



## TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT MEETING AGENDA

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**Wednesday, August 9, 2023**

**7:00 P.M.**

**Online via Zoom**

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### **1. CALL TO ORDER**

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#### Land Acknowledgement

I would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards and caretakers of the land. We acknowledge that Clearview Township is located within the boundaries of Treaty 18, the traditional lands of the Anishinaabeg, Haudenosaunee, Tionontati, Wendat, and is the home of many First Nations, Metis, and Inuit peoples as part of an intricate nationhood that reaches across Turtle Island. At this time of truth and reconciliation, we welcome the opportunity to work together towards new understandings and new relationships and ask for guidance in all we do.

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### **2. CONFIRMATION OF MINUTES**

**2.1** Minutes of the Committee of Adjustment meeting held on July 12<sup>th</sup>, 2023.

### **3. DISCLOSURE OF PECUNIARY INTEREST**

### **4. APPLICATIONS**

**4.1** Consent File 23-B13 – 111 George Street (2408969 Ontario Inc.)

**4.2** Minor Variance File 23-A13 – 5330 Concession 3 (Pacheco)

**4.3** Minor Variance File 23-A14 – 7304 36/37 Sideroad (2378814 Ontario Corp)

### **5. NEW BUSINES**

### **6. NEXT MEETING**

Tentatively scheduled for Wednesday, September 13, 2023

### **7. ADJOURNMENT**



## **Township of Clearview Committee of Adjustment Minutes**

Meeting held via Zoom and broadcast on YouTube on July 12, 2023, commencing at 7:00 p.m.

### **Members Present:**

Chuck Arrand, Chairman  
Dan Fantin  
Gord Zeggil  
Marc Royal  
Robert McArthur

### **Staff Present:**

Amy Cann, Director Planning & Building  
Nick Ainley, Community Planner  
Christine Taggart, Secretary-Treasurer

### **1. Call to Order**

The Chairman called the meeting to order at 7:00 p.m.

### **2. Minutes**

2.1 Minutes of the Committee of Adjustment meeting held on June 14, 2023.

**Moved by** G. Zeggil

That the minutes of the Committee of Adjustment meetings held June 14, 2023, be approved as circulated.

Carried.

### **3. Disclosure of Pecuniary Interest**

### **4. Applications**

#### **Minor Variance File 23-A11**

4002 County Road 124 – Macnaughton

**PROPOSED MINOR VARIANCE:** To request the approval of the Committee of Adjustment for relief from the Residential Hamlet (RS) zone minimum interior side yard setback requirement of 2.5 metres to 1.45 metres.

The effect of the application is to allow for the expansion of a legal non-conforming dwelling that is located within the required northern interior side yard setback. The Chairman announced the application and asked the Secretary-Treasurer to summarize the application and any correspondence received.

The Secretary read the notice of application and advised that circulation of the applications was mailed on June 27, 2023, to the applicant, appropriate agencies, and property owners within 60 metres. The Secretary advised that comments were received from the Chief Building Official, Public Works and County of Simcoe, having no concerns or objection to the application.

The Chairman asked Planning Staff to provide any additional information. They had none.

The Chairman asked the applicant if they had a presentation they would like to make. They had none.

The Chairman asked Committee if they had any questions or comments.

Member McArthur asked Mr. Ainley if the Commercial designation should be changed to Residential. Mr. Ainley explained that they completed a historic review and it is not clear why the property was designated for a commercial use however, with the zoning being Residential Hamlet on the subject lands it is permitted as of right and there is no specific need to change the Official Plan designation. He then advised that though the Official Plan update staff can look to determine if the lands should be changed to a Residential designation however, it has no bearing on the current application before Committee.

It was then;

Moved by: M. Royal

That minor variance application 23-A11 be approved subject to the following conditions:

1. That the requested variance only apply to the northern interior side yard setback.

#### **REASON FOR DECISION**

1. The proposal conforms to the Official Plan;
2. The proposal conforms to the general intent and purpose of the Zoning By-law;
3. The variance is minor in nature; and
4. The variance is desirable for the appropriate development of the lands.

Carried.

#### **Minor Variance File 23-A12**

5215 Concession 5 – Lapointe

**PROPOSED MINOR VARIANCE:** To request the approval of the Committee of Adjustment for relief from the Residential Large Lot (RS1) zone for the following:

1. Maximum gross floor area for accessory buildings 64 square metres to 102 square metres
2. Maximum height of accessory buildings of 4.5 metres to 5.2 metres.

The effect of the application is to allow for the construction of a detached accessory building (garage), which will replace the existing Quonset hut on the subject lands.

The Chairman announced the application and asked the Secretary-Treasurer to summarize the application and any correspondence received.

The Secretary read the notice of application and advised that circulation of the applications was mailed on June 27, 2023, to the applicant, appropriate agencies, and property owners within 60 metres. The Secretary advised that comments were received from the Chief Building Official and Public Works, having no concerns or objection to the application.

The Chairman asked Planning Staff to provide any additional information. They had none.

The Chairman asked the applicant if they had a presentation they would like to make. They had none.

The Chairman asked Committee if they had any questions or comments. There were none.

It was then;

Moved by: R. McArthur

That minor variance application 23-A12 be approved subject to the following condition:

1. That the Owner be required to obtain a demolition permit to remove the existing structure prior to the building permit being issued for the new detached garage.

### **REASON FOR DECISION**

1. The proposal conforms to the Official Plan;
2. The proposal conforms to the general intent and purpose of the Zoning By-law;
3. The variance is minor in nature; and
4. The variance is desirable for the appropriate development of the lands.



Carried.

**5. New Business**

**7. Next Meeting**

Tentatively scheduled for Wednesday, August 9, 2023.

**8. Adjournment**

There being no further business, the Chairman adjourned the meeting at 7:14 pm.

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Chuck Arrand, Chair

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Christine Taggart, Secretary-Treasurer



CLEARVIEW

## COMMITTEE OF ADJUSTMENT

File Number: 23-B04 (2023-013)  
Meeting Date: August 9, 2023  
Report From: Rossalyn Workman, Community Planner  
Application: Consent for 111 George Street, Creemore (Zeng)

### RECOMMENDATION:

Be it resolved that Committee of Adjustment of the Township of Clearview hereby:

Approves consent 23-B04 pertaining to lands at 111 George Street, Creemore subject to the following conditions:

1. That the applicant meets all the requirements, financial and otherwise of the Municipality including servicing by-law charges and payment of the fee of \$150.00 per lot for each Certificate of Consent to be issued.
2. That the applicant provides a description of the land which may be registered under the requirements of the Registry Act or Land Titles Act as applicable, for each lot created.
3. That the applicant pays a minimum of \$7073.33 per newly created lot to the municipality or an amount equal to the 5% Parkland Contribution as required by the Planning Act as a requirement of the approval. Please note that the flat rate number is a minimum as it is adjusted annually in accordance with the Statistics Canada Quarterly, Construction Price Statistics, based on the twelve-month period ending September 30<sup>th</sup>.
4. That any mortgage on the property be discharged from any lands being severed and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
5. That the applicant successfully applies to the municipality to amend the Zoning By-law to zone a portion of the subject lands from Development Area (DA) Zone to 'Residential Low-Density Exception' (RS2-10) Zone and 'Development Area Hold' (DA)(H26) Zone.
6. That the applicant be required to remove the four detached accessory buildings and any other structures that are located on the retained parcel. There are four detached accessory structures that are shown on the sketch by Martin Knisley project number 91-65-9 dated December 7, 2022. It is possible that the owner may need to obtain a demolition permit from the Township of Clearview Building Department to remove these buildings and structures.

7. That prior to stamping the deeds, the applicant enters into and register on the severed lot, a Development Agreement pursuant to Section 51(26) and (27) of the Planning Act and pay to the Township the \$2000.00 agreement fee plus the costs of the Township's solicitor. The agreement will cover the severance application (23-B04). The development agreement is intended to give a guidance to current and future owners of the obligations that will be required when the draft plan of subdivision on the adjacent lands is finalized. The following items are to be included in the terms of the Development Agreement to the Township satisfaction:

- a. That the Owner of the lands is aware that when full municipal services are brought across the frontage of these lands, the owner will be required to connect into these services at no cost of the municipality, and,
- b. That the Owner of the lands will be required to pay their reasonable efforts to extend the construction of George Street and any other frontage costs.

#### NOTES REGARDING CONSENT:

- As per Section 53(41) of the Planning Act, R.S.O., 1990, all conditions of this decision shall be fulfilled and the Certificate of Consent issued within two years of this date. If all of the conditions have been met and all the authorities concerned have so notified the Committee in writing, the Secretary is authorized to issue the Certificate of Consent.
- This consent is granted on the basis that Subsection (3 or 5) of Section 50 of the Planning Act, R.S.O., 1990, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.

## BACKGROUND:

### Subject Lands

The lands are in the southeast quadrant of Creemore. The property is a through lot, with frontage on George Street, and Concession 3 South Nottawasaga. The property is approximately, 1.89 ha and there is an existing house and several accessory detached buildings.

A Zoning By-law amendment application has also been considered concurrently with the consent application. The public meeting for the zoning amendment was held on April 26, 2023. Council adopted the By-law on July 10, 2023, and the last day of appeal was August 3, 2023. No appeals have been received and the By-law is now in force and effect.

### The Proposal

The applicant is proposing to create a residential lot within the settlement area of Creemore, with frontage on George Street. The proposed lot will contain an existing dwelling. The retained parcel has several accessory detached buildings. The purpose and effect of the application is to sever a lot that is 19.9 m of frontage and overall area of 884 m<sup>2</sup>, with a retained lot that is 103.5 m of frontage overall area of 17,900 m<sup>2</sup>.

## Existing Policy Framework

The subject lands are designated 'Residential' and 'Regulatory Flood Line' within the Township of Clearview Official Plan (2001), and zoned 'Residential Low-Density Exception' Zone (RS2-10), 'Development Area Hold' Zone (DA)(H26), 'Hazard Land Special Policy' (FPSP), 'Hazard Land Overlay' (FP) and 'Waste Disposal Assessment Area' (WDAA) within the Township of Clearview Zoning By-law 06-54, as amended.

## COMMENTS AND ANALYSIS:

In considering an application for Consent, a review of the Provincial Policy Statement, A Place to Grow, County and Local Official Plans must be undertaken. The proposed consents must be assessed for consistency, conformity and compliance.

### Provincial Policy Statement

The PPS promotes that growth and development should occur in settlement areas. The proposed lot will add and be developed in the same manner as the existing development in the area. It will promote the regeneration of an existing use and bring it into conformity with development standards. There will be no additional infrastructure required for the creation of this lot, and there is an existing house that will be contained on this parcel.

The retained lands are apart of a draft plan of subdivision application, a requirement of the draft plan of subdivision this that the subject lands will be required to connect into full municipal services, at such time as the services are put in place. The Owner as a condition of the consent will be subject to a Development Agreement that will include the requirement to connect to full municipal services at such time as these services are available and a reasonable efforts clause will be used to obtain payment to extend George Street.

The PPS requires that development be directed to areas outside of hazardous lands, including those which are impacted by flooding hazards. The landowner has been working with a Professional Engineer, Tatham Engineering, who has studied the flood prone area. Through many submissions between Nottawasaga Valley Conservation Authority, NVCA Staff and the consultant, there is mapping and modeling that has been able to show evidence that development can safely be achieved in the flood fringe and not the floodway in this area. This is important since the flood fringe is a safer location for development. The flood fringe is the portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. The NVCA, have provided a clearance on this study and have no concerns for the proposed severance.

The proposal is consistent with the Provincial Policy Statement (2020) issued under the *Planning Act*.

### A Growth Plan

The proposal will develop within Creemore settlement area. In this quadrant of Creemore development that has historically developed on partial services, being municipal water and private septic system. The proposal is in the built-up area of the community, it will provide for a more compact built form. The proposed consent will promote complete communities, and it is part of larger development that will promote a mix of residential uses. The proposal

is also part of a larger comprehensive plan, that will provide a mix of unit sizes to accommodate a range of household sizes and incomes.

The proposal is consistent with the Growth Plan.

## County of Simcoe Official Plan

The proposal is in Creemore, which is considered a Settlement Area in the County of Simcoe Official Plan. Settlement areas are to be the focus of growth and development opportunities in the County. The County OP relies on the local OP to provide specific land use designations and in this case the lands are designated 'Residential'. The proposed consent will create lot that is consistent in size and frontage to the other development in the area.

The proposed is in conformity with the County of Simcoe Official Plan.

## Clearview Township Official Plan

The subject lands are designated 'Residential' and located within the 'Mad River Regulatory Flood Line' within the 2001 Township Official Plan.

As per Section 9.6 of the Township Official Plan, consents within primary settlement areas are permitted, but should be limited to those areas where full municipal services are available. Creemore is recognized as a primary settlement area and it is serviced with full municipal services, with some of the development occurring on partial services. In this case the proposed lot will contain an existing house that was already serviced by partial services it is serviced with municipal water and septic.

It is appropriate to allow this severance on partial services, since currently there is no municipal sewage that could be extended, the zoning By-law amendment that is now in effect, recognizes that this lot could develop on partial services. In addition, these lands will also be subject to the draft plan of subdivision, and a condition of that application will be extension of services to this parcel, and finally as a condition of the consent the owner will be required to enter into a development agreement that will require the connection of municipal services and reasonable efforts clause will be used to obtain payment to extend George Street, at such time as this occurs.

