



CLEARVIEW

CONSENT NOTICE OF APPLICATION & PUBLIC HEARING

The Township of Clearview has received an application for a consent. The consent application is being 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 the information necessary to engage in this public process if you wish.

Public Hearing Information:

When: Wednesday January 17, 2018 at 7:00 pm

Where: Council Chambers, Township of Clearview Administration Centre, 217 Gideon Street, Stayner, Ontario

The Proposal:

Project No.: 2017-074 [17-B27]

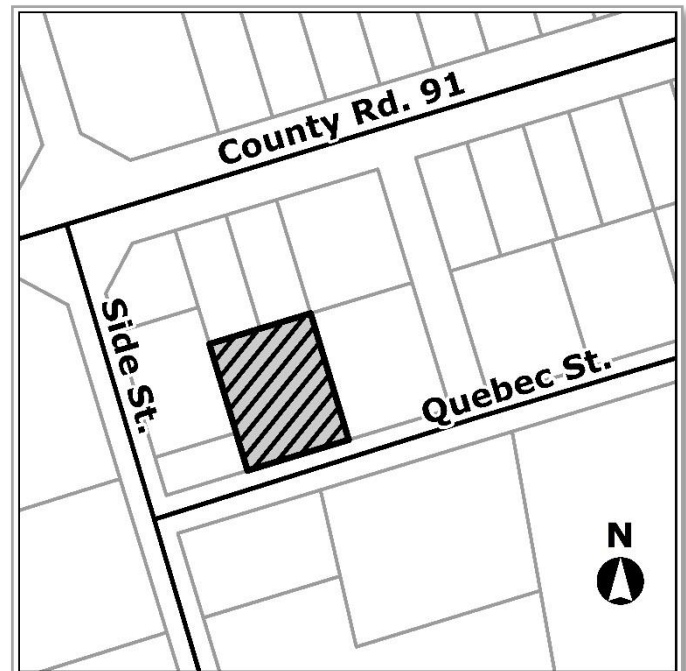
The subject application concerns lands municipally known as 345 Quebec Street, Stayner and legally described as PLAN 103 LOT 20 (Roll No: 432902000201801).

The purpose of the application is to sever one residential lot from the subject lands. The effect of the application is to facilitate the construction of two semi-detached dwellings for a total of four (4) dwelling units.

PROPOSED SEVERED LOT: 20.1 metres of frontage, overall 1,009.8 square metres, vacant land.

RETAINED LOT: 20.1 metres of frontage, overall 1,009.8 square metres, vacant land.

A key map has been provided showing the subject lands. A site sketch is attached illustrating the proposal.



There are no associated applications.



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Your Rights to Appeal:

If a person or public body that files an appeal of a decision of the Committee of Adjustment regarding a proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

For more information on making an appeal, please visit: <http://elto.gov.on.ca/omb/>.

For More Information:

There are several ways to find more information about this application.

Visit our website: www.ClearviewPlanning.ca

Contact the Committee Secretary-Treasurer: Christine Taggart, Secretary-Treasurer
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

We invite you to comment on this application and to engage in the process with us. If you wish to be notified of the decision of the Committee of Adjustment regarding this consent, please submit your request in writing to the Secretary-Treasurer using the information above. Please be advised that your comment or request to be notified will form part of the public record; your communication and any personal information therein will be made available to the public, unless you expressly request its removal.

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.

