



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.: 2021-058 [21-A20]

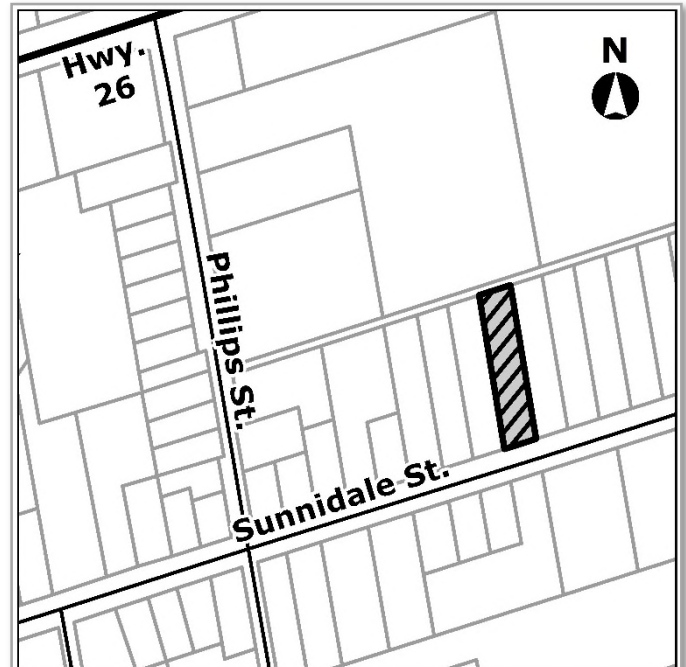
The subject application concerns lands municipally known as 236 Sunnidale Street Stayner and legally described as PLAN 273 LOT 9 (Roll No: 432902000126203).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the Residential Large Lot (RS1) zone for the following:

- 1) Maximum Height of Accessory Buildings requirement of 4.5 metres to 5.26 metres; and
- 2) Maximum Gross Floor Area of all Accessory Buildings requirement of 64 square metres to 111.48 square 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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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.