The proposed lot will comply with the 4.6.4.2. Residential Infilling policies of the Official Plan. The proposed lot will not require the major extension of municipal services, since it is severing an existing house. The application is being proposed within the existing built-up area of the Creemore settlement area. The proposed residential lot will have access from a public road (i.e., George Street) and it is also located within proximity, to a variety of community services, including Parks, Creemore Community Centre, Nottawasaga & Creemore Elementary school, business and commercial uses and Creemore Library. A condition of consent is that this lot will be subject to a development agreement, that will require connecting to full municipal services and a reasonable efforts clause to obtain payment to extend George Street, as such time as these activities are undertaken.

The configuration of the proposed lot is consistent with the size and scale of adjacent lands and will support development of similar character to that of the surrounding area and that of a draft plan of subdivision on the abutting lands. The retained lands are subject to a draft plan of subdivision application together with the draft plan of subdivision application across the road, and these surrounding lands will be comprehensively planned in the future.

The NVCA have reviewed associated Flood Hazard Studies that have been submitted in association with the draft plan of subdivision and do not have any concerns with the proposed application.

The proposal conforms to the 2001 Township Official Plan.

## Clearview Zoning By-law

The subject lands are zoned 'Residential Low-Density Exception' (RS2-10) Zone and Development Area Hold (DA)(H26) Zone in the Township Zoning By-law (06-54, as amended). The exception 10 recognizes that the side yard setback is 1.2 m and 1.3 m and will permit development on partial services.

The Hold 26 will be lifted once:

- registration of a Plan of Subdivision.
- confirmation that municipal water and sewage servicing capacity have been allocation to the lands; and
- completion of a Master Servicing Study.

The lands are also subject to the Hazard Land Overlay (FP), Hazard Land Special Policy (FPSP) as well as the Waste Disposal Assessment Area (WDAA). The NVCA have provided a clearance letter regarding the flood hazards on the subject lands. The landowner has been working with a Professional Engineer, Tatham Engineering, who has studied the flood prone area, and found that development can occur safely in the flood fringe, which is where the proposed severance is occurring. Regarding the Waste Disposal Assessment Area (WDAA), which depicts a County of Simcoe landfill. This landfill was decommissioned by the County of Simcoe some years ago, and at this time the remaining overlay has not yet been amended by the Township of Clearview.

The proposed lot and retained parcel are described in the table below:

<b>Residential Low-Density Exception (RS2-10) Zone</b>	<b>Lot 1 (Severed lot 23-B04)</b>	<b>Development Area (DA)(H26) Zone</b>	<b>Retained</b>
Minimum Required Lot Area = 750 m <sup>2</sup>	884 m <sup>2</sup>	Minimum Lot Area = 750 m <sup>2</sup>	1.79 ha
Minimum Required Lot Frontage = 18.5 m	19.9 m	Minimum Lot Frontage = 18.5 m	30 m on George Street 103.5 m on Concession 3
Exceptions: Side Yard West Side – 1.2 m Side Yard East Side – 1.3 m Develop on partial services	Proposed lot complies	Detached Accessory structures without a primary use not permitted	Detached accessory structures will be removed as a condition of consent

The proposed severance and retained lands will comply with the zoning provisions as outlined in the table above.

The proposal conforms to the general intent and purpose of the Township's Zoning By-law, subject to the recommended conditions.

## Public & Agency Comments

The agency comments are listed in the table below. Comments can be found attached to this report as Schedule 'D'.

Agency	Comment
Katelyn Wardlaw, NVCA	<p>April 26, 2023 (revised from April 25, 2023 comments):</p> <p>The property is located within the fill regulated area and a permit will be required prior to the construction or grading occurring on these lands.</p> <p>A Floodplain Assessment was completed as part of the Plan of Subdivision, delineating the development limits. Acceptance of the study was provided August 11, 2020. NVCA Staff have no natural hazard concerns.</p> <p>NVCA have no objection to the approval of this application.</p>
Ted Burrell, EPCOR	<p>Standing EPCOR Comments:</p> <p><b>The following are <u>EPCOR</u> comments: As of Jan, 01 2023 Standing Comments</b></p> <ul style="list-style-type: none"><li>▪ Electrically engineered and stamped site servicing drawings using the most recent USF standards and non-linear analysis need to be supplied to EPCOR for approval prior to any construction.</li><li>▪ Electrical engineered drawings must include required transformation based on developer's estimate of building loads.</li><li>▪ Where possible all electrical distribution within the proposed site will be of an "Underground" design / construction.</li><li>▪ Developer needs to coordinate with EPCOR ASAP the scope works that EPCOR will be providing and any associated fees required.</li><li>▪ All electrical site servicing must comply with the most recent and approved version of EPCOR Conditions of Service and Electrical Safety Authority (ESA) regulations before system is energized.</li><li>▪ All electrical site servicing must comply with the minimum clearances as specified in the most recent USF standards. The USF standards can be obtained from EPCOR through a non-disclosure agreement.</li><li>▪ Developer is required to provide an access agreement for operation and maintenance of the electrical distribution infrastructure to the satisfaction of EPCOR prior to the system being energized.</li></ul>

	<ul style="list-style-type: none"> <li>▪ Early consultation with EPCOR metering department regarding possible suite metering is a must to avoid delays and installation issues. I.e. provide access key for metering room, demand load, number of suites/units.</li> <li>▪ Note that currently there is a minimum lead time of <b>40</b> to <b>80</b> weeks for transformers from suppliers.</li> <li>▪ Once the facilities are energized and all payments for such have been completed by the Developer EPCOR will assume full ownership and responsibility for the electrical distribution system up to: <ul style="list-style-type: none"> <li>○ The secondary line side of any residential meter base (Max 200amp)</li> <li>○ The secondary connection on the distribution transformer (Above 200amp)</li> <li>○ The primary disconnect ahead of any "Customer" owned 44kV substation Note: As background, the Economic Expansion calculation is made to determine the amount of investment in any expansion project that may be applicable to EPCOR.</li> </ul> </li> <li>▪ In most cases there will be a requirement to complete an Economic Evaluation of the Electrical portion of the project to insure compliance with the Ontario Energy Board Expansion Guidelines. In order to meet this requirement a developer must provide during the coordination process the following: <ul style="list-style-type: none"> <li>○ The estimated cost of the required electrical site servicing work to expand the current primary electrical system to service the proposed development for any expansion over (5) five years after electrical service has been energized.</li> <li>○ The estimated number of connections to the expanded system in each of the (5) five years after electrical service has been energized.</li> <li>○ The type of connection (residential, commercial or Industrial) and the expected amount electrical load use on an annual basis if applicable.</li> </ul> </li> </ul> <p>The following supporting documents are located online for the developer's reference:</p> <p>EPCOR Utilities Inc. —Conditions of Service Document  <a href="https://www.epcor.com/products-services/power/Pages/terms-and-conditions.aspx">https://www.epcor.com/products- services/power/Pages/terms-and-conditions.aspx</a></p>
Dennis De Rango, Hydro	No comments or objections currently.



## COMMUNICATION PLAN:

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act.

## FINANCIAL IMPACT:

This proposal has no financial impact on the municipality.

## REPORT SCHEDULES:

- Schedule A: Orthophoto
- Schedule B: Policy Framework
- Schedule C: Site Sketch
- Schedule D: Comments Received

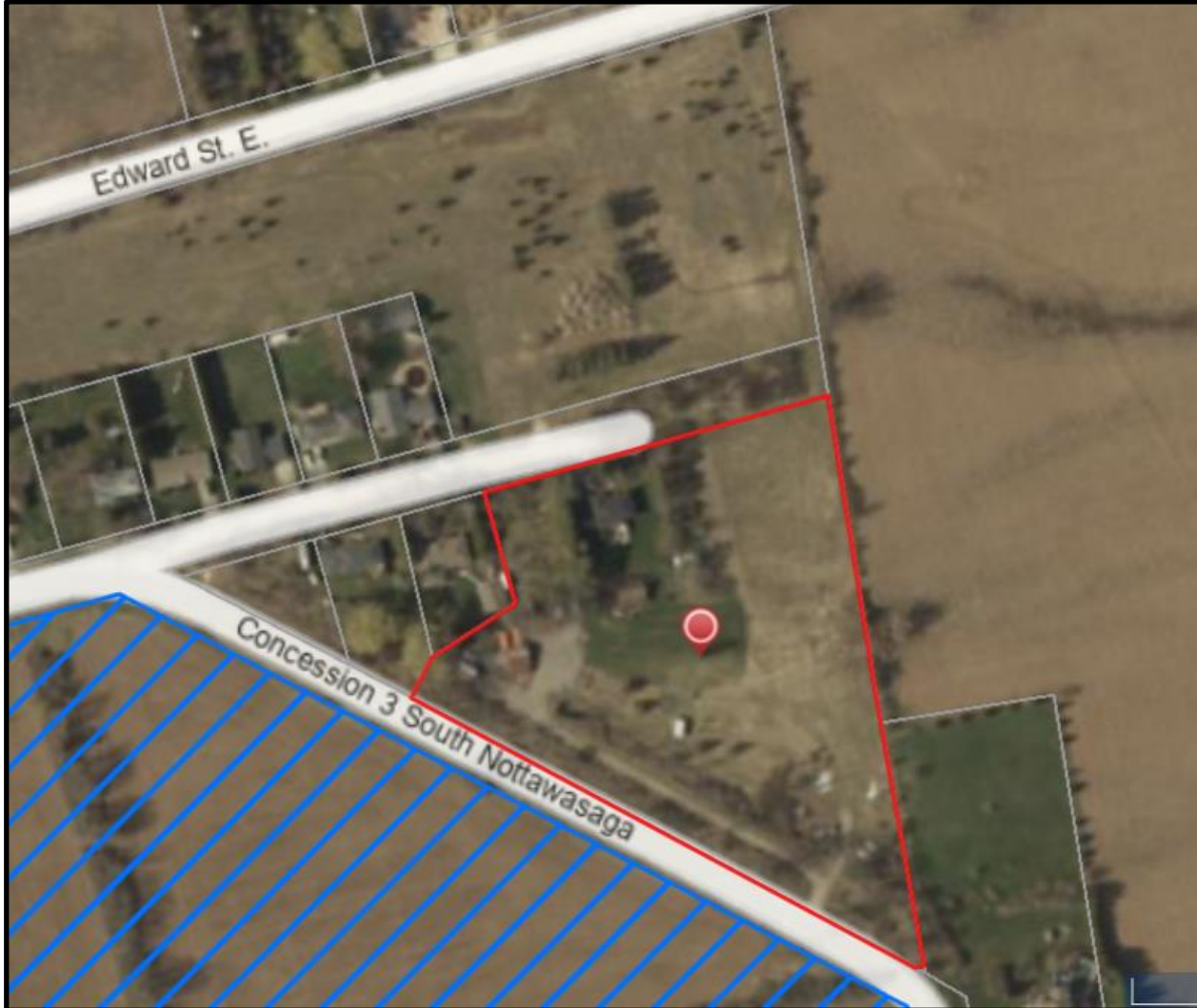
## PREPARED BY:

Rossalyn Workman, MURP, MCIP, RPP  
Community Planner, Policy and Approvals

## REVIEWED BY:

Amy Cann, M. PL., MCIP, RPP  
Director of Community Services

Schedule A: Orthophoto



## Schedule B: Policy Framework



The lands are designated 'Residential' and 'Mad River Regulatory Floodline' in the Township of Clearview Official Plan. The lands are zoned 'Development Area' (DA) Zone, 'Hazard Land Overlay' (FP) and 'Hazard Land Special Policy' (FPSP).

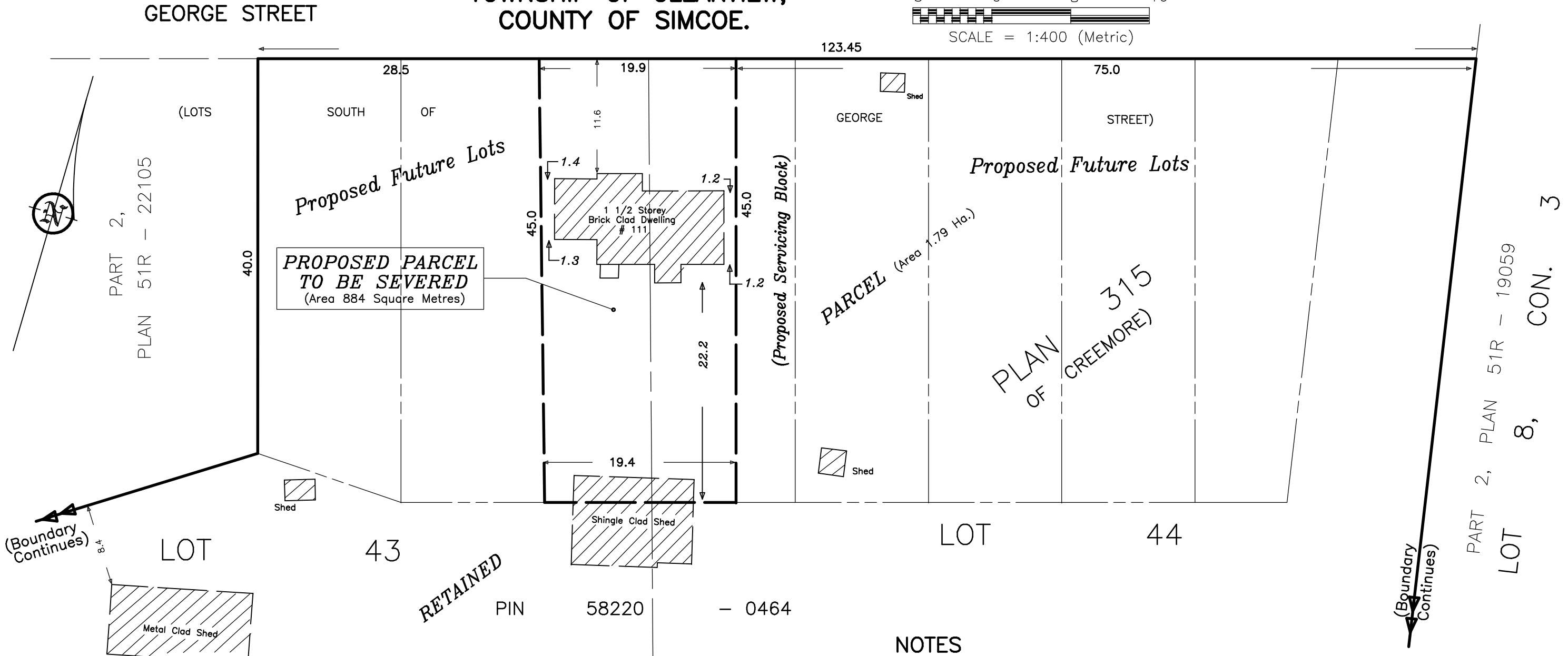
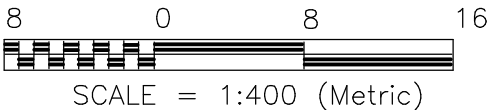
## Schedule C – Site Sketch

**METRIC**  
DISTANCES AND COORDINATES SHOWN  
ON THIS PLAN ARE IN METRES, AND  
CAN BE CONVERTED TO FEET BY  
DIVIDING BY 0.3048.

