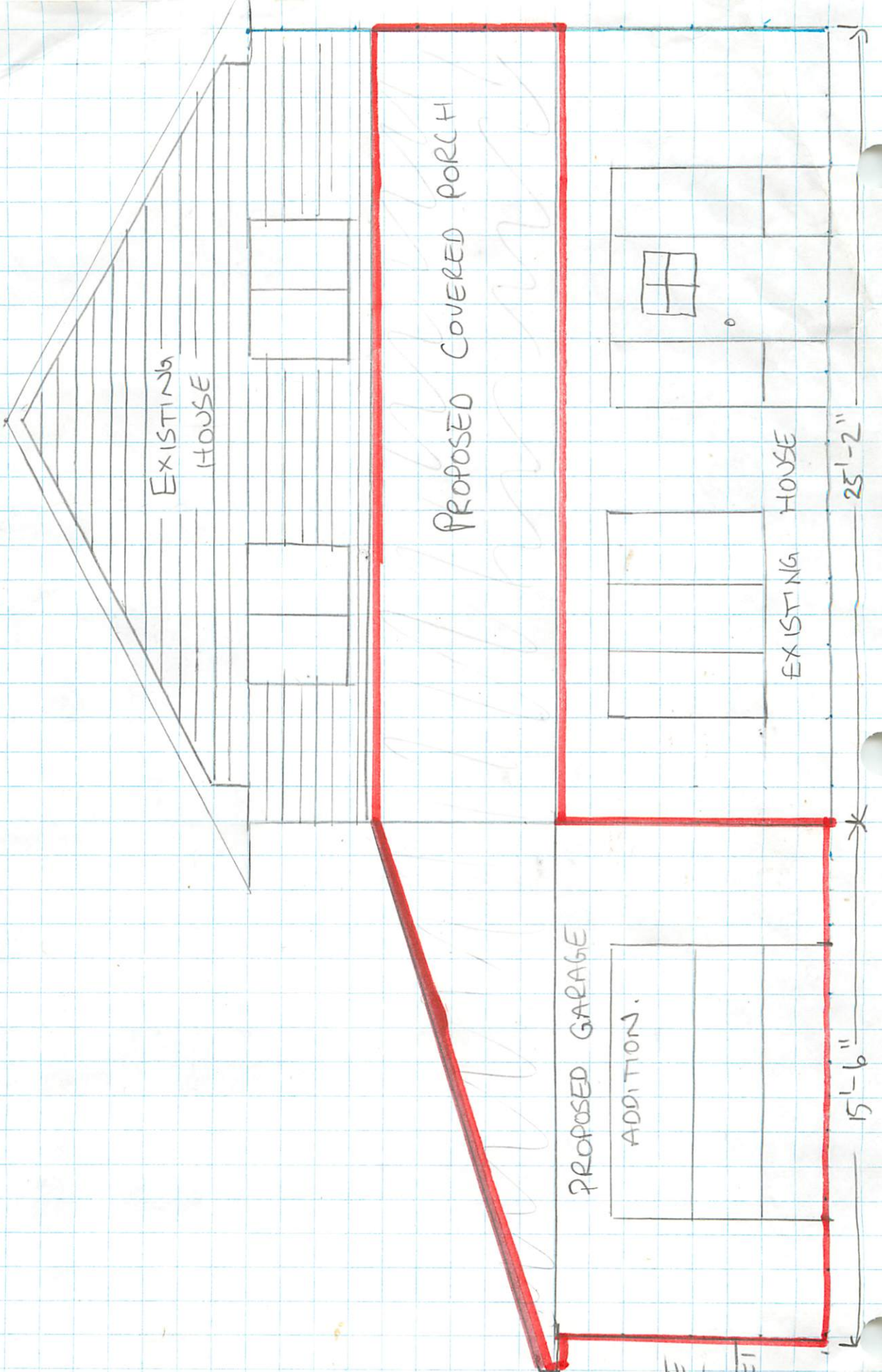
APRIL 8, 2021

EDGE OF PORCH
GREATER THAN 15m
TO PROPERTY LINE



9 CADDOR DR

APRIL 8, 2021



EXISTING HOUSE

PROPOSED COVERED PORCH

EXISTING HOUSE

PROPOSED GARAGE ADDITION

ADDITION

PROPOSED VARIANCE TO SIDE YARD SET BACK

25'-2"

15'-6"

VARIABLES BETWEEN 6'-8'

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **21-A12**

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: John Whiteley

MUNICIPAL ADDRESS: 9 Caddo Drive (4329-010-012-05625)

LEGAL DESCRIPTION: CONCESSION 11 N PT LOT 42; AND RP 51R448 PT 25

APPLICATION: To request the approval of the Committee of Adjustment for relief from the Rural (RU) zone interior side yard setback requirement of 4.5 metres to 1.8 metres. A total variance of 2.7 metres.

The effect of the application is to allow for the construction of an addition to the existing dwelling 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) Eastern interior side yard reduction to 1.8 m applies to the construction of the addition to the house.

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.*