



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 February 07, 2018

Last Date of Appeal: Tuesday February 27, 2018

The Proposal:

Project No.: 2017-080 [17-A23]

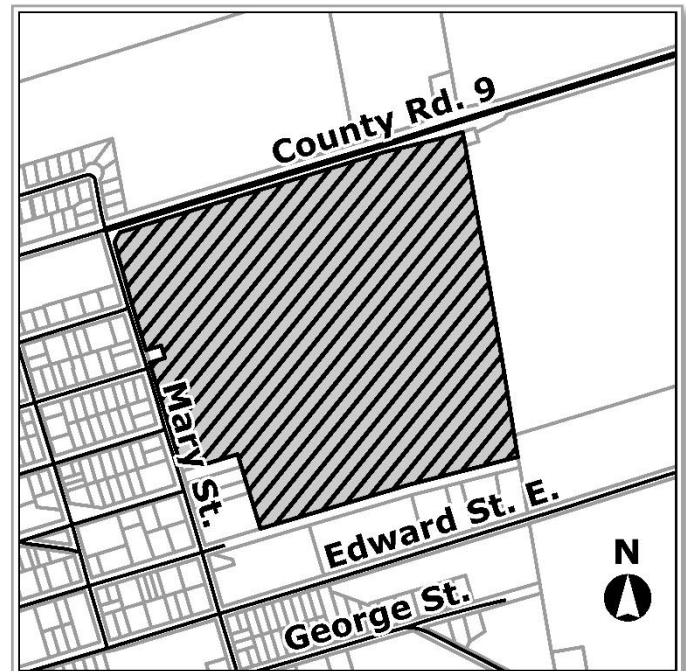
The subject application concerns lands municipally known as 187 Mary Street, Creemore and legally described as CONCESSION 4 PT LOTS 8 & 9 (Roll No: 432903000137700).

The purpose of the application is to request the approval of the Committee of Adjustment for relief from the following:

1. Maximum gross floor area of accessory buildings of 64 square metres to 90 square metres; and
2. Maximum height of accessory buildings of 4.5 metres to 6.5 metres.

The effect of the application is to allow for the construction of detached garages with a loft area on single family residential lots.

A key map has been provided showing the subject lands.



A copy of the decision is attached to this notice.

The subject lands are also subject to subdivision application (No. 0000-026).



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 Ontario Municipal Board 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 Ontario Municipal Board.

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:

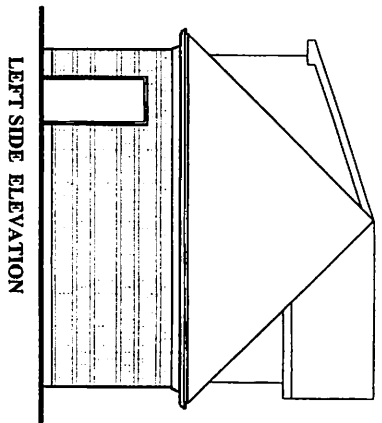
Christine Taggart
ctaggart@clearview.ca
705-428-6230 ext. 238

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

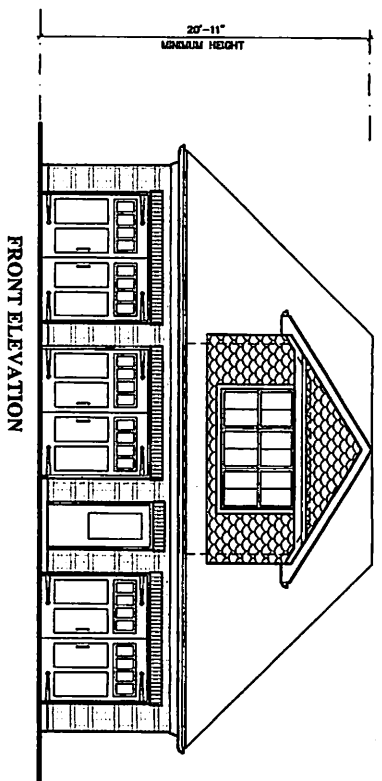
Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

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.

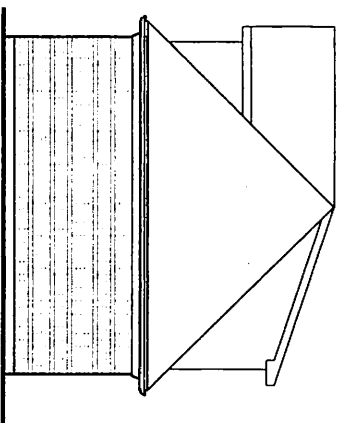
Notice dated: 9 February 2018



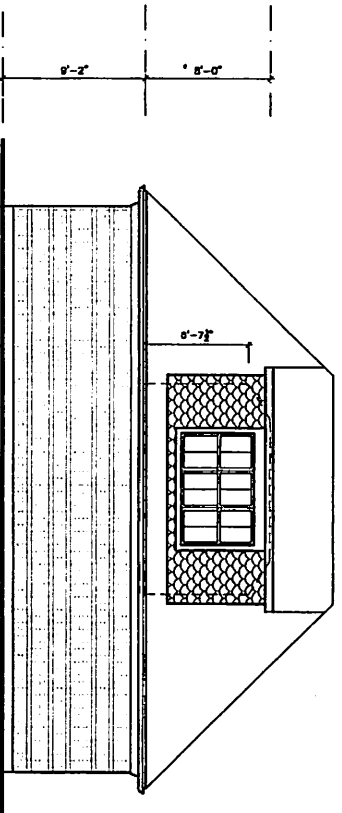
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