SKETCH SHOWING: PROPOSED SEVERANCE  
#111 GEORGE STREET,  
TOWNSHIP OF CLEARVIEW,  
COUNTY OF SIMCOE.

© KNISLEY LAND SURVEYING LTD.  
Ontario Land Surveyor  
2022

THIS REPORT HAS BEEN PREPARED FOR  
2408969 ONT. INC. AND THEIR AGENTS  
FOR PLANNING PURPOSES.  
THE AUTHOR ACCEPTS NO RESPONSIBILITY  
FOR USE BY OTHER PARTIES.



**KNISLEY LAND SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
P.O. BOX 48  
Duntroon, Ontario.  
PHONE (705) 444-6203

PROJECT N<sup>o</sup>  
**91-65-9**

SRD #	PLAN TYPE: SKETCH
C & G COORD. FILE	=91-65-7
SCREEN FILE	=91-65-9   SHEET SIZE 11x17"
PROP ADDRESS	= 111 GEORGE STREET

**CAUTION**

- THIS IS NOT A PLAN OF SURVEY, AND SHALL NOT BE USED, EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- THIS SKETCH IS PROTECTED BY COPYRIGHT.

**NOTES**

- THIS DRAWING HAS BEEN PREPARED TO ASSIST WITH PLANNING MATTERS RELATED TO THE SUBJECT PROPERTY. IT IS NOT A "PLAN OF SURVEY" AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS DRAWING HAS BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS, AND PRIOR SURVEY RECORD (CIRCA 2018)
- PROPERTY DIMENSIONS ILLUSTRATED HEREON HAVE BEEN DERIVED FROM: PRIOR SURVEY RECORDS (CIRCA 2018)
- AREA OF SUBJECT PROPERTY: 884 Sq.M. (Severed); 1.79 Ha.(Retained)
- THIS DRAWING REPRESENTS SITE CONDITIONS EXISTING ON: N/A
- PLOT DATE = DECEMBER 7th, 2022

SEAL

THIS IS NOT AN  
ORIGINAL COPY,  
ISSUED BY THE SURVEYOR,  
UNLESS EMBOSSED WITH  
THE SURVEYOR'S SEAL

## Schedule D - Comments

## Rossalyn Workman

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**From:** ARABIA Gabriel <Gabriel.Arabia@hydroone.com>  
**Sent:** July 31, 2023 11:41 AM  
**To:** Christine Taggart  
**Subject:** Township of Clearview - 111 George Street - B23-04

You don't often get email from gabriel.arabia@hydroone.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hello,

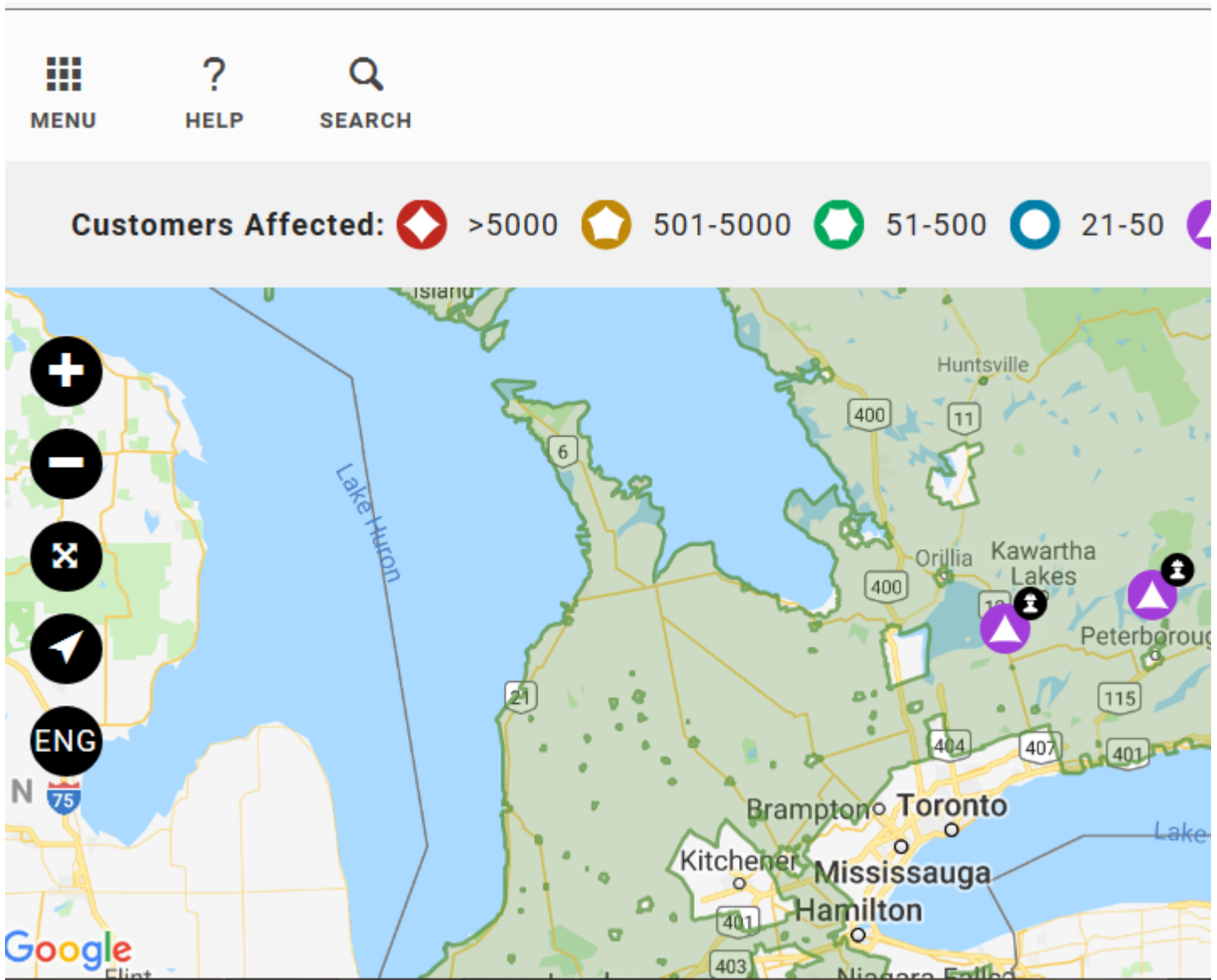
We are in receipt of your Application for Consent, B23-04 dated July 24<sup>th</sup>, 2023. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

[HydroOne Map](#)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

This email and any attached files are privileged and may contain confidential information intended only for the person





**Nottawasaga Valley**  
Conservation Authority

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April 26, 2023

SENT BY EMAIL

Township of Clearview  
217 Gideon Street,  
Stayner, ON  
L0M 1S0

Attn: Rossalyn Workman  
Community Planner  
[rworkman@clearview.ca](mailto:rworkman@clearview.ca)

Dear Rossalyn,

**RE: Zoning By-law Amendment  
Town File No. 2023-013-ZBA  
111 George Street, Creemore  
PLAN 315 PT LOT 43 & LOT 44  
NVCA ID #31201**

Please note these comments have been revised from the original comments sent on April 25, 2023.

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application to rezone the subject lands from 'Development Area' (DA) Zone to 'Residential Low Density Exception Hold (RS2-XX(HXX)) Zone and Development Area Exception Hold' (DA(HXX)) Zone.

It is NVCA staff's understanding that the effect of the application is to consider the appropriate zoning of the subject lands to accommodate an application to sever the existing dwelling on the subject lands.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township of Clearview.

**General Background**

The NVCA mapping illustrates that the subject property is located within the floodplain of the Mad River. A two-zone approach to floodplain management has been established within the Regional Storm floodplain of the Mad River within the Village of Creemore. The two-zone flood fringe criteria for the Village of Creemore is:

- Maximum depth of flooding of 0.3 m
- Maximum velocity of flooding of 1.7 m/s
- Combined depth velocity product of 0.4 m<sup>2</sup>/s.

Development or site alteration is not permitted within the floodway where flood depths and velocities would cause danger to public health and safety, but may be permitted within the flood fringe where flood depths and velocities can be managed and/or mitigated.

NVCA staff recognizes that this application is associated with an existing Plan of Subdivision (2019-024-SD & 2019-025-SD).

NVCA staff have reviewed the below Flood Hazard Assessment in support of the above noted Plan of Subdivision:

- REPORT: Tatham Engineering, "Floodplain Hazard Study – 2nd Submission", dated May 22, 2020.

### **Ontario Regulation 172/06**

The property falls entirely within an area affected by Ontario Regulation 172/06 (the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation) where a permit is required from the NVCA under the Conservation Authorities Act prior to construction or grading on regulated portions of this property. The area is affected by the regulation due to the Mad River's floodplain.

Based upon a review of the proposed site plan provided with the application NVCA staff offer the following regulatory comments:

### **Natural Hazard Comments**

Policies contained within the PPS restrict development to areas outside of hazardous lands adjacent to shorelines and large inland lakes as well as river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

A Floodplain Assessment was completed as part of the Plan of Subdivision, delineating the development limits. NVCA staff provided acceptance of the flood hazard assessment on August 11, 2020. NVCA staff therefore have no natural hazard concerns with the proposed Zoning By-law Amendment.

### **Conclusion**

In closing the NVCA has no objection to the approval of this application.

Thank you for circulating this application to the NVCA and please advise us of any decision.

Should you require any further information, please feel free to contact the undersigned.

Sincerely,



Katelyn Wardlaw, Planner I

### 3. EPCOR, Standing Comments Ted Burrell, General Manager, EEDO

The following are EPCOR comments: As of *Jan, 01 2023* Standing Comments

- Electrically engineered and stamped site servicing drawings using the most recent USF standards and non-linear analysis need to be supplied to EPCOR for approval prior to any construction.
- Electrical engineered drawings must include required transformation based on developer's estimate of building loads.
- Where possible all electrical distribution within the proposed site will be of an "Underground" design / construction.
- Developer needs to coordinate with EPCOR ASAP the scope works that EPCOR will be providing and any associated fees required.
- All electrical site servicing must comply with the most recent and approved version of EPCOR Conditions of Service and Electrical Safety Authority (ESA) regulations before system is energized.
- All electrical site servicing must comply with the minimum clearances as specified in the most recent USF standards. The USF standards can be obtained from EPCOR through a non-disclosure agreement.
- Developer is required to provide an access agreement for operation and maintenance of the electrical distribution infrastructure to the satisfaction of EPCOR prior to the system being energized.
- Early consultation with EPCOR metering department regarding possible suite metering is a must to avoid delays and installation issues. I.e. provide access key for metering room, demand load, number of suites/units.
- Note that currently there is a minimum lead time of **40 to 80** weeks for transformers from suppliers.
- Once the facilities are energized and all payments for such have been completed by the Developer EPCOR will assume full ownership and responsibility for the electrical distribution system up to:
  - The secondary line side of any residential meter base (Max 200amp)
  - The secondary connection on the distribution transformer (Above 200amp)
  - The primary disconnect ahead of any "Customer" owned 44kV

substation Note: As background, the Economic Expansion calculation is made to determine the amount of investment in any expansion project that may be applicable to EPCOR.

- In most cases there will be a requirement to complete an Economic Evaluation of the Electrical portion of the project to insure compliance with the Ontario Energy Board Expansion Guidelines. In order to meet this requirement a developer must provide during the coordination process the following:
  - The estimated cost of the required electrical site servicing work to expand the current primary electrical system to service the

- proposed development for any expansion over (5) five years after electrical service has been energized.
- The estimated number of connections to the expanded system in each of the (5) five years after electrical service has been energized.
  - The type of connection (residential, commercial or Industrial) and the expected amount electrical load use on an annual basis if applicable.

