



MINOR VARIANCE NOTICE OF APPLICATION & PUBLIC HEARING

The Township of Clearview has received an application for a minor variance. The minor variance 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 April 12, 2023 at 7:00 pm

Where: Online via the Zoom video conferencing platform. You can watch the Public Hearing live on YouTube. The site link can be found on the Township's website at www.clearview.ca/YouTube.

The Proposal:

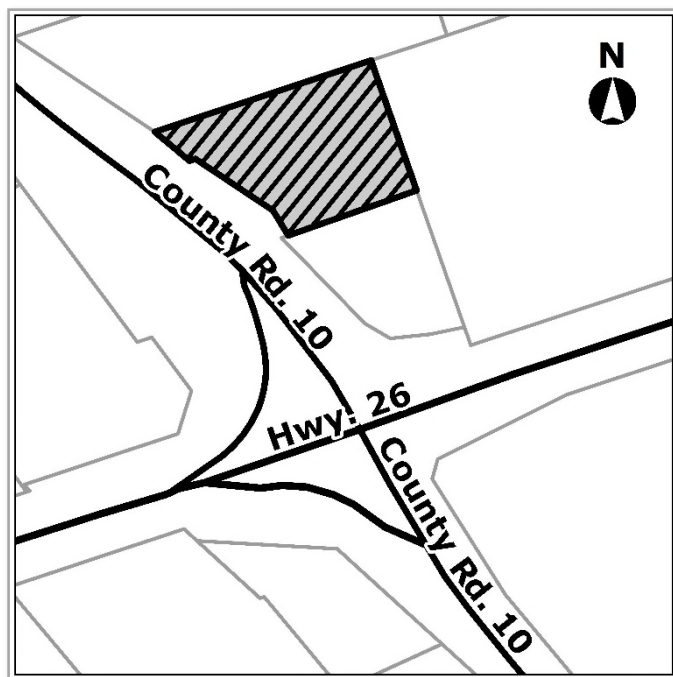
Project No.: 2023-011 [23-A03]

The subject application concerns lands municipally known as 12391 County Road 10 Formerly Sunnidale and legally described as CONCESSION 11 PT LOT 11 AND RP 51R6354 PT 3, RP 51R1762 PT 6 PLAN 1607 PTS 1 TO 5 (Roll No: 432904000315600).

The purpose of the application is to request that the Committee of Adjustment considers to vary Section 2.14.2.2 Parking Requirements, for a Community Centre, where 16 additional parking spaces are to be added to the existing parking spaces and that the Committee of Adjustment approves that a loading space to be located in front of the main wall of any building on the site, provided it is located on the asphalt parking lot.

The effect of the application is to allow for the construction of an addition to the Sunnidale Hall on the subject lands.

A key map has been provided showing the subject lands. A site sketch is attached showing the variance requested.



There are no associated applications.



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Your Rights to Appeal:

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Ontario Land Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For information on making an appeal, please visit: <https://olt.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, 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 attend the virtual hearing or be notified of the decision of the Committee of Adjustment regarding this minor variance, 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 (e.g., email address), unless you expressly request its removal.

For owners of land that contains seven or more residential units, please ensure that this notice is posted so that it is visible to all of the residents.

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: March 28, 2023

NO.	TITLE
SP1	Site Plan
SP2	Enlarged Site Plan and Site Details
A0.0	Code Plan and Matrix
A0.1	Legends, Tables and Schedules
A1.0	Demolition Plans
A1.1	Excavation and Foundation Plan
A1.2	First Floor Plan
A1.3	Roof Plan
A1.4	Reflected Ceiling Plan
A2.0	Elevations
A2.1	Sections
A3.0	Enlarged Stair Plans
A4.0	Stair Sections and Details
A4.1	Enlarged Elevator Plans and Sections
A4.2	Elevator Details
A4.3	Enlarged Staircase Details
A4.4	Enlarged Universal Washroom Plan and Details
A5.0	Details
A5.1	Details
A5.2	Details

SHEET LIST	
NO.	TITLE
A6.0	Interior Finish Schedule and Plans
A6.1	Door and Window Schedule
A7.0	Milwork Elevations
S100	Foundation Plans
S101	Foundation Plans
S102	Structural Framing Plans
S103	Structural Framing Plans
S104	Structural Roof Plan
S105	Structural Roof Plan
S300	Building Section
S301	Building Section
S302	Building Section
M001	Mechanical HVAC Equipment List
M002	Mechanical HVAC Floor Plans
M003	Mechanical Plumbing and Drainage
M004	Mechanical Plumbing and Drainage
M202	Electrical Specifications
E000	Electrical Specifications
E001	Proposed Lighting-Life Safety Plans
E200	Proposed Electrical Plans
E300	Electrical Details and Schedules

