



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 April 12, 2023

Last Date of Appeal: Tuesday May 2, 2023

The Proposal:

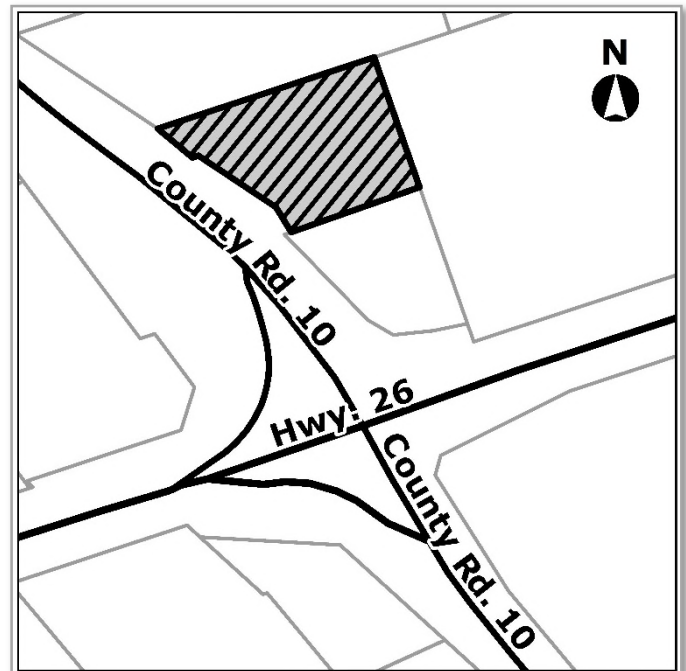
Project No.: 2023-011 [23-A03]

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 copy of the decision is attached to this notice.

There are no associated applications.



CLEARVIEW

MINOR VARIANCE NOTICE OF DECISION

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 more 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
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: 13 April 2023

SHEET LIST	
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	Basement and Foundation Plan
A1.2	First Floor Plan
A1.3	Roof Plan
A1.4	Reflected Ceiling Plan
A2.0	Elevations
A2.1	Elevations
A3.0	Sections
A4.0	Enlarged Stair Plans
A4.1	Stair Sections and Details
A4.2	Enlarged Elevator Plans and Sections
A4.3	Elevator 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	Millwork 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
M201	Mechanical Plumbing and Drainage
M202	Mechanical Plumbing and Drainage Floor Plans
E000	Electrical Specifications
E100	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 LOCATION ONLY. GENERAL CONTRACTOR TO ADJUST TO SUIT CONSTRUCTION METHODS AND TIMING AS REQUIRED.
- BARRIER-FREE PARKING SPACE. PAINTED SYMBOL 48" MIN. HEIGHT. REFER ALSO TO MUNICIPAL SYMBOL REQUIREMENTS.