The following supporting documents are located online for the developer's reference:

EPCOR Utilities Inc. –Conditions of Service Document

<https://www.epcor.com/products-services/power/Pages/terms-and-conditions.aspx>

# Statutory Public Meeting

111 George Street, Township of Clearview

File No: 2023-013 [23-B04]  
2408969 Ontario Inc.

August 9, 2023 – Committee of Adjustment

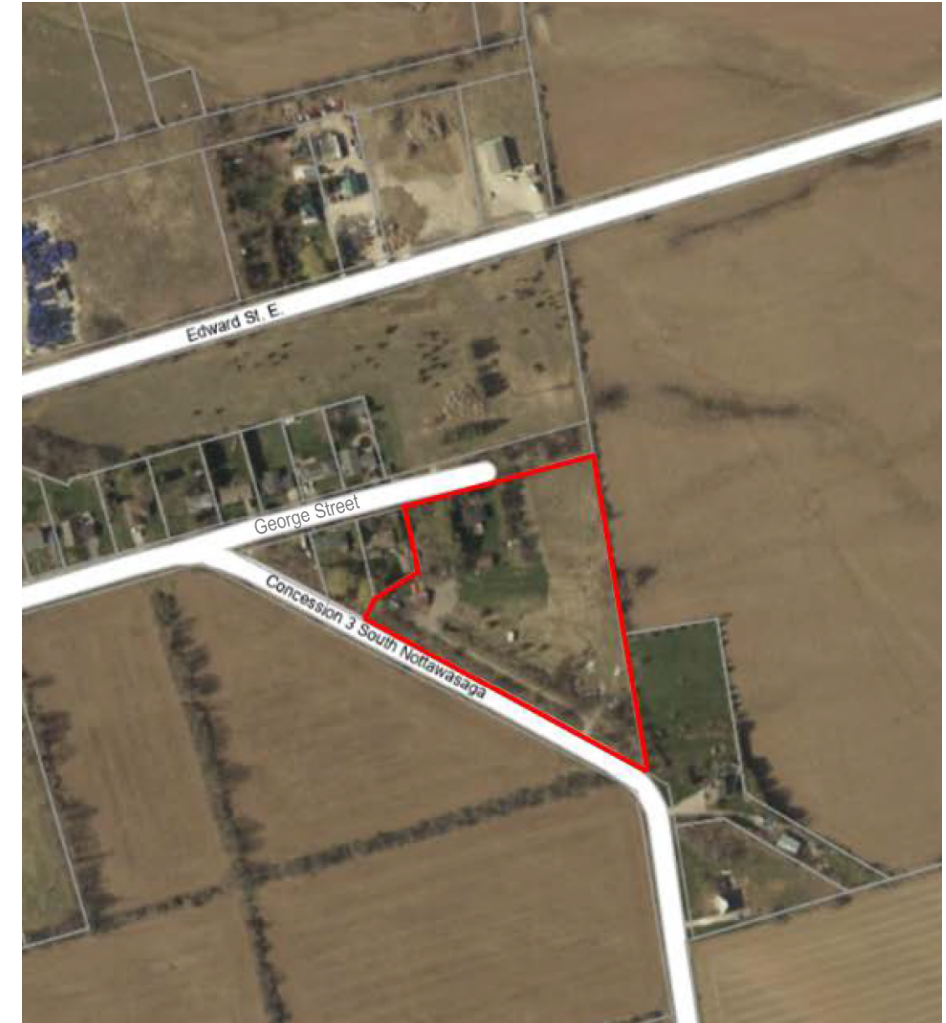
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LOFT PLANNING

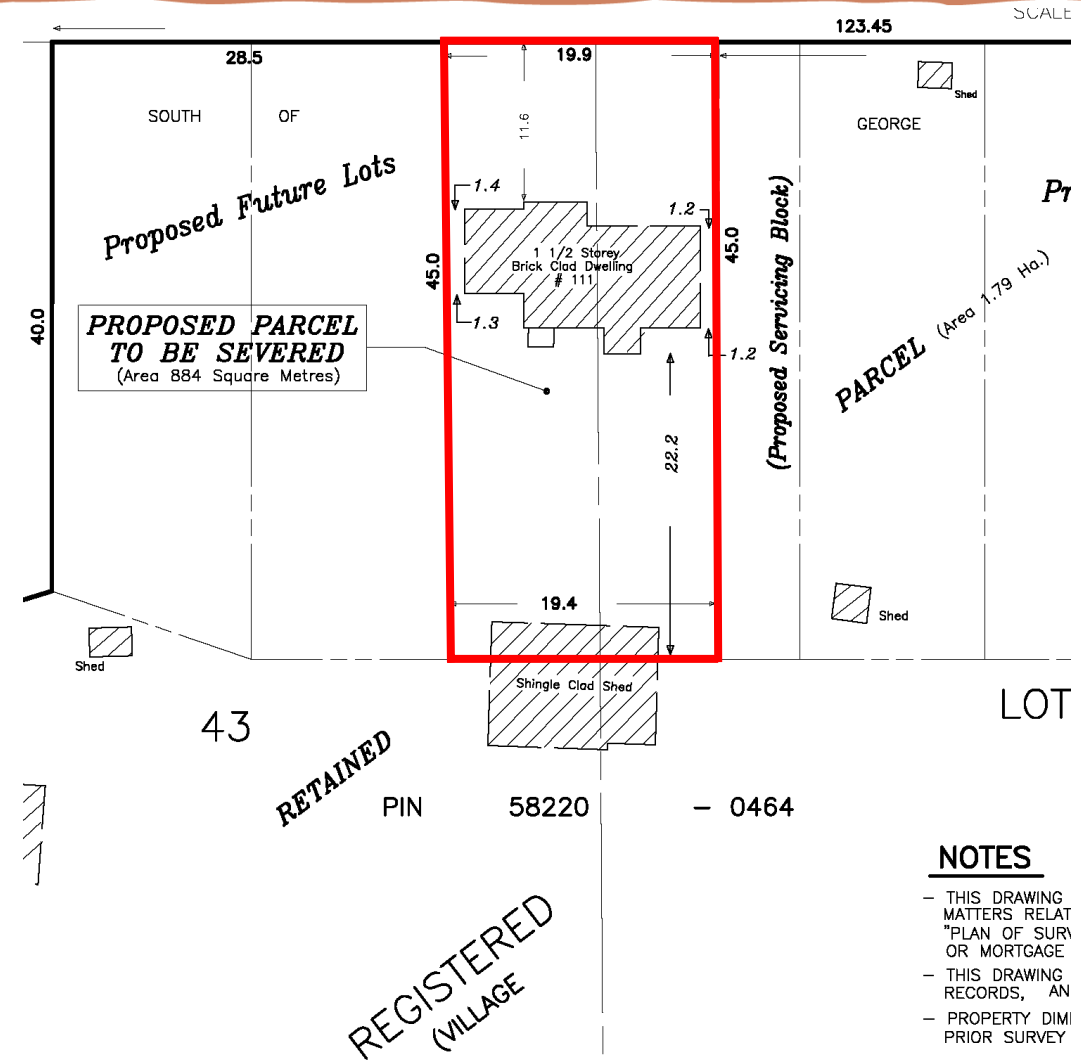
# Site Location

- 111 George Street, in the Township of Clearview.
- Located on the south side of George Street and the east side of Concession 3 South.
  - Lot Area – 1.91 ha.
  - Lot Frontage – 123.5 m onto George Street.
- Irregular parcel land, described as residential with an existing single-detached residence and two accessory structures.
- The lands are surrounded by residential lands, agricultural lands and rural lands.
- The lands are regulated by the NVCA.

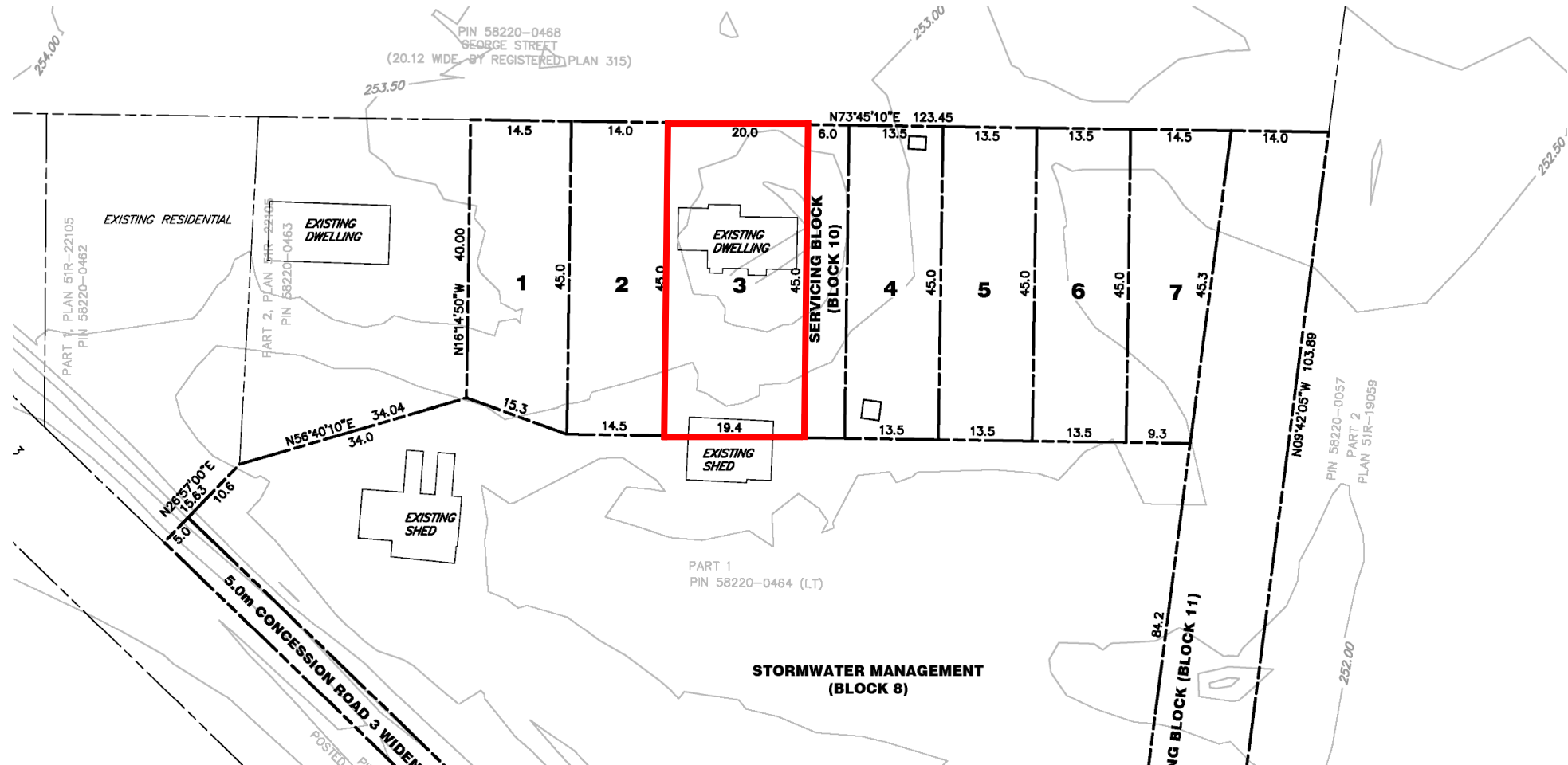


# Proposed Consent

- Proposed consent will create a severed and retained lot.
- Severed:
  - Lot area: 884 sqm.
  - Lot frontage: 19.9 m onto George Street.
- Retained:
  - Lot area: 1.79 ha.
  - Lot frontage: 103.5 m onto George Street.