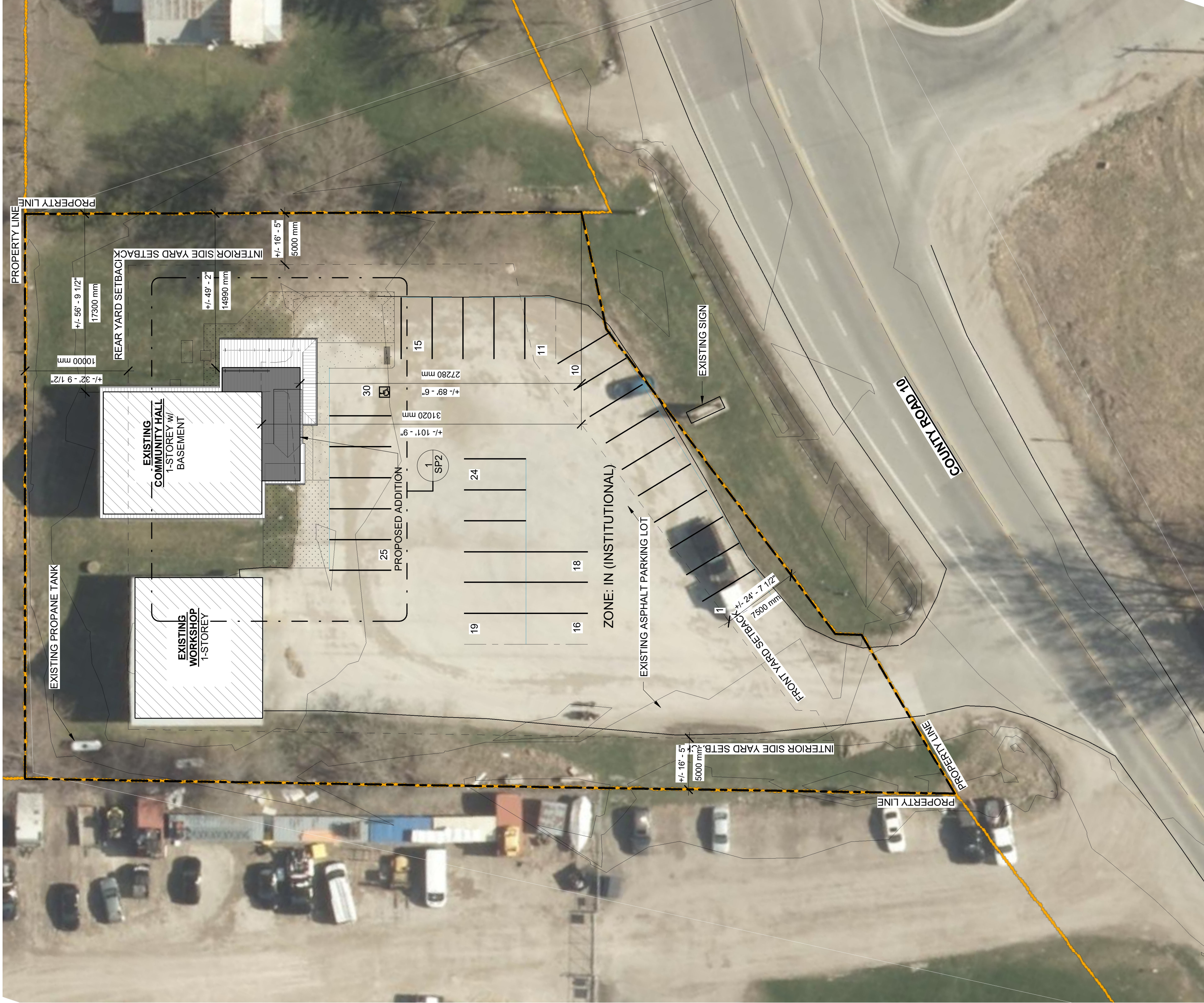
SITE PLAN LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STAMPED CONCRETE PAVEMENT
- REINFORCED CONCRETE PAVEMENT
- GRASS
- WOOD MULCH
- GRANULAR
- SAND
- PROPERTY LINE
- WATER
- GAS
- UNDERGROUND ELECTRICAL
- OVERHEAD ELECTRICAL
- UNDERGROUND SANITARY
- UNDERGROUND STORM
- CONSTRUCTION FENCE
- APPROXIMATE BOUNDARY