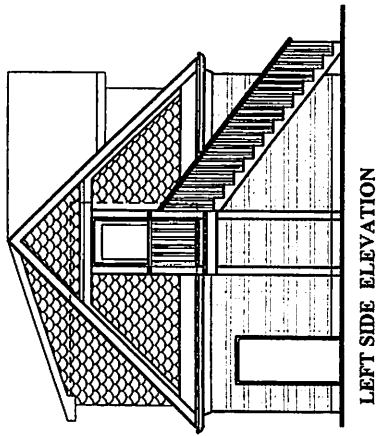
REAR ELEVATION

3 CAR GARAGE WITH LOFT

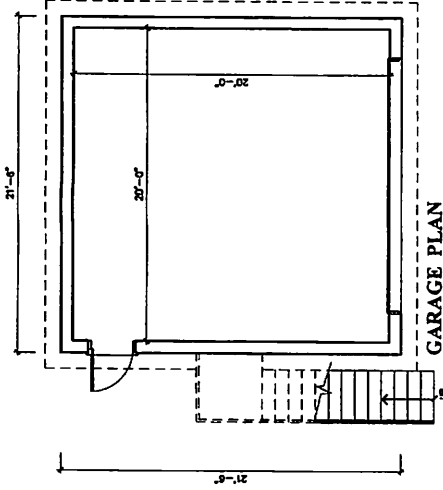
Blamagan
 Beresford
 & Porterson
 ARCHITECTS
 70 Shelburne Street, Unit 10
 Toronto, Ontario
 Tel. (416) 295-2888
 Fax. (416) 295-2889



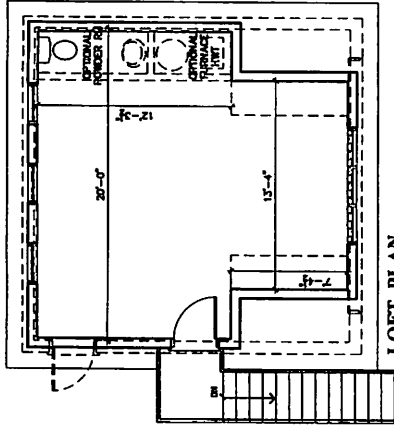
ALLIANCE HOMES
 HOMETOWN
 CREMORA ONTARIO
 11-1046 NOV 9 2017 1/8"=1'0"



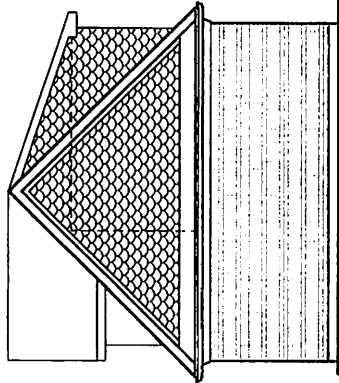
LEFT SIDE ELEVATION



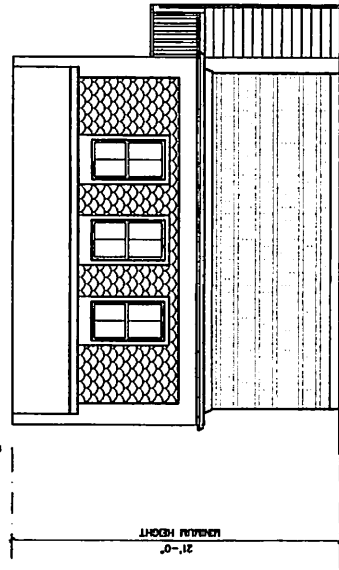
GARAGE PLAN



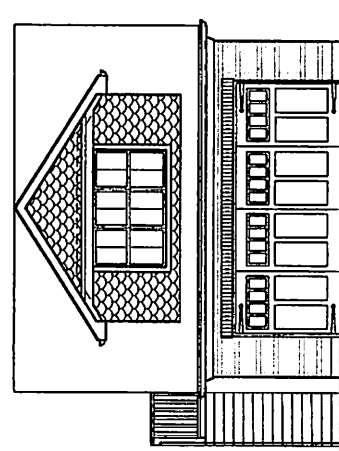
LOFT PLAN



RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

**flanagan
beresford
& paterson
architects**
70 Spina Road, Unit 1,
Scarborough, Ontario
M1S 2B2

**ALLIANCE HOMES
HOMETOWN**
CREEMORE ONTARIO

11-1046 NOV. 9 2017 1/8"=1'0"

2 CAR GARAGE WITH LOFT

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **17-A23**

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: Alliance Heritage Village Inc.

MUNICIPAL ADDRESS: 187 Mary Street (4329-030-001-37700)

LEGAL DESCRIPTION: Part Lots 8 & 9, Concession 4, Creemore

APPLICATION: The applicant is requesting relief from the following:

1. Maximum gross floor area of accessory buildings of 64 square metres to 90 square metres; and
2. Maximum height of accessory buildings of 4.5 metres to 6.5 metres.

These two variances will apply to those lands zoned Residential Low Density Exception Hold (RS2-2(H7)) located in Phase 1 of the phasing plan and further described as lots 1 to 15 on draft plan of subdivision by Weston Consulting Group Inc. dated December 7, 2011.

DECISION: In consideration of all written and oral submissions made relating to the subject minor variance, the application is **approved** as applied for.

REASONS FOR THE DECISION:

- i) The proposal conforms to the Official Plan;
- ii) The proposal conforms 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.

DAVID SCOTT, CHAIR

BARRY BURTON, MEMBER


STEPHEN MORPHET, MEMBER

DAVE ROWELL, MEMBER

JOHN SMART, MEMBER

NOTICE OF DECISION: February 9, 2018
DATE OF DECISION: February 7, 2018
LAST DATE OF APPEAL: February 27, 2018

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **17-A23**



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.*