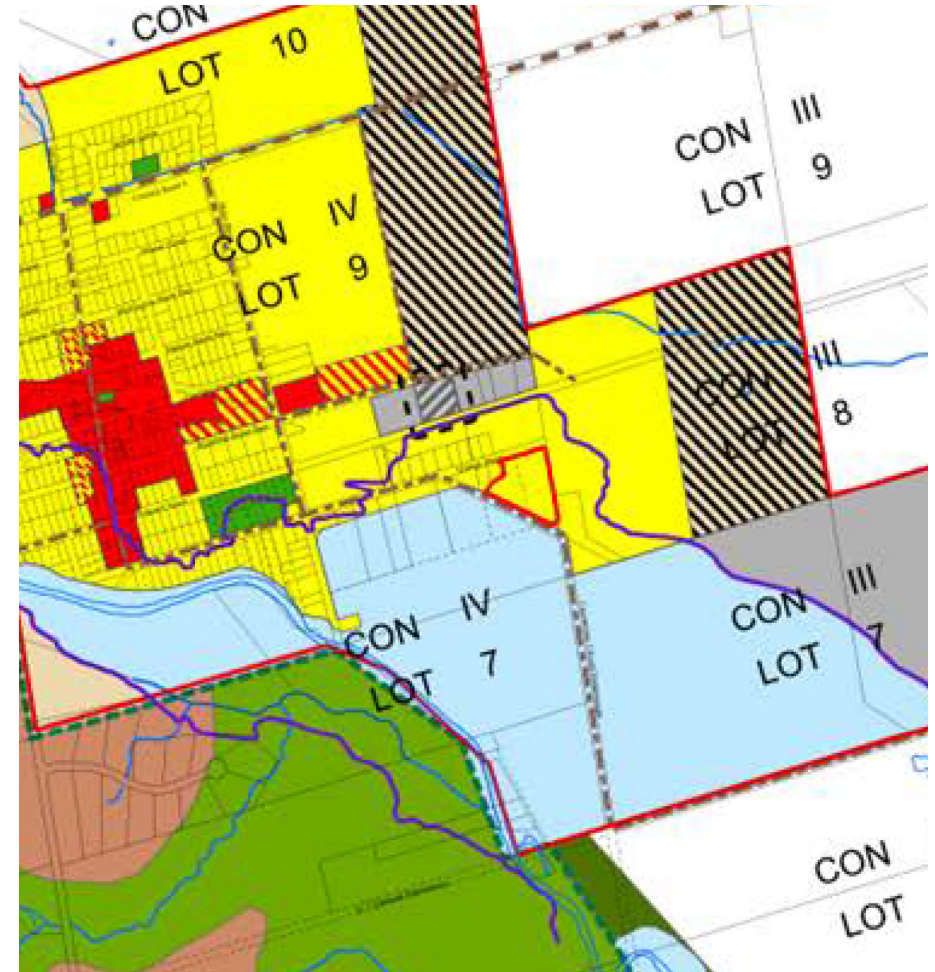
# Proposed Draft Plan





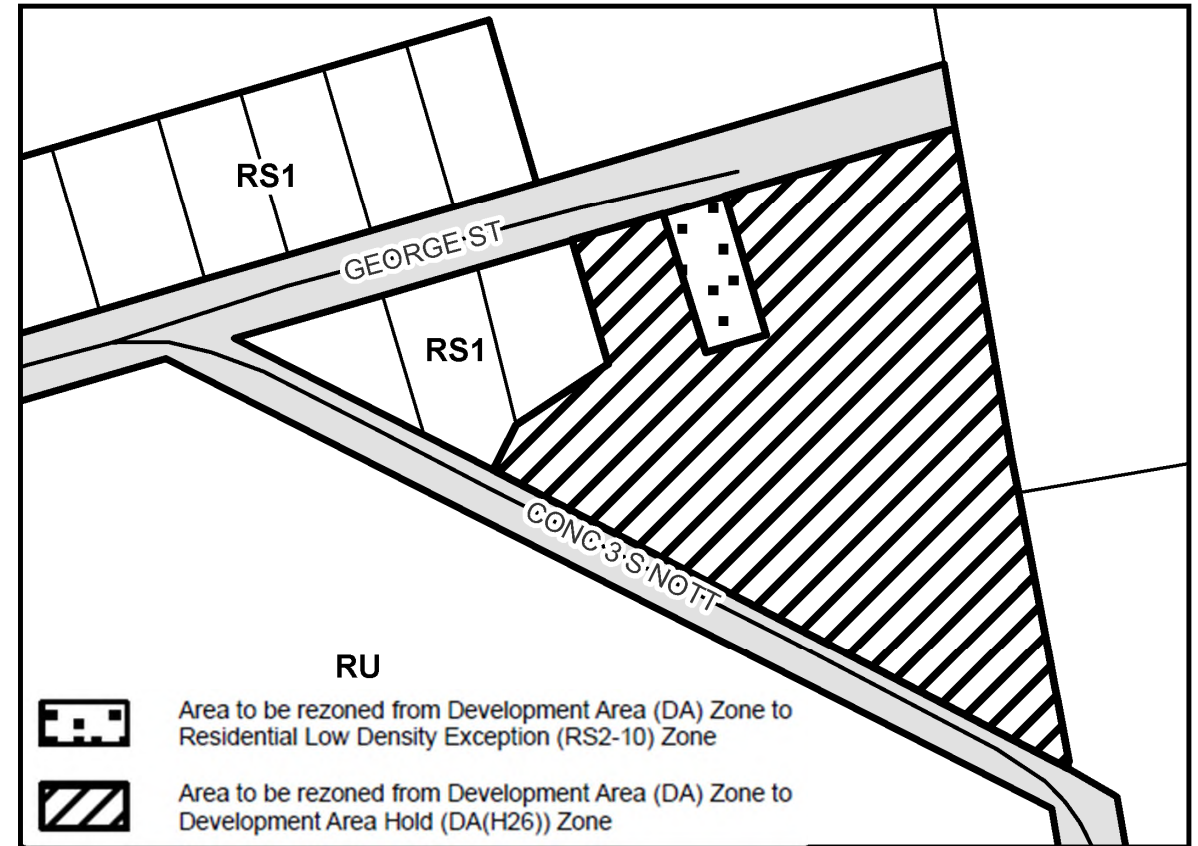
# Policy

- The lands are designated Residential in the Township of Clearview Official Plan.
- Lands are located within the urban settlement area boundary of Creemore, where residential development is directed.
- The proposed Application conforms to the Residential policies.
- The proposed Application conforms to the Consent policies.
  - The proposed consent will allow the existing residence to be severed prior to the finalization of the Draft Plan.
  - The Draft Plan did include a lot containing the existing residence.
  - The Application will allow the tenant to take ownership separate from the subdivision registration.
- Lands are subject to two active applications (Draft Plan of Subdivision File No.: 2019-025-SD and ZBA File No.: 2019-024-ZB).



# Implementing Zoning By-law Amendment

- A Zoning By-Amendment was applied for to recognize a reduced interior side yard setback for the severed lot and to put a 'Hold' on the retained lands until water allocation can be confirmed.
- The Zoning By-law Amendment was approved, as per Schedule '1' showing the zoning changes.





# Site Photos

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Subject Lands



Lands across from George Street



# Site Photos

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East on George Street



West on George Street

# Conclusion

- The Application is in keeping with the Planning Act RSO 1990, and is consistent with the Provincial Policy Statement, 2020.
- The Application conforms to the Growth Plan for the Greater Golden Horseshoe, the County of Simcoe Official Plan and the Township of Clearview Official Plan.
- The Application, complies with Township of Clearview Zoning By-law 06-54, as amended.





CLEARVIEW

## COMMITTEE OF ADJUSTMENT

File Number: 23-A13 (2023-045)  
Meeting Date: August 9, 2023  
Report From: Nick Ainley, Community Planner  
Application: Minor Variance for 5330 Concession 3 Sunnidale, Clearview (Pacheco)

### RECOMMENDATION:

Be it resolved, that Committee of Adjustment of the Township of Clearview hereby:  
Approves minor variance 23-A13 pertaining to lands at 5330 Concession 3 Sunnidale, Clearview on the basis that it meets the four tests in accordance with the Planning Act.

### BACKGROUND:

#### Subject Lands

The lands subject to the proposed variance are municipally known as 5330 Concession 3 Sunnidale and are situated within the Settlement Area of New Lowell. The property encompasses an area of approximately 0.24 ha and has approximately 30 m of frontage on Concession 3 Sunnidale. The subject lands contain an existing single-detached dwelling.

#### The Proposal

The applicant is proposing to construct a detached accessory building (detached garage) on the subject lands. In order to proceed, the applicant is requesting the approval of the following variation in the Township's Zoning By-law:

1. To provide relief from the maximum gross floor area of all accessory buildings from 64 m<sup>2</sup> to 84 m<sup>2</sup>.

#### Existing Policy Framework

The subject lands are designated 'Residential' in the Township of Clearview Official Plan (2001) and zoned Residential Large Lot (RS1) in the Township Zoning By-law (06-54, as amended).

## COMMENTS AND ANALYSIS:

In accordance with the Planning Act a minor variance is to be reviewed with four tests in mind: is the proposal minor in nature; is the proposal desirable for the development and use of the lands; does the variance conform to the Official Plan; does the variance comply with the general intent and purpose of the Zoning By-law? The four tests are explored below.

### Provincial Policy Statement

The Provincial Policy Statement (PPS 2020) sets out the parameters under which development is to occur within the Province. The PPS prioritizes development within designated settlement areas with Section 1.1.3.1 indicating that "Settlement Areas shall be the focus of growth and development". The PPS permits the development of single detached dwellings as well as accessory buildings.

The applicant seeks to construct a detached accessory building (detached garage) at the rear of their property. The subject lands are appropriately zoned for the proposed use and located within the defined Settlement Area of Nottawa.

The proposal is consistent with the Provincial Policy Statement (2020) issued under the Planning Act.

### Clearview Township Official Plan

The subject lands are designated 'Residential' in the Township of Clearview Official Plan (2001).

The subject lands are located within the defined Settlement Area New Lowell. The 'Residential' designation permits single dwellings as well as accessory buildings and structures. At a total area of approximately 84 m<sup>2</sup> the proposed detached garage can be considered as being incidental and subordinate to the primary use of main building on the property in terms of size and overall scale. The proposed detached garage will also be of a high quality design.

The proposal conforms to the Township's Official Plan.

### Clearview Zoning By-law

The intent of the Zoning By-law is to utilize the property for a residential use. In addition to the existing single-detached dwelling located on the subject lands, the applicant is seeking to construct a detached garage with an overall gross floor area of 84 m<sup>2</sup> within the rear yard of the subject lands. The Zoning By-law does permit the construction of accessory structures (including detached garages), but also imposes limits on the maximum area that all accessory buildings can maintain, which for the subject lands is 64 m<sup>2</sup>.

The Zoning By-law establishes that accessory buildings or structures should be incidental and subordinate to the primary use of main building on the property. Although the proposed detached garage is greater in area than what is currently permitted under the Township's Zoning By-law, with the existing primary detached dwelling maintaining a total gross floor area of approximately 151 m<sup>2</sup>, the proposed detached garage can be considered to be subordinate and incidental to the property's existing primary residence.

Additionally, as setback requirements for accessory buildings are typically lesser than those for primary residences (i.e., 1.2 m from the rear and interior side yards), it is also the intent of the Zoning By-law that accessory structures should generally be limited in size to avoid potential impacts to adjacent lands. The proposed detached garage is to be located approximately 7.8 m from the rear yard and approximately 1.8 m from the eastern interior side yard, exceeding not only the minimum setback requirements for a detached accessory building as established within the Township's Zoning By-law, but also the minimum setback requirements for a primary residence as well. With all existing and proposed buildings on the subject lands encompassing a total area of approximately 235 m<sup>2</sup>, the proposal is also well under maximum lot coverage requirement of 25% for the (RS1) Zone. Given that the proposed detached garage will maintain enhanced setbacks, the requested increase in gross floor area is not anticipated to result in visual and/or privacy impacts to the adjacent properties in terms of size and/or massing.

The proposal conforms to the general intent and purpose of the Township's Zoning By-law.

## Minor in Nature

The Planning Department considers the request to allow a 20 m<sup>2</sup> increase in the maximum gross floor area requirement for all accessory buildings on the subject lands from 64 m<sup>2</sup> to 84 m<sup>2</sup>, minor in nature.

The requested variance equates to a 24% increase beyond the maximum gross floor area that is currently permitted under Township's Zoning By-law for all detached accessory building on the subject lands. However, at a total area of approximately 0.24 ha, the subject lands are almost twice as large as the minimum lot area requirement of the (RS1) Zone (i.e., 0.14 ha) and are of sufficient size to accommodate an approximately 84 m<sup>2</sup> detached garage without resulting in visual and/or privacy conflicts with adjacent lands.

Additionally, and although larger in total area than currently permitted, the proposed detached garage will be located at the rear of the property and will maintain a rear and interior side yard setback that exceeds the minimum requirements of the (RS1) Zone. Further minimizing the possibility of impacts on adjacent lands. Furthermore, the development is also in conformity with all other provisions of the Township Zoning By-law for accessory buildings, and will be of a high quality design.

The proposed minor variance is minor in nature.

## Desirable for the Development of the Lands

The property is designated and zoned for residential use. The Zoning By-law and Official Plan allow for accessory structures to be subordinate and incidental to the primary use and structure on the subject lands. The applicant is requesting to build the detached garage within the rear portion of the subject lands. The proposed garage is 20 m<sup>2</sup> larger in gross floor area than what is currently permitted within the Township Zoning By-law.

The detached garage is intended to be used to store the applicant's recreational vehicles and personal belongings/equipment and will be subordinate in terms of size and use to the primary residential use of the lands. Storage of these items within an accessory building is generally encouraged and will help keep the property in a clean and clear state. The proposed accessory building will help increase the landowners typical enjoyment of the lands. The applicant is also limited in their ability to comply with existing zone requirements by expanding their existing



attached garage due to the location of the property existing septic system immediately to the rear of the dwelling.

The proposed detached garage will be in compliance with the required setbacks for accessory buildings outlined within the Township Zoning By-law and is to be placed at the rear northeastern corner of the property. In addition to exceeding the minimum rear and eastern interior side yard setback requirements of the (RS1) Zone, no windows or doors are proposed on the north or east side of the proposed detached garage. As such, the proposal is not anticipated to result in any conflict (visual or privacy) with the adjacent lands to the north or east.

The proposed minor variance is desirable for the appropriate development and use of the lands.

## **Public & Agency Comments**

No comments associated with the current Minor Variance application have been received from internal departments and/or external commenting agencies.

## **COMMUNICATION PLAN:**

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act.

## **FINANCIAL IMPACT:**

This proposal has no financial impact on the municipality.