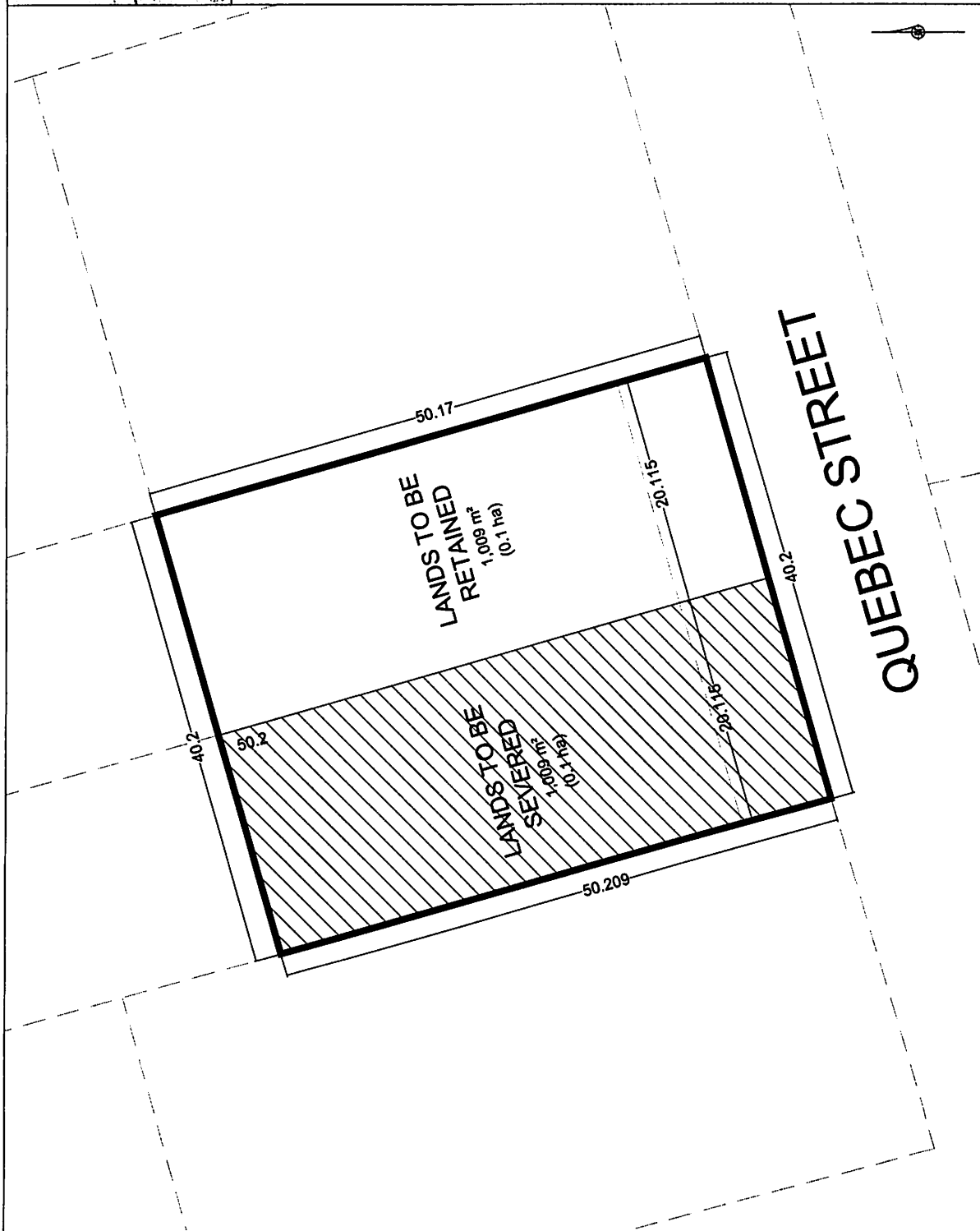
Notice dated: 21-Dec-17

SEVERANCE PLAN TOWNSHIP OF CLEARVIEW



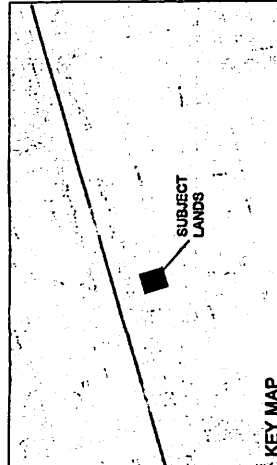
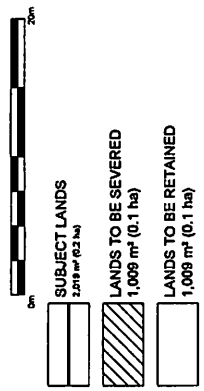
INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 188 Denison Street, Suite 201, Barrie, ON L4M 1A1
 P: 705-817-3781 F: 705-817-3458 www.ipsconsulting.com

