



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 June 09, 2021

Last Date of Appeal: Tuesday June 29, 2021

The Proposal:

Project No.: 2021-045 [21-A16]

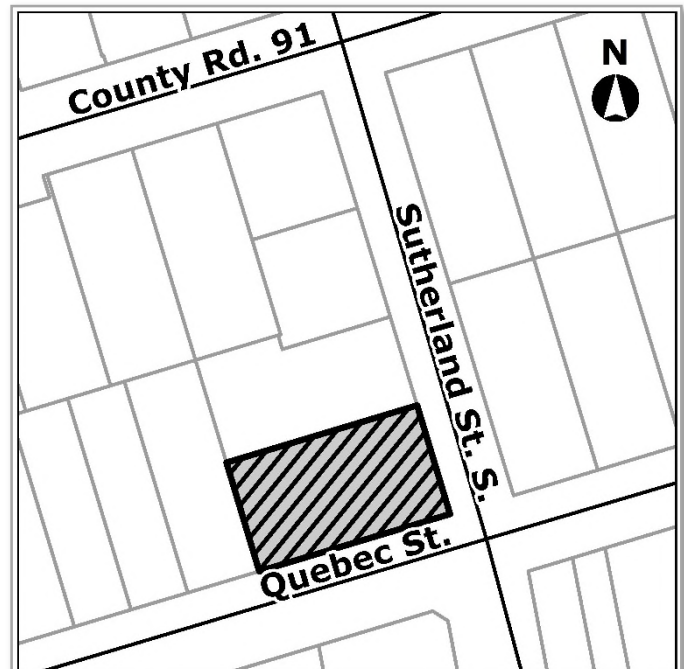
The subject application concerns lands municipally known as 203 Sutherland Street South and legally described as PLAN 103 PT LOT 4; AND RP 51R13904 PT 2 (Roll No: 432902000202201).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Residential Low Density (RS2) zone for the following:

- 1) Maximum Gross Floor Area of All Accessory Buildings requirement of 64 square metres to 104 square metres; and
- 2) Maximum Height of Accessory Buildings requirement of 4.5 metres to 6.22 metres.

The effect of the application is to allow for the re-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.



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:

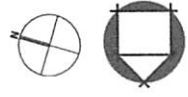
Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