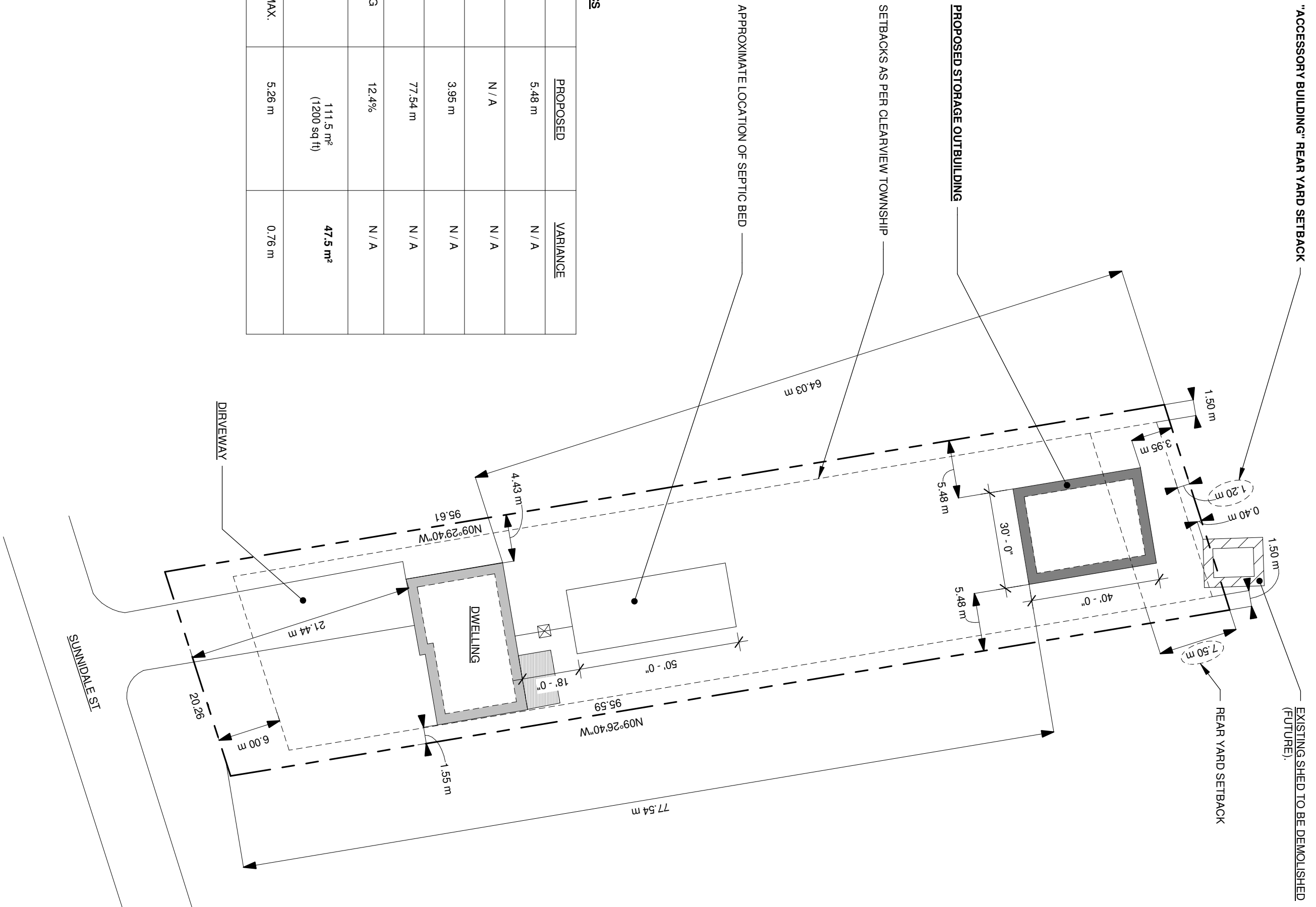
Notice dated: 15 July 2021

NO.	DESCRIPTION	DATE
1	FOR VARIANCE APPLICATION	

NOT FOR CONSTRUCTION

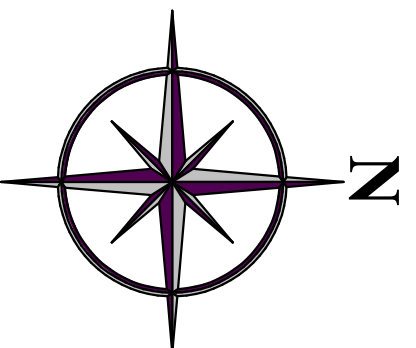
DRAWINGS TO BE PRINTED ON ARCH C PAPER
(24" WIDE x 18" HIGH)

- SITE LAYOUT NOTES**
- THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS A LEGAL SURVEY.
 - A LEGAL SURVEY MAY BE REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE PROVIDED BY OTHERS.
 - INFORMATION HEREIN IS DERIVED IN PART FROM RUDY MAK SURVEYING LTD. ONTARIO LAND SURVEYORS FILE NO. 14320
 - BEARINGS AND DISTANCE NOTED ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF ISSUANCE.
 - DISTANCES SHOWN ON THIS PLAN IN METERS CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - CONTRACTOR IS RESPONSIBLE FOR SITE GRADING REQUIREMENTS TO ACHIEVE ADEQUATE GRADING OF FINAL SETTLED GRADE.
 - FINAL SETTLED GRADE TO SLOPE MIN. 5% AWAY FROM STRUCTURE PERIMETER FOR MIN. 6' AND SHALL NOT DISCHARGE OR RE-ROUTE SURFACE WATER RUN-OFF ONTO NEIGHBORING PROPERTIES.
 - DESIGN, LAYOUT, INSTALLATION OF NEW WATER WELL AND SEPTIC SYSTEM TO BE COORDINATED BY CONTRACTOR IF NECESSARY.



SITE STATISTICS

	REQUIRED	PROPOSED	VARIANCE
INTERIOR SIDE YARD SETBACK	1.5 m	5.48 m	N / A
REAR YARD SETBACK	7.5 m	N / A	N / A
REAR YARD ACCESSORY BUILDING SETBACK	1.2 m	3.95 m	N / A
FRONT YARD SETBACK	6 m	77.54 m	N / A
LOT COVERAGE	7.3% EXISTING 25% MAX.	12.4%	N / A
MAX. GROSS FLOOR AREA OF ALL ACCESSORY BUILDINGS (NOT INCLUDING SHED)	64 m ²	111.5 m ² (1200 sq ft)	47.5 m ²
MAX. HEIGHT OF ACCESSORY BUILDING	4.5 m MAX.	5.26 m	0.76 m



ROAR ENGINEERING
18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5
Telephone: 705.315.0231 • Facsimile: 705.273.9090

WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **PROPOSED STORAGE OUTBUILDING**