## **REPORT SCHEDULES:**

- Schedule A: Orthophoto
- Schedule B: Policy Framework
- Schedule C: Site Plan & Elevations

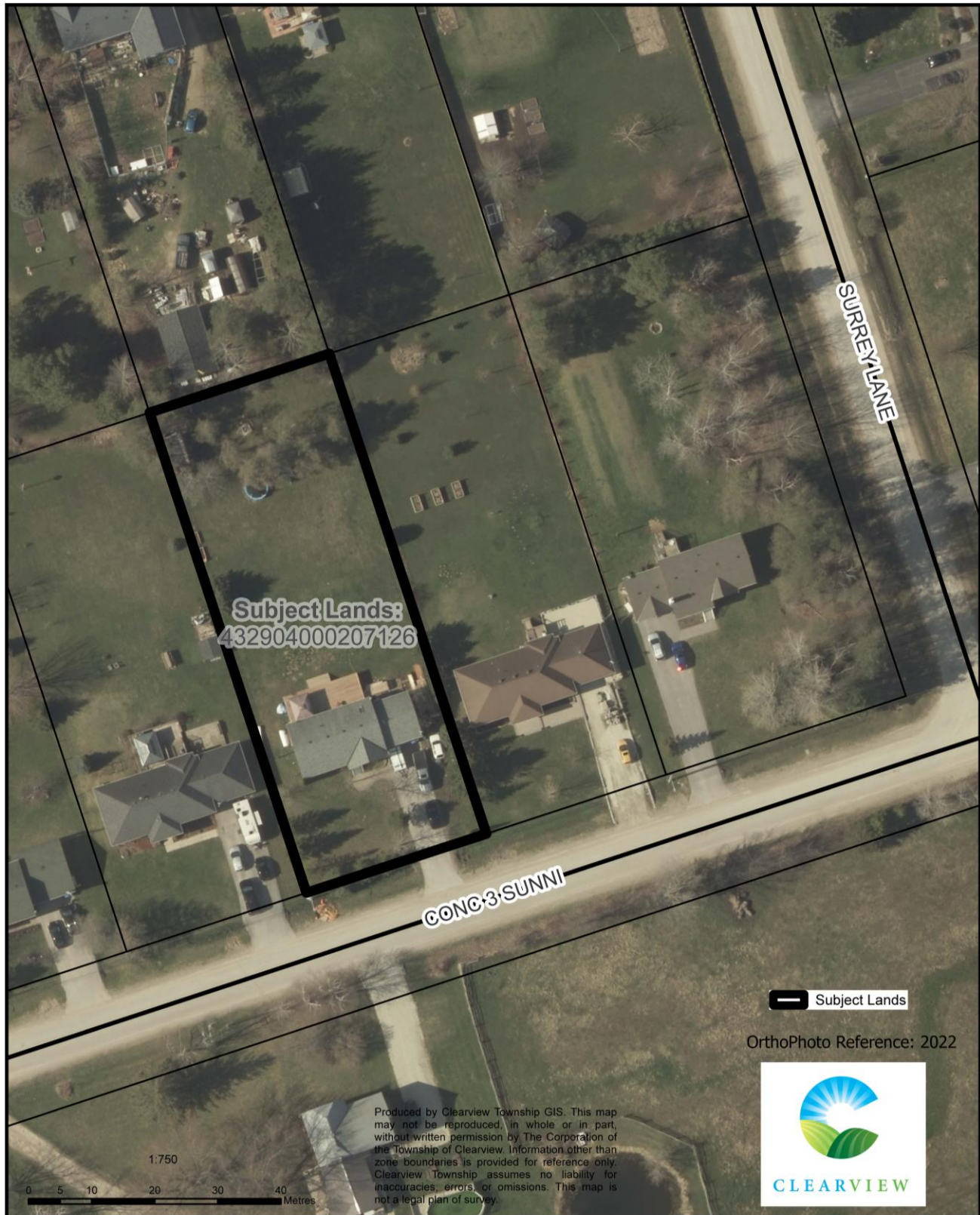
## **PREPARED BY:**

Nick Ainley, B.U.R.PL  
Community Planner, Policy and Approvals

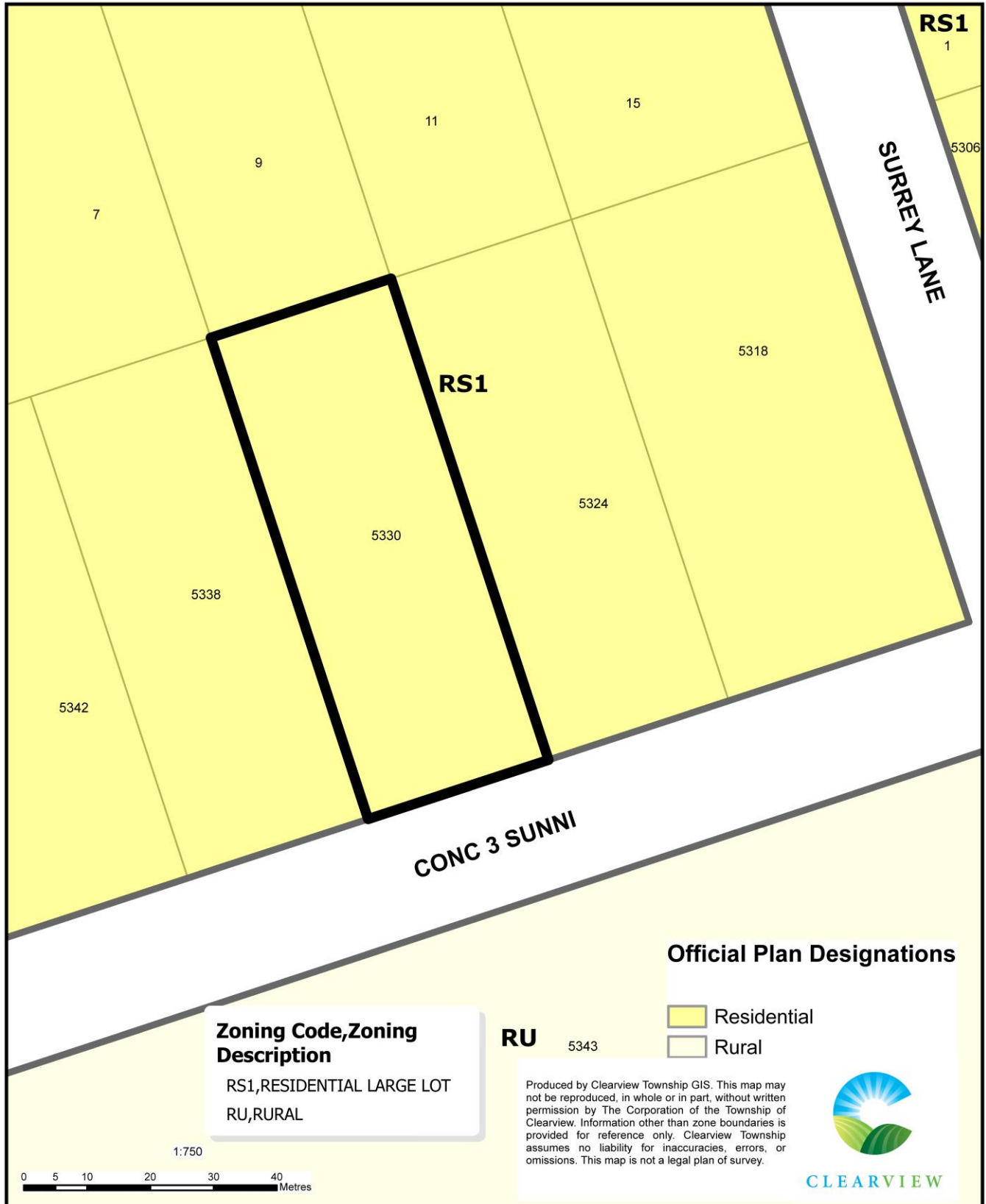
## **REVIEWED BY:**

Amy Cann, M. PL., MCIP, RPP  
Director of Planning & Building

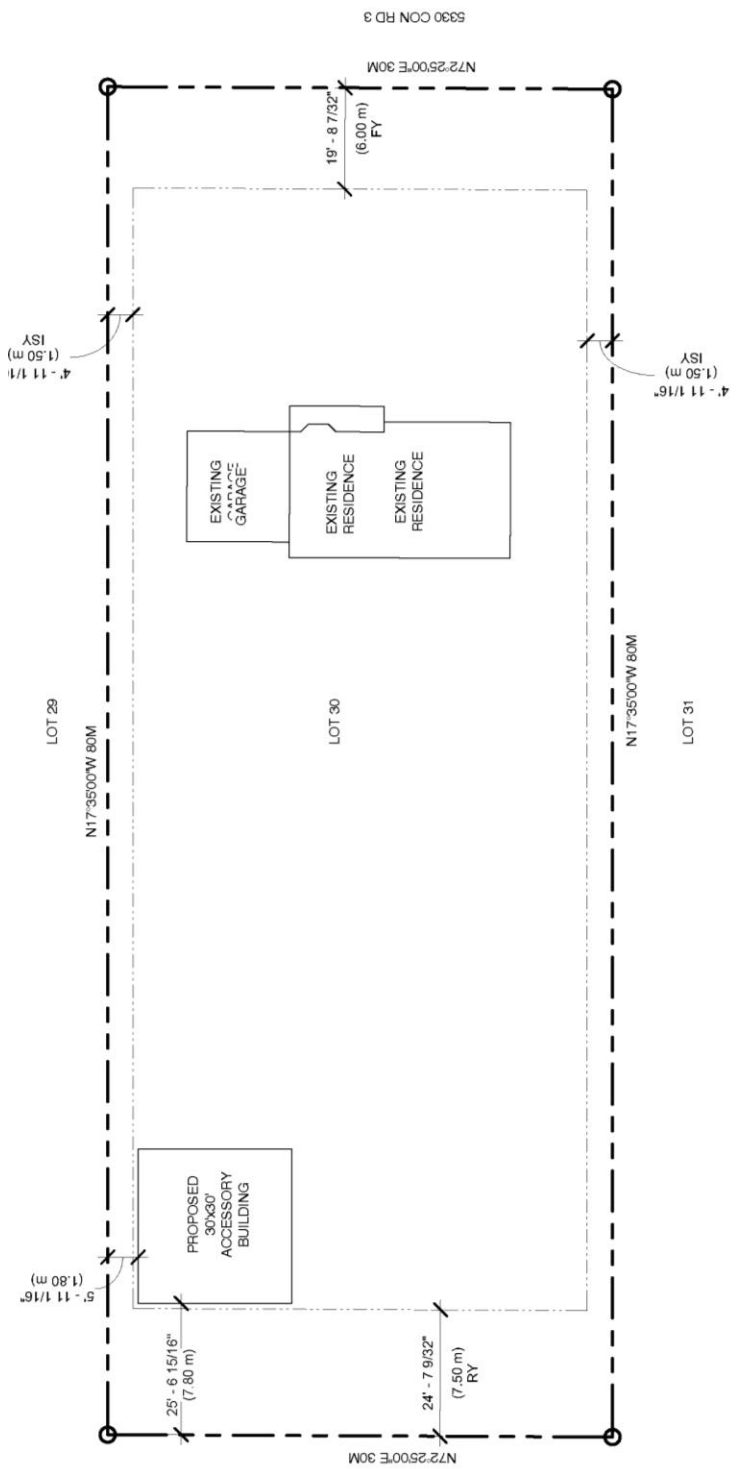
## Schedule 'A' – Orthophoto



## Schedule 'B' – Policy Framework

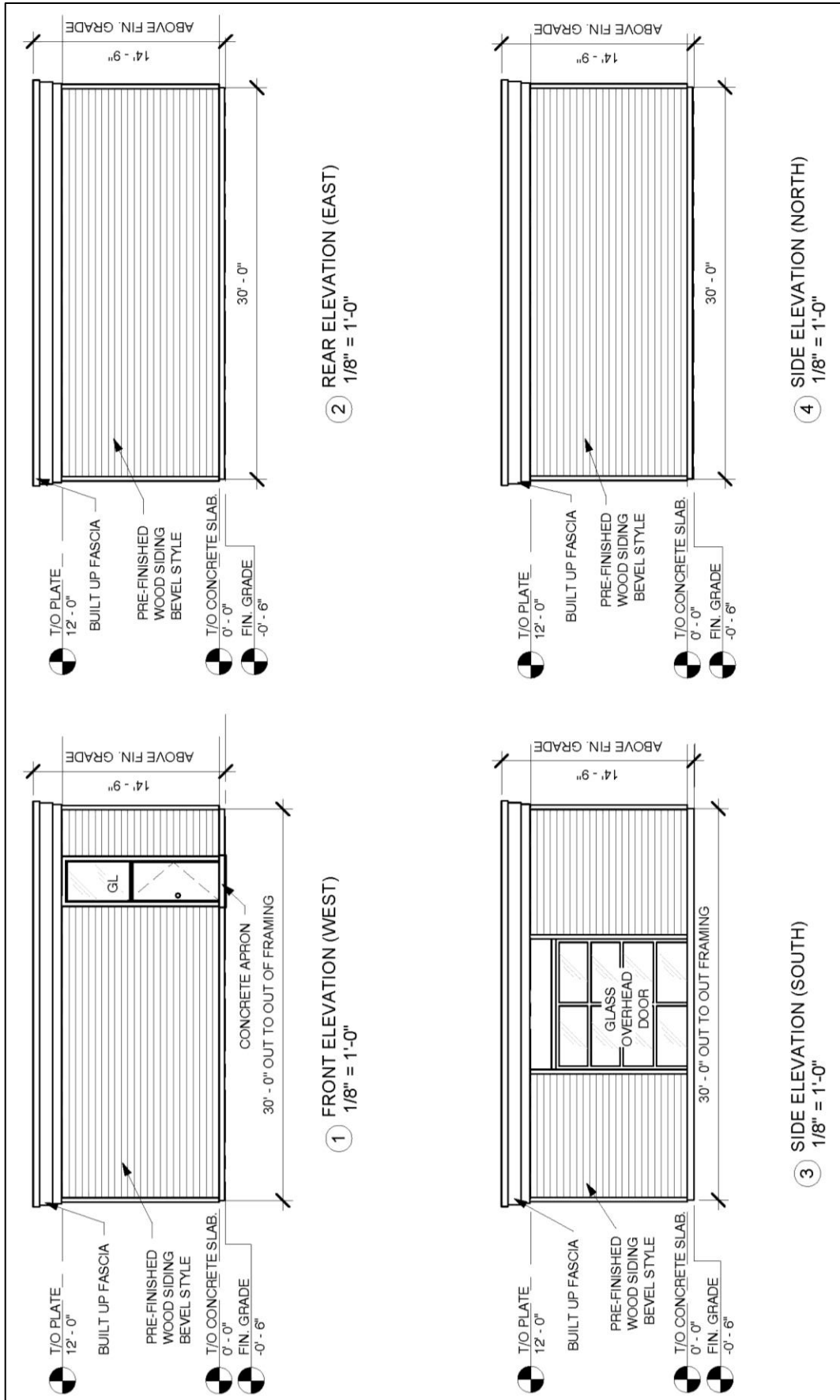


Schedule 'C' – Site Plan & Elevations



NOTE:  
NOT AN OFFICIAL SURVEY. ALL DIMENSIONS DERIVED FROM:  
SURVEYOR'S REAL PROPERTY REPORT (PART 1) PLAN OF ALL OF  
LOT 30 PLAN 51M-559 GEOGRAPHIC TOWNSHIP OF SUNNDALE IN  
THE TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE.