	CONIFEROUS TREE
	DECIDUOUS TREE
	REMOVE AND DISPOSE OF EXISTING TREE
	PRIMARY ENTRANCE
	SECONDARY ENTRANCE
	LIGHT POLE
	BARrier-FREE PARKING SIGN
	TRAFFIC BOLLARD
	FIRE HYDRANT
	GAS METER
	CATCH BASIN
	MANHOLE
	APPROXIMATE LOCATION OF BOREHOLES
	APPROXIMATE LOCATION OF TEST PITS
	DIRECTION OF SURFACE FLOW PATTERN AND PERCENT OF SLOPE
	PROPOSED EXISTING GRADES

NOTE: LOCATION OF UTILITIES IS APPROXIMATE. REFER TO CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PROPOSED UTILITIES. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SITE STATISTICS AND ZONING CHART				
TOWNSHIP OF CLEARVIEW	ZONE: (IN) INSTITUTIONAL - PARTIALLY SERVICE/COMMERCIAL			
ZONE PROVISION	REQUIRED	EXISTING	PROPOSED	
LOT AREA (min.)	43,055 ft² (4,000 m²)	+/- 41,800 ft² (3,884 m²)	NO CHANGE	
LOT FRONTAGE: (min.)	98.4' (30 m)	+/- 220' (67 m)	NO CHANGE	
LOT COVERAGE: (max.)	35%	9%	10%	
	+/- 14, 630 ft² (1,360 m²)	+/- 770 ft² (350 m²)	4,290 ft² (396.5 m²)	
FRONT YARD: (min.)	24.6' (7.5 m)	+/- 101.7' (31 m)	89.5' (27 m)	
REAR YARD: (min.)	32.8' (10 m)	EXISTING	NO CHANGE	
EXTERIOR SIDE YARD: (min.)	24.6' (7.5 m)	N/A	N/A	
INTERIOR SIDE YARD: (min.)	16.4' (5 m)	+/- 56.8' (17.3 m)	49' (15 m)	
BUILDING HEIGHT: (max.)	45.9' (14 m)	+/- 24.5' (7.5 m)	NO CHANGE	
PARKING: 1 SPACE / 5m² COMMUNITY CENTRE	72 SPACES INCLUDING 3 BF SPACES	31 SPACES INCLUDING 1 BF SPACE	30 SPACES INCLUDING 1 BF SPACE	
1 SPACE / 20m² SERVICE SHOP	20 SPACES INCLUDING 1 BF SPACE			



NOTE: PROPERTY LINE INFORMATION IS BASED ON GIS AND NOT A SURVEY COMPLETED BY AN OLS. CONFIRM LOCATION OF PROPERTY LINE PRIOR TO CONSTRUCTION.

SITE PLAN
SCALE: 1" = 20'-0"

Allan Avis
architects

60 West Street
Goderich, ON N7A 2K3

T 519 524 5310
F 519 524 5258
www.AllanAvisArchitects.com

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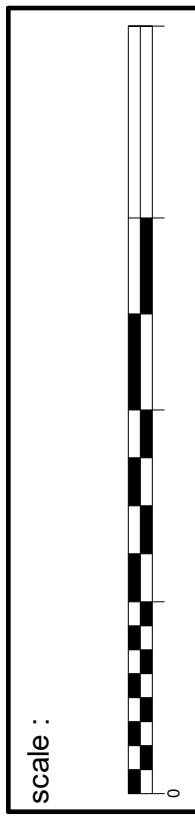
All measurements must be checked on the work by the Contractor.

Do not scale the drawing.

Do not use this drawing for construction until sealed and signed by the Architect.

Signing Architect has exercised responsible control with respect to design activities.

Sunnidale Corners
Community Centre Addition
and Renovation
12391 County Road 10
Stayner, Ontario
Site Plan



detail :

a - Detail number	a
b - Location drawing	b



drawn : MN check : IM

date :	20JAN2023
job :	2049.00
sheet :	SP1