DRAWING TITLE: **SITE LAYOUT**

INSURED: FREEMAN, AMY

LOCATION: 236 SUNNIDALE ST. STAVNER, ONTARIO

LOSS DATE: N/A SCALE: 1" = 30'-0"

DRAWN BY: R. FLYNN NO. **21R04019** DRAWING NO. **SK-1**

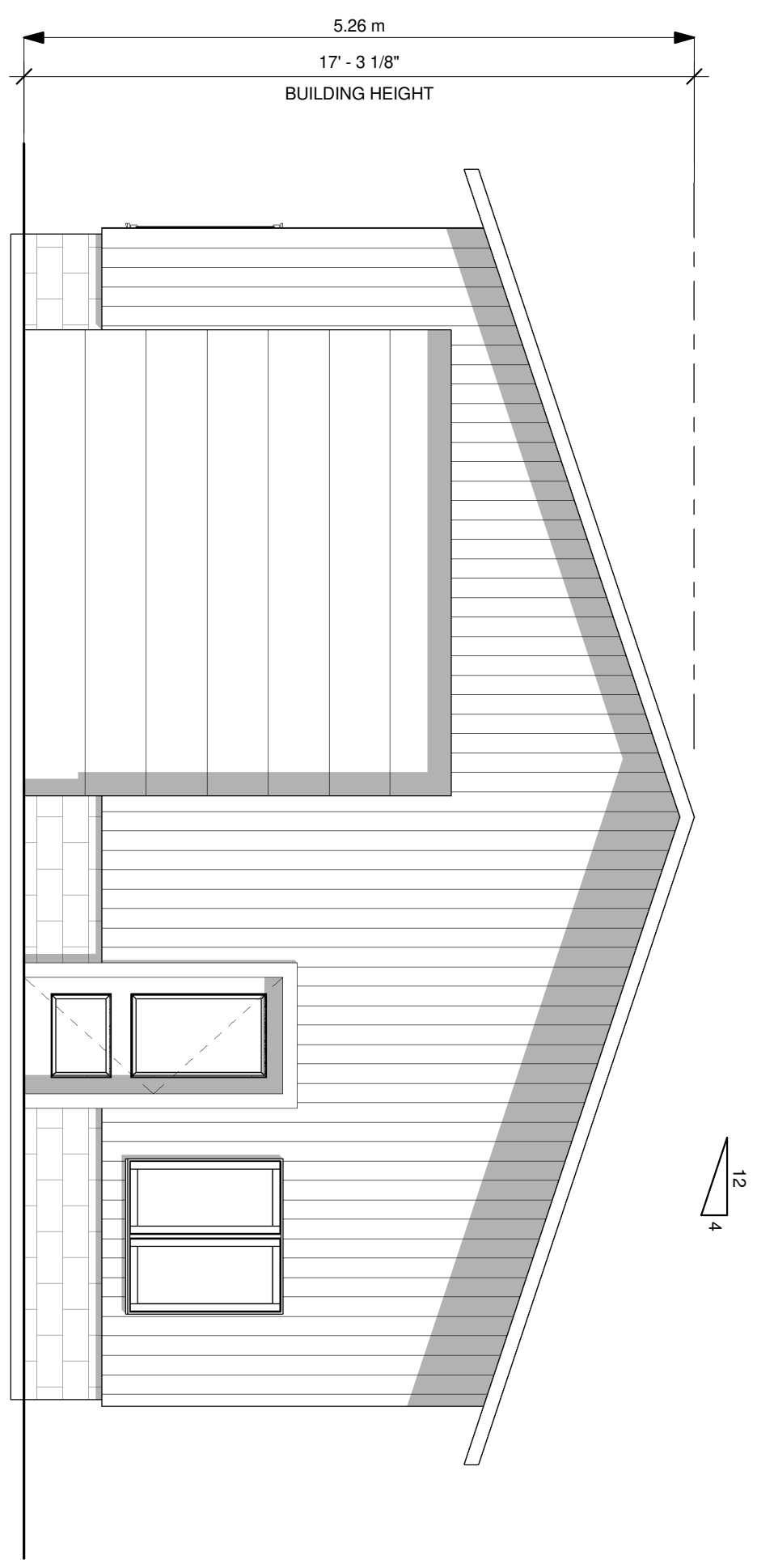
DRAWINGS REMAIN THE PROPERTY OF ROAR

A SITE LAYOUT
SK-1 1" = 30'-0"