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: 10 June 2021

#	DATE(D/M/Y)	DESCRIPTION
1	30/04/21	ISSUED FOR REVIEW

SITE PLAN



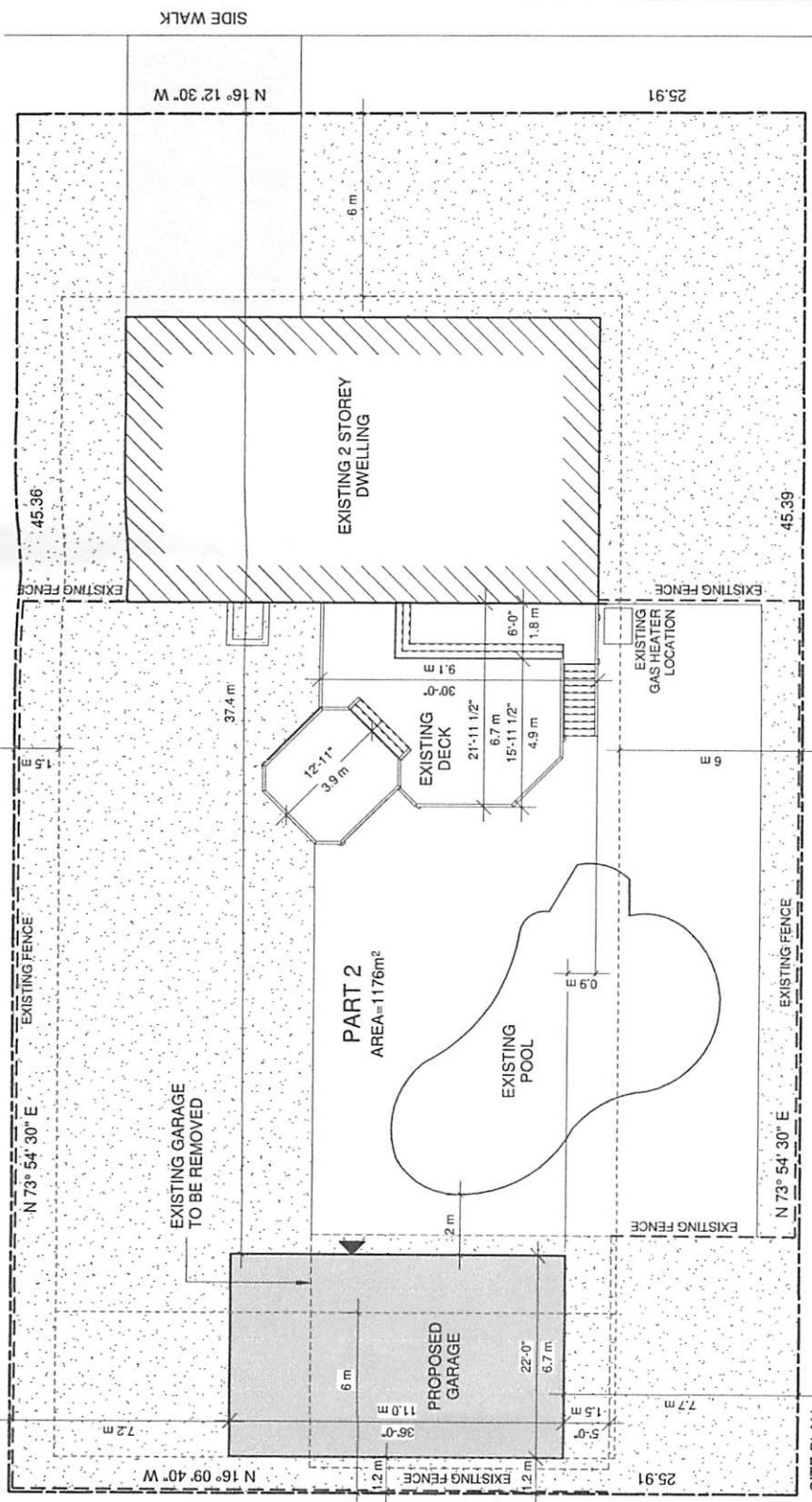
DRAWN BY:
K.L.W.

CLIENT:
JOE & SHERRY SCHAAP
203 SUTHERLAND STREETS
CLEARVIEW, ONTARIO

2021-04-30
10:13:56 AM

SP1

SUTHERLAND STREET SOUTH



QUEBEC STREET

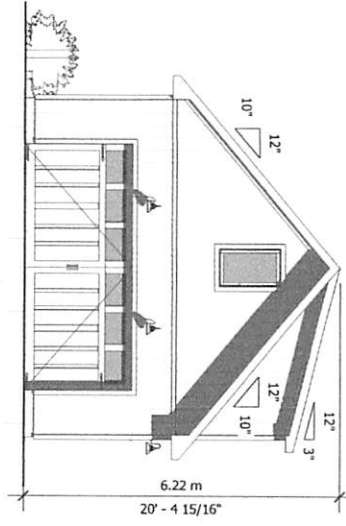
ZONE INFO PER ZONING BY LAW # 06-54 (ACCESSORY BUILDING)

ZONE RS2	STANDARDS	REQUIRED	PROVIDED
FRONT YARD:		6m	37.4m
REAR YARD:		1.2m	1.2m
NORTH SIDE YARD:		1.2m	7.2m
SOUTH SIDE YARD:		6m	7.7m
MAX. LOT COVERAGE:		45%	24%
BUILDING HEIGHT (MAX.):		4.5m	6.2m
MAX. GROSS FLOOR AREA		64m ²	73.6m ²