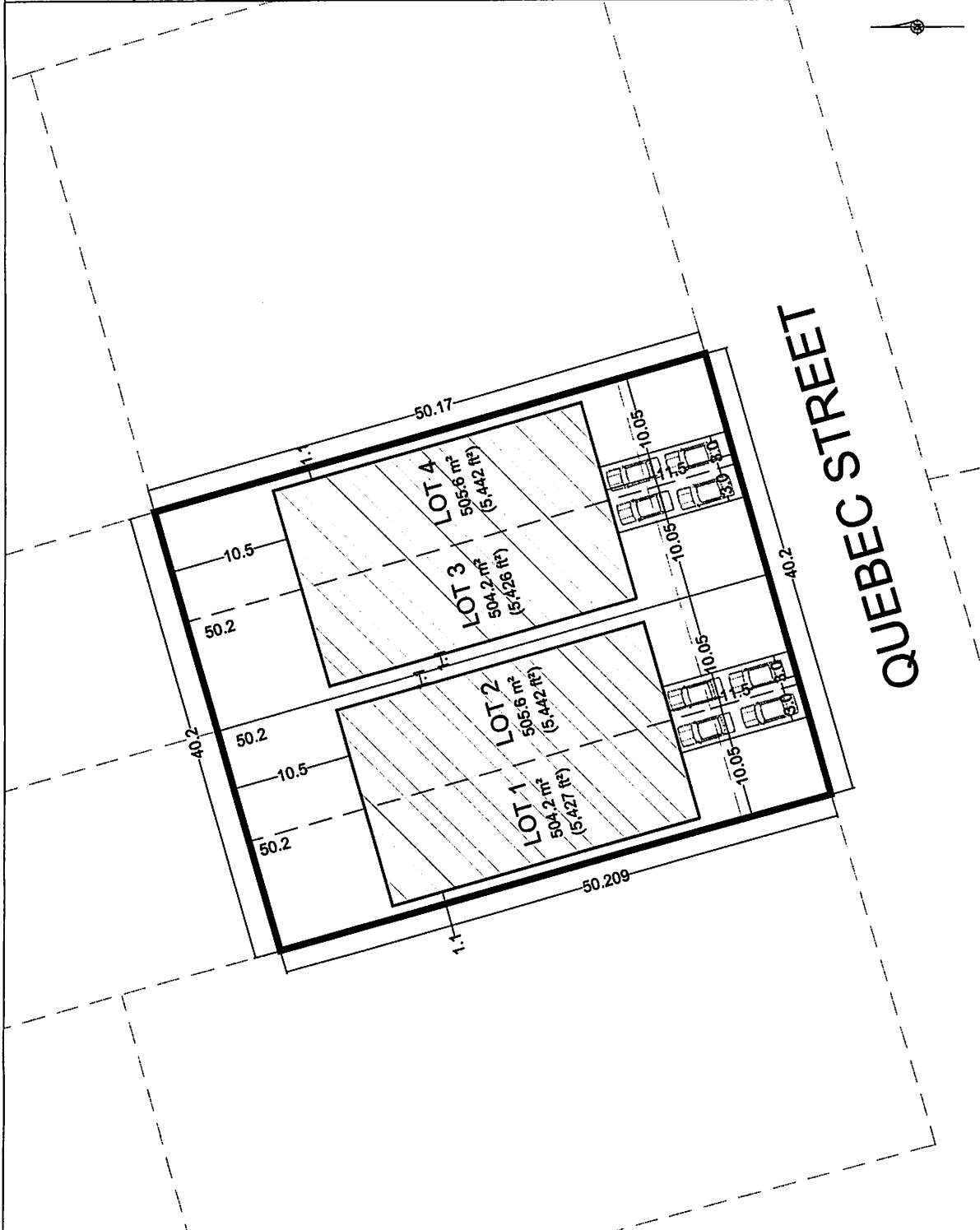
FILE NO: QUBEC 87-003
 PROJECT: 17-071-03 QUBEC-87
 DATE: JULY 07, 2017
 DRAWN BY: V.L.



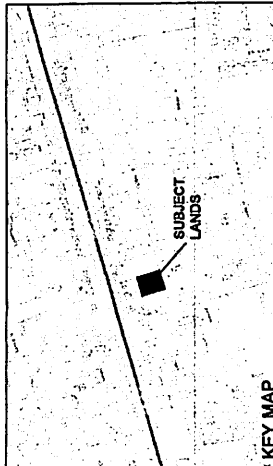
RESIDENTIAL	CURRENT OP DESIGNATION	R33	CURRENT ZONING
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SEVERANCE PLAN
 345 QUEBEC STREET
 IN THE
 TOWNSHIP OF CLEARVIEW
 COUNTY OF SIMCOE
 2017





CONCEPTUAL SITE PLAN - 4 LOTS TOWNSHIP OF CLEARVIEW



CONCEPTUAL SITE PLAN
345 QUEBEC STREET
IN THE
TOWNSHIP OF CLEARVIEW
COUNTY OF SIMCOE
2017



SUBJECT LANDS
23,900 m² (62.46 ac)

4 LOTS

BUILDING ENVELOPE - SEMI DETACHED DWELLING
LOT 1: 252.5 m² (2,717 ft²)
LOT 2: 252.5 m² (2,717 ft²)
LOT 3: 252.5 m² (2,717 ft²)
LOT 4: 252.5 m² (2,717 ft²)

ZONING MATRIX - RESIDENTIAL RS3 ZONE		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	230m² per unit	504.2 m²
Lot Frontage (min.)	7.6m per unit	≥ 7.6 m/ unit
Front Yard Depth (min.)	6.0 m	≥ 6.0 m
Rear Yard Depth (min.)	6.0 m	≥ 6.0 m
Interior Side Yard (min.)	1.1m on exterior walls and 0m on the shared wall of a semi-detached dwelling	1.1 m
Exterior Side Yard (min.)	4m	n/a
Lot Coverage (max.)	60%	< 60%
Building Height (max.)	10.0 m	≤ 10 m

RESIDENTIAL	CURRENT OP DESIGNATION	RS3	CURRENT ZONING
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IPS
INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
100 Dundas Street East • Suite 301 • Barrie, ON L4M 1K1
P: 705-812-3261 F: 705-812-3400 www.ipconlineinc.com

FILE: 345 QUEBEC ST.dwg DATE: 03/13/2017
PROJECT: 17-07-345 QUEBEC ST DRAWING: VL