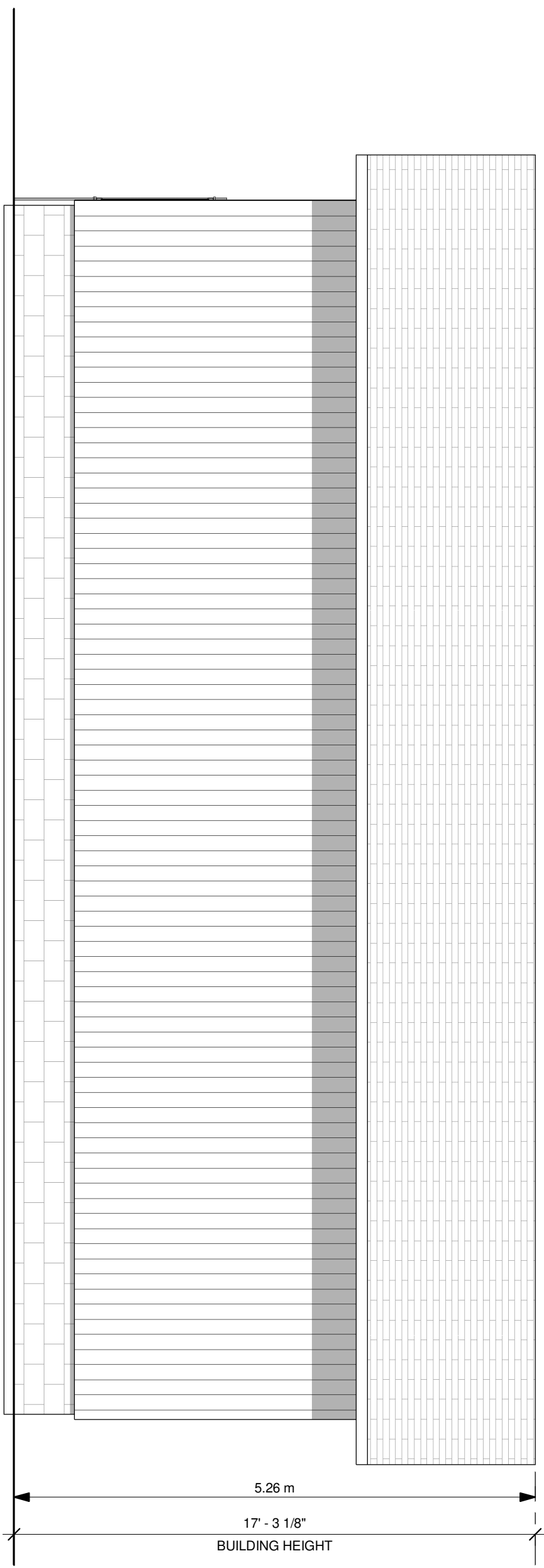
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DRAWINGS TO BE PRINTED ON ARCH C PAPER
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D SOUTH ELEVATION
1/4" = 1'-0"



E EAST ELEVATION
1/4" = 1'-0"

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WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **PROPOSED STORAGE OUTBUILDING**

DRAWING TITLE: **ELEVATIONS**

INSURED: FREEMAN, AMY

LOCATION: 236 SUNNIDALE ST. STAVNER, ONTARIO

LOSS DATE: N/A

DRAWN BY: R. FLYNN SCALE: 1/4" = 1'-0"

FILE NO.: **21R04019** DRAWING NO.: **SK-4**

DRAWINGS REMAIN THE PROPERTY OF ROAR

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **21-A20**

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: Joshua & Amy Freeman

MUNICIPAL ADDRESS: 236 Sunnidale Street (4329-020-001-26203)

LEGAL DESCRIPTION: Lot 9 Plan 273

APPLICATION: To request the approval of the Committee of Adjustment for relief from the Residential Large Lot (RS1) zone for the following:

- 1) Maximum Height of Accessory Buildings requirement of 4.5 metres to 5.26 metres; and
- 2) Maximum Gross Floor Area of all Accessory Buildings requirement of 64 square metres to 111.48 square 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 conditions:

- Total Gross Floor Area for the accessory building will be permitted to be a maximum of 111.64 m²,
- That the maximum height of the accessory building is to be 5.26 metres; and,
- The existing accessory building (shed), shown on the site plan attached to the report, will be demolished and removed prior to the building permit being issued for the new accessory detached 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 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.*