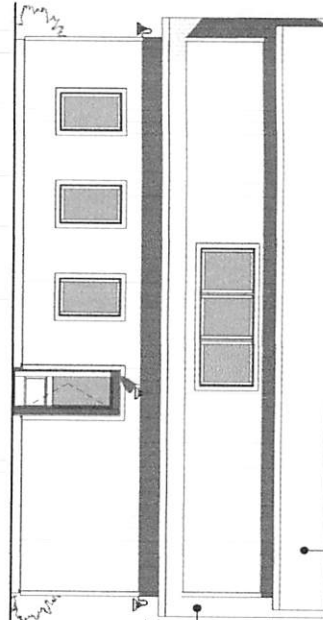
SITE INFORMATION	BUILDING STRUCTURE	PERCENTAGE
EXISTING 2 STOREY DWELLING	145.5 m ²	12%
EXISTING DECK	63.3 m ²	5%
PROPOSED GARAGE	73.6 m ²	6%
	282.4 m ²	24%
LANDSCAPING	64.2 m ²	5%
EXISTING POOL	180.8 m ²	15%
LANDSCAPED GROUND AROUND POOL	38.1 m ²	3%
EXISTING DRIVEWAY	610.3 m ²	52%
GRASS	893.4 m ²	76%
SURVEY SITE AREA:	1175.8 m ²	100%



SITE PLAN
SCALE: 1 : 150



SOUTH
SCALE: 1/8" = 1'-0"



EAST
SCALE: 1/8" = 1'-0"

STEEL ROOFING PER OWNERS SELECTION

SECOND FLOOR TOP PLATE
17' - 8 1/4"

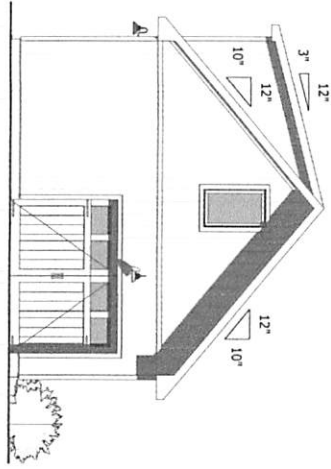
DORMER TOP PLATE
16' - 7 1/8"

ASPHALT SHINGLES PER OWNERS SELECTION

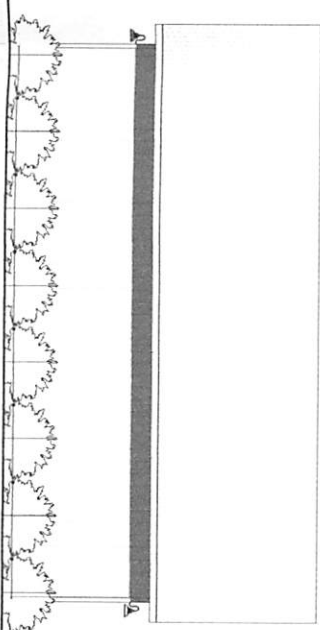
SECOND FLOOR
9' - 7 1/8"

FIRST FLOOR TOP PLATE
8' - 9 1/8"

T/O FOUNDATION
GRADE
0' - 0"



NORTH
SCALE: 1/8" = 1'-0"



WEST
SCALE: 1/8" = 1'-0"

ELEVATIONS

#	DATE (M/D/Y)	DESCRIPTION
1	04/30/21	ISSUED FOR REVIEW



BE LEAGUE BLUEPRINTS
DRAWN BY: KLM
488 Lyons Court
Wesley Beach, Ont. L5W1T1
P: 905-869-5728
E: klm@wescor@rogers.com

JOE & SHERRY SCHAA
CLIENT:
203 SUTHERLAND ST S
CLEARVIEW, ONTARIO

2021-04-30
10:30:11 AM

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **21-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: Joseph & Sherry Schaap

MUNICIPAL ADDRESS: 203 Sutherland Street South (4329-020-002-02201)

LEGAL DESCRIPTION: PLAN 103 PT LOT 4; RP 51R13904 PT 2

APPLICATION: To request the approval of the Committee of Adjustment for relief from the Residential Low Density (RS2) zone for the following:

- 1) Maximum Gross Floor Area of All Accessory Buildings requirement of 64 square metres to 104 square metres; and
- 2) Maximum Height of Accessory Buildings requirement of 4.5 metres to 6.22 metres.

The effect of the application is to allow for the re-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.

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: June 10, 2021

DATE OF DECISION: June 9, 2021

LAST DATE OF APPEAL: June 29, 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.*