



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:

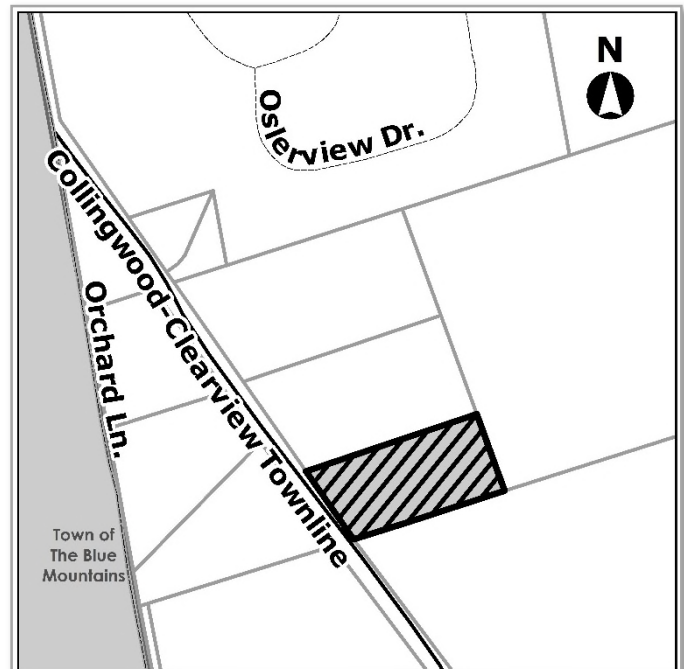
### Project No.: 2021-038 [21-A13]

The subject application concerns lands municipally known as 795437 Collingwood-Clearview Townline formerly Nottawasaga and legally described as CONCESSION 12 S PT LOT 38; AND RP 51R35965 PTS 2 TO 4 (Roll No: 4329010001-20900).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Rural (RU) zone front yard setback requirement of 15 metres to 5 metres. A total variance of 10 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 copy of the decision is attached to this notice.

There are no associated applications.



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# 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

