



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 July 14, 2021

Last Date of Appeal: Tuesday August 3, 2021

The Proposal:

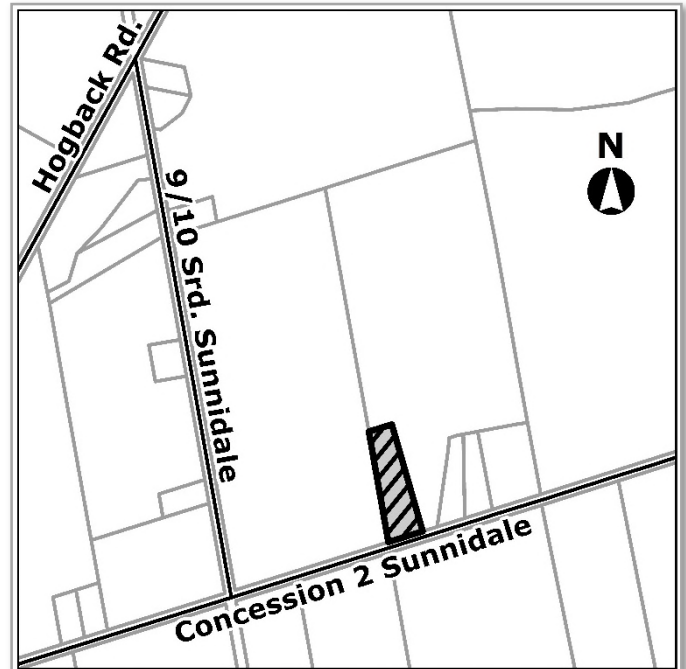
Project No.: 2021-057 [21-A19]

The subject application concerns lands municipally known as 5430 Concession 2 formerly Sunnidale and legally described as CONCESSION 3 PT LOT 10; AND RP 51R224785 PT 1 (Roll No: 432904000127110).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Rural (RU) zone minimum front yard setback requirement of 15 metres to 9.43 metres. A total variance of 5.57 metres.

The effect of the application is to allow for the construction of an addition, including an accessory dwelling unit, 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: 15 July 2021

PROPERTY LINE

YARD SETBACK

PL

SIDEYARD SETBACK

PROPERTY LINE

RURAL (RU)

*Property Site Plan
with enhanced measurements*

FRONT YARD SETBACK

26.63M - 87'-4 3/4"

15M - 49'-2"

11.3M - 37'-0 3/4"

9.43M - 30'-11 1/2"

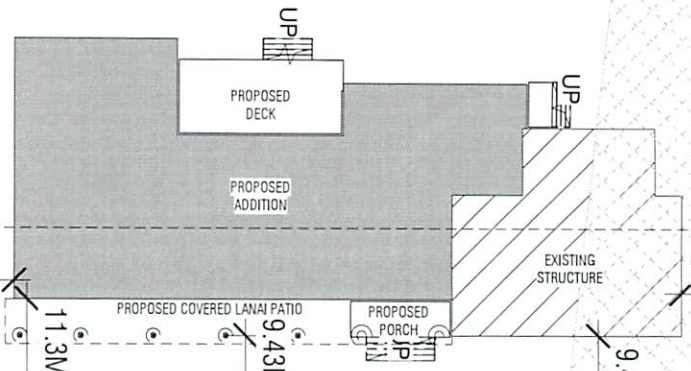
9.44M - 31'-0"

9.14M - 30'-0"

PROPERTY LINE

CONCESSION 2 SUNNIDALE

SP 2 of 3



DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **21-A19**

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 & Lisa Squire

MUNICIPAL ADDRESS: 5430 Concession 2 (4329-040-001-27110)

LEGAL DESCRIPTION: Pt Lot 10 Concession 3; Pt 1 RP 51R24785

APPLICATION: To request the approval of the Committee of Adjustment for relief from the Rural (RU) zone minimum front yard setback requirement of 15 metres to 9.43 metres. A total variance of 5.57 metres.

The effect of the application is to allow for the construction of an addition, including an accessory dwelling unit, 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 conditions:

- That the front yard setback of 9.43 m be permitted to apply to the existing house and proposed addition, and
- The existing two entrances will be permitted to remain.

REASONS FOR THE DECISION:

- The proposal does conform to the Official Plan;
- The proposal does conform to the general intent and purpose of the Zoning By-law;
- The variance is minor in nature; and
- 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: July 15, 2021
DATE OF DECISION: July 14, 2021
LAST DATE OF APPEAL: August 3, 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.*