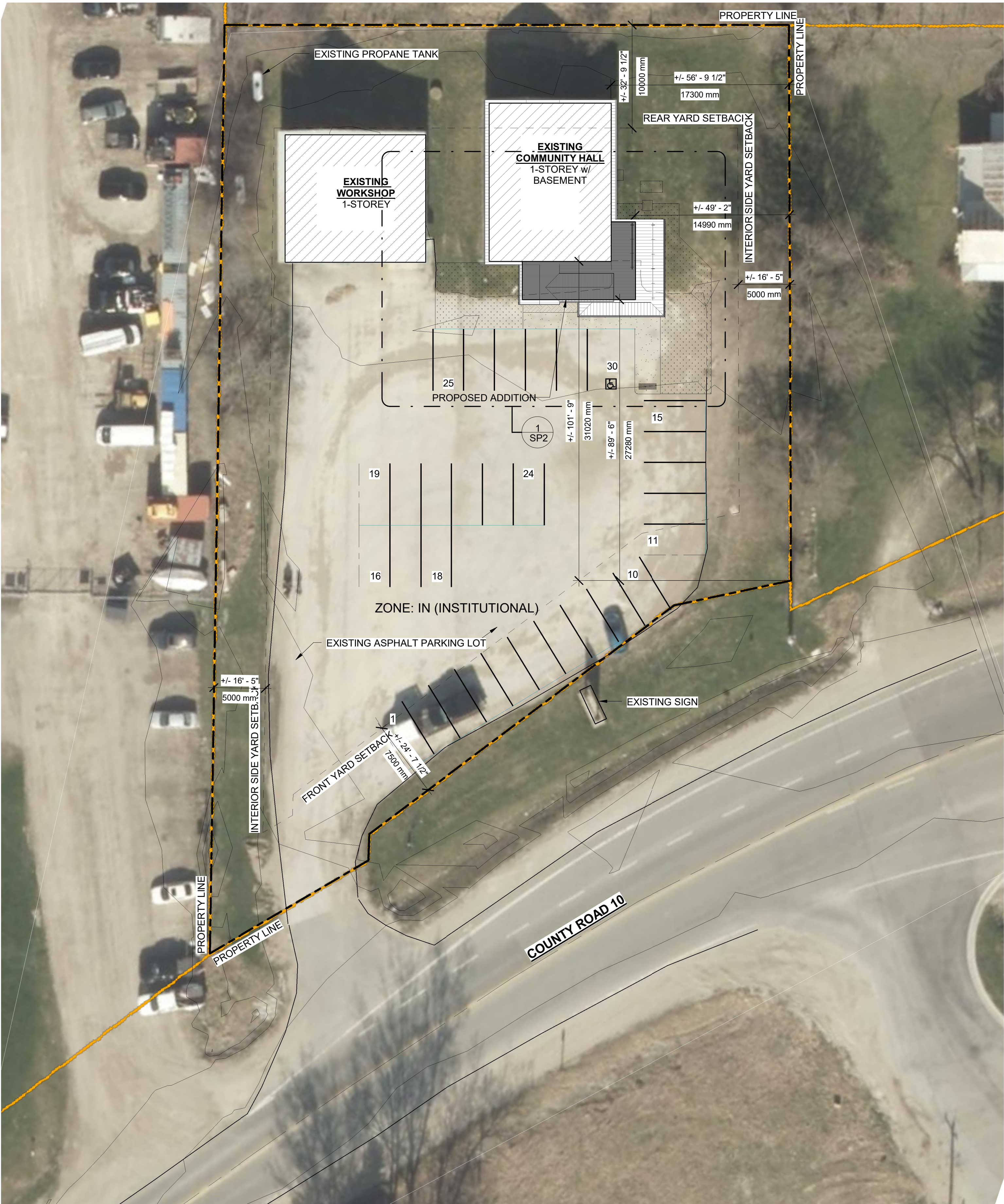
NOTE: LOCATION OF UTILITIES IS APPROXIMATE. REFER TO CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PROPOSED UTILITIES. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SITE PLAN LEGEND

- 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

SITE STATISTICS AND ZONING CHART

TOWNSHIP OF CLEARVIEW		ZONE: (IN) INSTITUTIONAL - PARTIALLY SERVICED	
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)	9,770 ft² (350 m²)	4,290 ft² (398.5 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	72 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.



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

Allan Avis
architects

60 West Street
Goderich, ON N7A 2K3
T 519 524 5313
F 519 524 5253
www.AllanAvisArchitects.com

1	25JAN2023	BID
Rev No.	DATE	REMARKS
ISSUED FOR		

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
b - Location drawing

drawn : MN check : JM

date : 20JAN2023 sheet :

job : 2049.00

SP1

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **23-A03**

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: Township of Clearview

MUNICIPAL ADDRESS: 12391 County Road 10 (4329-040-003-15600)

LEGAL DESCRIPTION: Part Lot 11 Concession 11; Pt 3 51R6354; Pt 6 51R1762; Pts 3 to 5 Govt Plan 1607

APPLICATION: To request the approval of the Committee of Adjustment 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.

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

1. That a Building and Land Use Permit be obtained from the MTO prior to the issuance of a Building Permit.

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.

CHUCK ARRAND, CHAIR original signed by

ROBERT MCARTHUR, MEMBER original signed by

GORD ZEGGIL, MEMBER original signed by

DANIEL FANTIN, MEMBER original signed by

MARC ROYAL, MEMBER original signed by

NOTICE OF DECISION: April 13, 2023

DATE OF DECISION: April 12, 2023

LAST DATE OF APPEAL: May 2, 2023

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.*