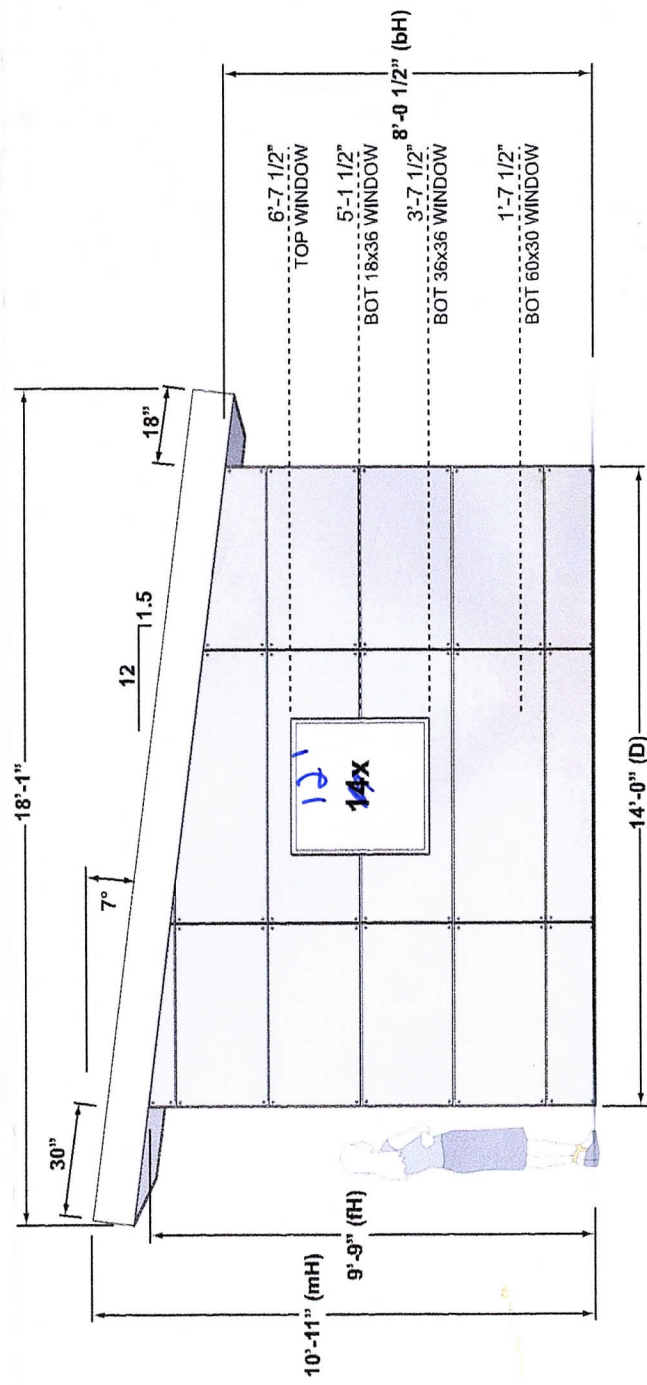
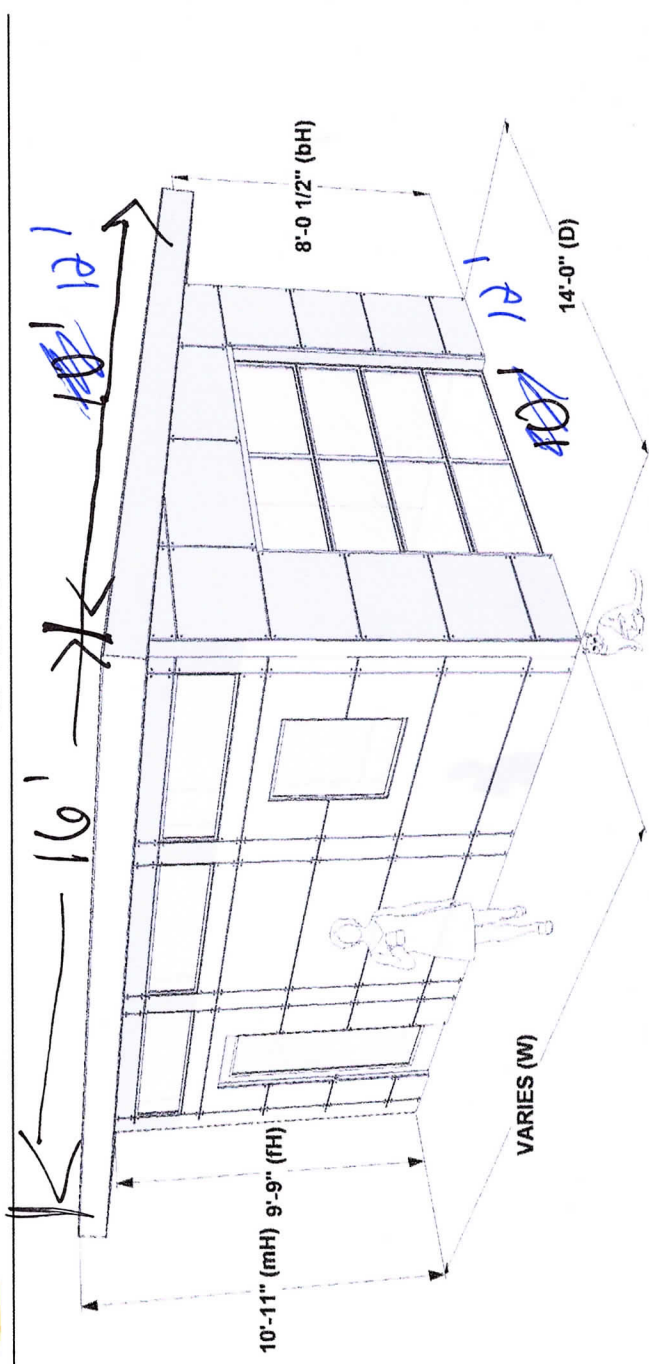
Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

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**





(D) = SHED DEPTH | (W) = SHED WIDTH | (mH) = MAX ROOF HEIGHT | (fH) = FRONT WALL HEIGHT | (bH) = BACK WALL HEIGHT

**14x SUMMIT SERIES**

2x6 wall construction  
9 1/4" LVL roof @ 30 psf snow load

D	W	mH	fH	bH	FOOTPRINT		~WEIGHT (LBS)
					SQ. FT	INTERIOR FINISHED SQ. FT	
14	18	10'-11"	9'-9"	8'-0 1/2"	252	221	7056
14	22	10'-11"	9'-9"	8'-0 1/2"	308	273	8624
14	26	10'-11"	9'-9"	8'-0 1/2"	364	325	10192
14	30	10'-11"	9'-9"	8'-0 1/2"	420	377	11760

\*Height dimensions DO NOT include foundation

\*Dimensions rounded to nearest 1/2"

\*Weights are approximate and will vary by shed configuration

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **21-A13**

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:** Jennifer Usatis

**MUNICIPAL ADDRESS:** 795437 Collingwood-Clearview Townline (4329-010-001-20900)

**LEGAL DESCRIPTION:** CONCESSION 12 S PT LOT 38; AND RP 51R35965 PTS 2 TO 4

**APPLICATION:** To request the approval of the Committee of Adjustment for relief from the Rural (RU) zone front yard setback requirement of 15 metres to 5 metres. A total variance of 10 metres.

The effect of the application is to allow for the construction of a detached accessory building (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) The owners will obtain a building permit for the accessory building,
- 2) The front yard setback of 5 m applies to the accessory building, which is permitted to be a maximum size of 17.84 m<sup>2</sup>, and
- 3) The accessory building is permitted to be located in the front yard and in front of the main wall of the primary building.

**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 \_\_\_\_\_

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.*