1 SITE PLAN ACCESSORY BUILDING  
1:250





CLEARVIEW

## COMMITTEE OF ADJUSTMENT

File Number: 23-A14 (2023-047)  
Meeting Date: August 9, 2023  
Report From: Nick Ainley, Community Planner  
Application: Minor Variance for 7304 36/37 Sideroad, Clearview  
(2378814 Ontario Corporation)

### RECOMMENDATION:

Be it resolved, that Committee of Adjustment of the Township of Clearview hereby:

Approves minor variance 23-A14 pertaining to lands at 7304 36/37 Sideroad, Clearview on the basis that it meets the four tests in accordance with the Planning Act and the following condition:

1. The applicant is advised that following conversion of the existing barn on the subject lands to a non-agricultural accessory building, use of the barn must remain accessory and incidental to the primary residential use of the subject lands. Use of the barn building for a primary and/or standalone use such as a public event venue is not permitted.

### BACKGROUND:

#### Subject Lands

The lands subject to the proposed variance are municipally known as 7304 36/37 Sideroad and are situated between the Nottawa Settlement Area to the west and the Batteaux Settlement Area to the east. The property encompasses an area of approximately 10 ha and has approximately 99 m of frontage on 36/37 Sideroad. The subject lands contain an existing single-detached dwelling and detached accessory building (barn).

#### The Proposal

The applicant is proposing construct a new single-detached dwelling on the subject lands and convert the existing barn on the property to a non-agricultural accessory building. In order to proceed with the conversion of the existing barn, the applicant is requesting the approval of the following variation in the Township's Zoning By-law:



1. To provide relief from the maximum height requirement for non-agricultural accessory buildings from 8 m to 10 m.

## Existing Policy Framework

The subject lands are designated 'Rural' in the Township of Clearview Official Plan (2001) and zoned Rural (RU) in the Township Zoning By-law.

## COMMENTS AND ANALYSIS:

In accordance with the Planning Act a minor variance is to be reviewed with four tests in mind: is the proposal minor in nature; is the proposal desirable for the development and use of the lands; does the variance conform to the Official Plan; does the variance comply with the general intent and purpose of the Zoning By-law? The four tests are explored below.

### Provincial Policy Statement

The Provincial Policy Statement (PPS 2020) sets out the parameters under which development is to occur within the Province. The Provincial Policy Statement (PPS 2020) does not speak directly to the use and/or permission of detached accessory building(s). However, Section 1.1.5 of the PPS does indicate that in addition to agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, residential development is also permitted on Rural lands.

The current minor variance application is being requested to recognize the height of the existing barn on the subject lands following its conversion to a non-agricultural accessory building. With the exception of the barns interior being renovated, no change to the exiting height of the barn or the underlying rural nature of the subject lands and/or the surrounding area is proposed.

The proposal is consistent with the Provincial Policy Statement (2020) issued under the Planning Act.

### Clearview Township Official Plan

The subject lands are designated as 'Rural' in the Township's Official Plan.

In association with agricultural and rural-residential uses, accessory buildings including; barns, shed & garages are all permitted uses within an Rural designation. Although a permitted use, matters governing the size and height of detached accessory buildings is deferred to the Township implementing Zoning By-law.

It is the opinion of municipal staff that the proposal does not offend the provisions of the Township Official Plan that address accessory buildings.

### Clearview Zoning By-law

The current minor variance application seeks to recognize the height of the existing barn located on the subject lands in order to allow its conversion to a non-agricultural accessory

building. Although the existing barn is currently in compliance within the maximum height requirement for an agricultural building and/or structure (i.e., a maximum height of 18 m), once the barn is converted to be accessory to the primary residential use of the property and no longer used for agricultural purposes, it will exceed the Rural (RU) Zones maximum height requirement of 8 m for all non-agricultural accessory buildings.

As per Section 2.6 of the Township Zoning By-law, where a use is permitted under the provisions of this By-law (i.e., single-detached dwelling), accessory uses, building and structures normally incidental and subordinate to the main use, building or structure shall also be permitted. As such, conversion of the existing barn to a non-agricultural accessory building is permitted, provided that the use of the renovated barn remains accessory and incidental to the primary residential use of the subject lands. The applicant is advised that use of the building for a standalone and/or non-residentially related use such as a private/public event venue or similar type use is not permitted.

The intent of the Zoning By-law limiting the maximum height that accessory buildings on a property is to ensure that it remains incidental and subordinate to the primary use of main building on the property. Additionally, as setback requirements for accessory buildings are typically lesser than those for primary residences it is also the intent of the Zoning By-law that accessory structures should generally be limited in size and height to avoid potential impacts to adjacent lands.

As part of the proposed barn conversion, the applicant also proposed to replace the existing dwelling located on the subject lands with a new and larger single-detached dwelling approximately 541 m<sup>2</sup> in size. Although the existing barn will continue maintain a height of 10 m, with the barn encompassing a total gross floor area of approximately 99 m<sup>2</sup> (once converted to a non-agricultural accessory building) it will continue appear as incidental and subordinate to the primary residential building and use of the property in terms of overall size and massing. Furthermore, with the existing barn maintaining a height of 10 m already in existence, municipal staff opine that the current requested variance will not significantly alter the existing character of the subject lands or surrounding rural area.

Additionally, and although greater in height than permitted, the existing barn is presently located centrally within the property and setback approximately 50 m from the nearest adjacent property line. Given the barns current location on the property and the fact that it has existed on the property since approximately 1900, municipal staff are of the opinion that the requested variance to recognize the height of the existing barn to allows its conversion to a non-agricultural accessory building will not result in visual and/or privacy impacts to the adjacent properties.

The proposal conforms to the general intent and purpose of the Township's Zoning By-law.

## Minor in Nature

The Planning Department considers the request to recognize the height of the existing barn located on the subject lands (i.e., 10 m) to enable its conversion to a non-agricultural accessory building, minor in nature.

Given that the barn has existed on the subject lands since 1900 and no modification or increase to the height of the barn is proposed as part of its conversion, the current variance to recognize its existing height is not anticipated to change the existing character or layout of the subject lands. Although the barn is no longer to be utilized for agricultural use, for all intents



and purposes the existing barn will continue to generally appear as being rural in nature supporting the existing and on-going rural-residential character of the subject lands and surrounding area.

Additionally, and although the existing barn is greater in height than currently permitted once it is converted to a non-agricultural accessory building, the requested variance can also be considered minor in nature as it will not result in any impacts to adjacent properties due to the fact that the barn is already established on the subject land and is also located approximately 50 m from the nearest adjacent property. Furthermore, the proposal is also in conformity with all other provisions of the Township Zoning By-law for accessory buildings.

The proposed minor variance is minor in nature.

## Desirable for the Development of the Lands

The property is designated and zoned for Rural uses. The Zoning By-law and Official Plan permit residential uses and allow for accessory structures to be subordinate and incidental to the primary use and structure on the subject lands. The applicant is seeking to renovate and convert the existing barn on the subject lands to a non-agricultural accessory building. To do so the applicant is seeking a variance to recognize the height (i.e., 10 m) of the existing barn.

Following conversion of the existing barn to a non-agricultural accessory building, the applicant intends to utilize the building for recreational use and will be subordinate in terms of overall size and use to the primary residential dwelling and use of the lands. Although the existing barn will be greater in height than what is currently permitted once it converted to a non-agricultural accessory building, municipal staff opine that the current variance is desirable for the development of the lands as it will support the preservation and continued use of the existing barn, albeit for accessory rural-residential uses. Promoting the preservation the existing rural character of the subject lands and surrounding area is desirable for the development and use of the lands.

The existing barn will also continue to be in compliance with all other requirements for accessory buildings outlined within the Township Zoning By-law. As such, the proposal is not anticipated to result in any conflict (visual or privacy) with the adjacent lands to the north or east.

The proposed minor variance is desirable for the appropriate development and use of the lands.

## Public & Agency Comments

In an email dated August 1, 2023, an adjacent property owner indicated that they have no objection to the proposed minor variance and that it is a pleasure to see properties being maintained and upgraded.

## COMMUNICATION PLAN:

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act.

## FINANCIAL IMPACT:

This proposal has no financial impact on the municipality.

## REPORT SCHEDULES:

Schedule A: Orthophoto  
Schedule B: Policy Framework  
Schedule C: Site Plan & Elevations

## PREPARED BY:

Nick Ainley, B.U.R.PL  
Community Planner, Policy and Approvals

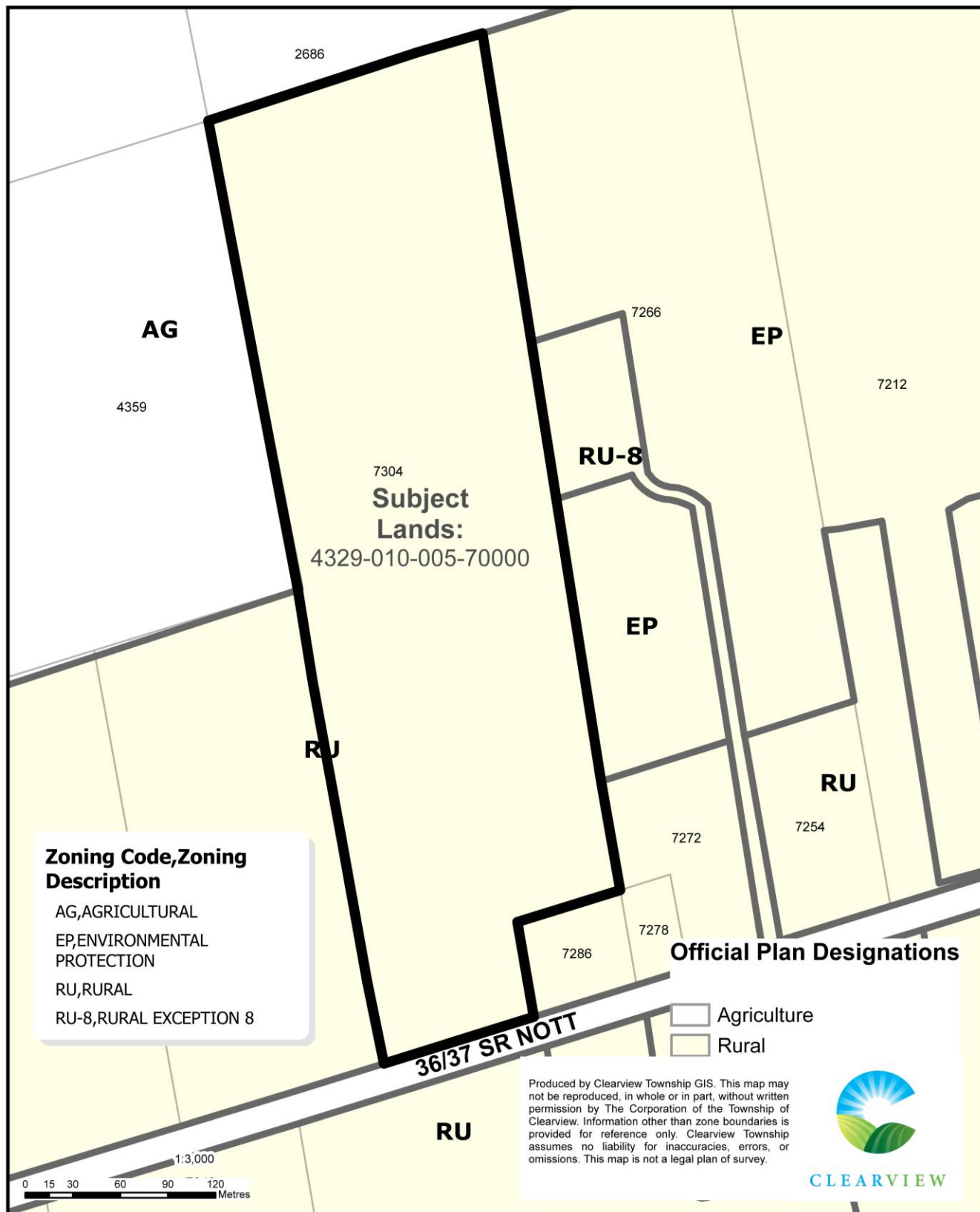
## REVIEWED BY:

Amy Cann, M. PL., MCIP, RPP  
Director of Planning & Building

Schedule 'A' – Orthophoto

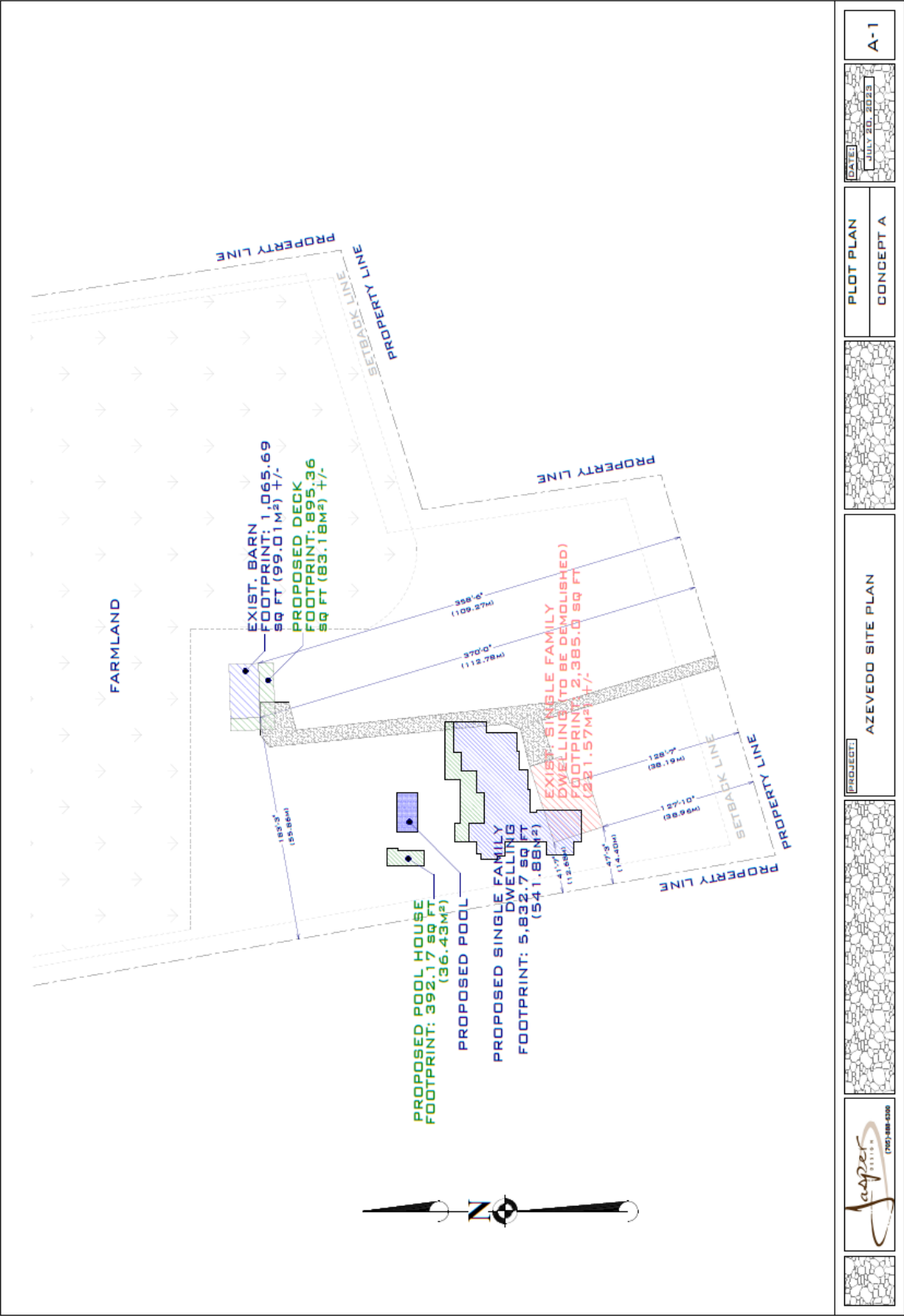


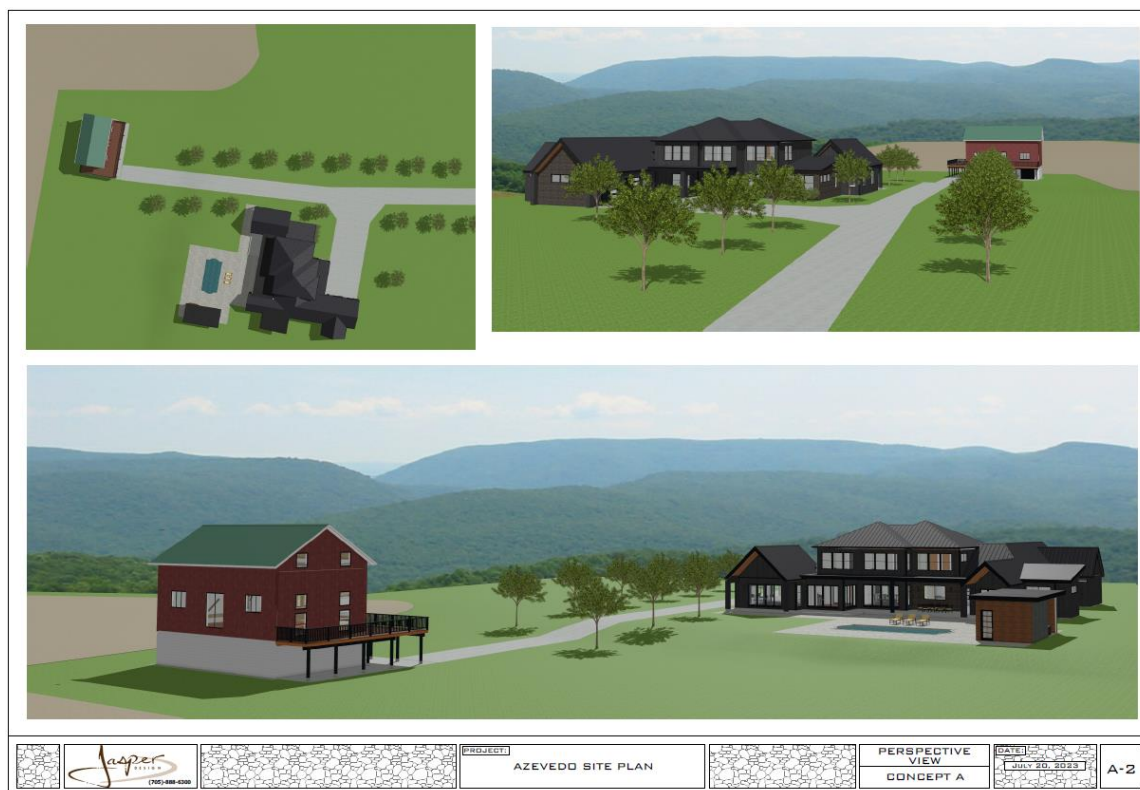
## Schedule 'B' – Policy Framework





Schedule 'C' – Site Plan & Elevations



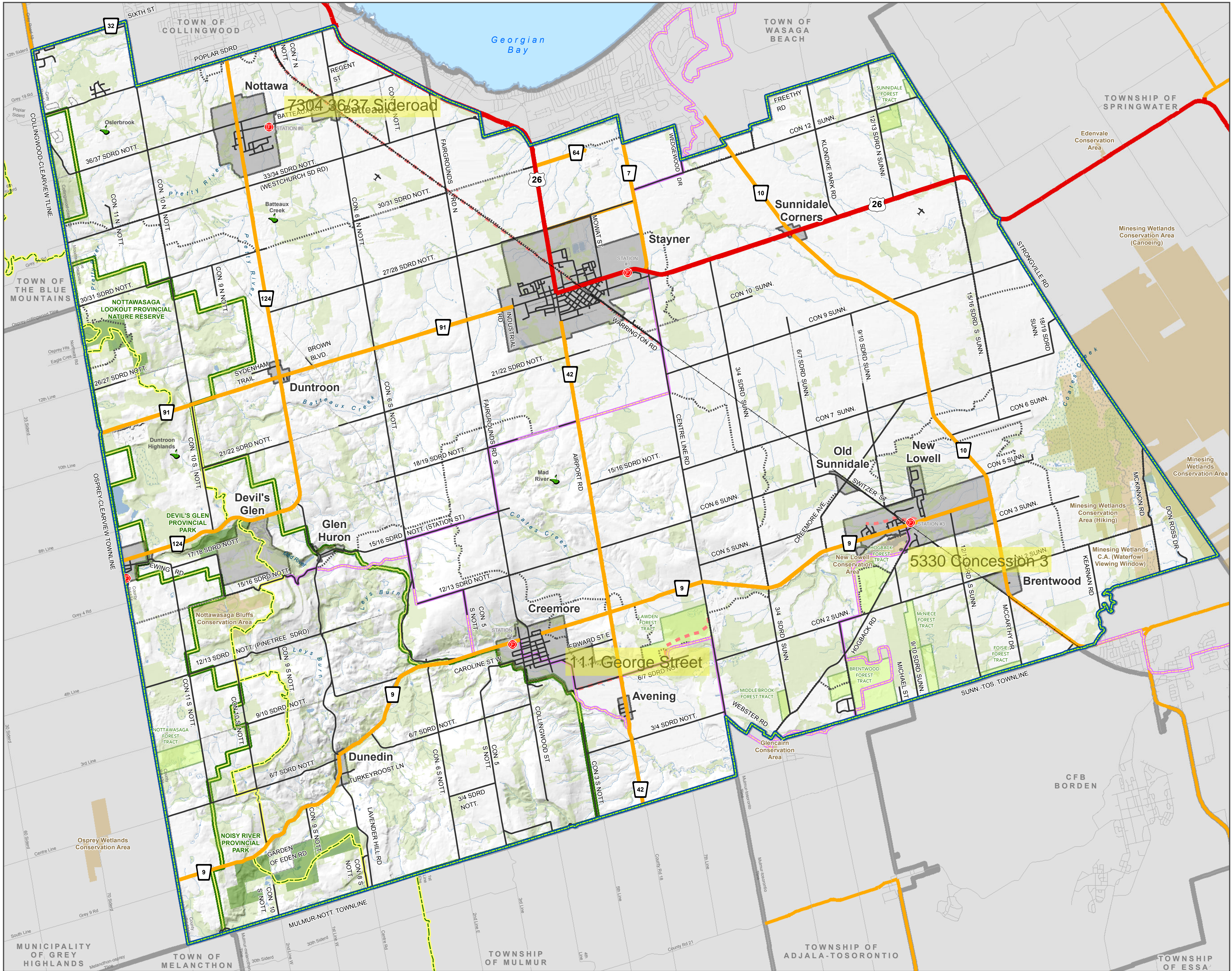
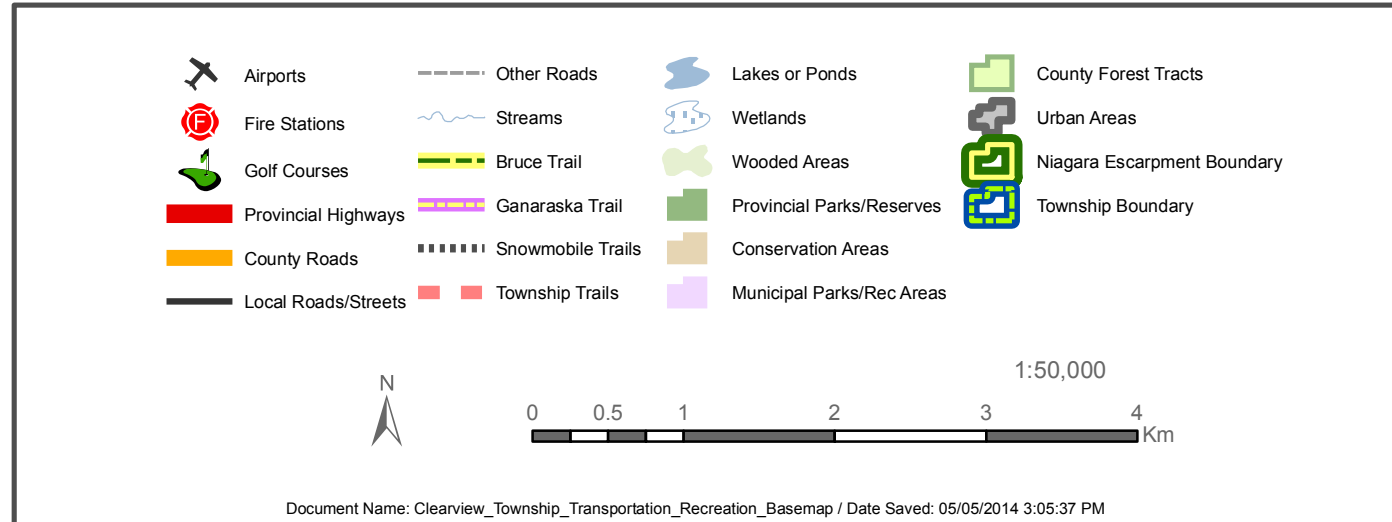
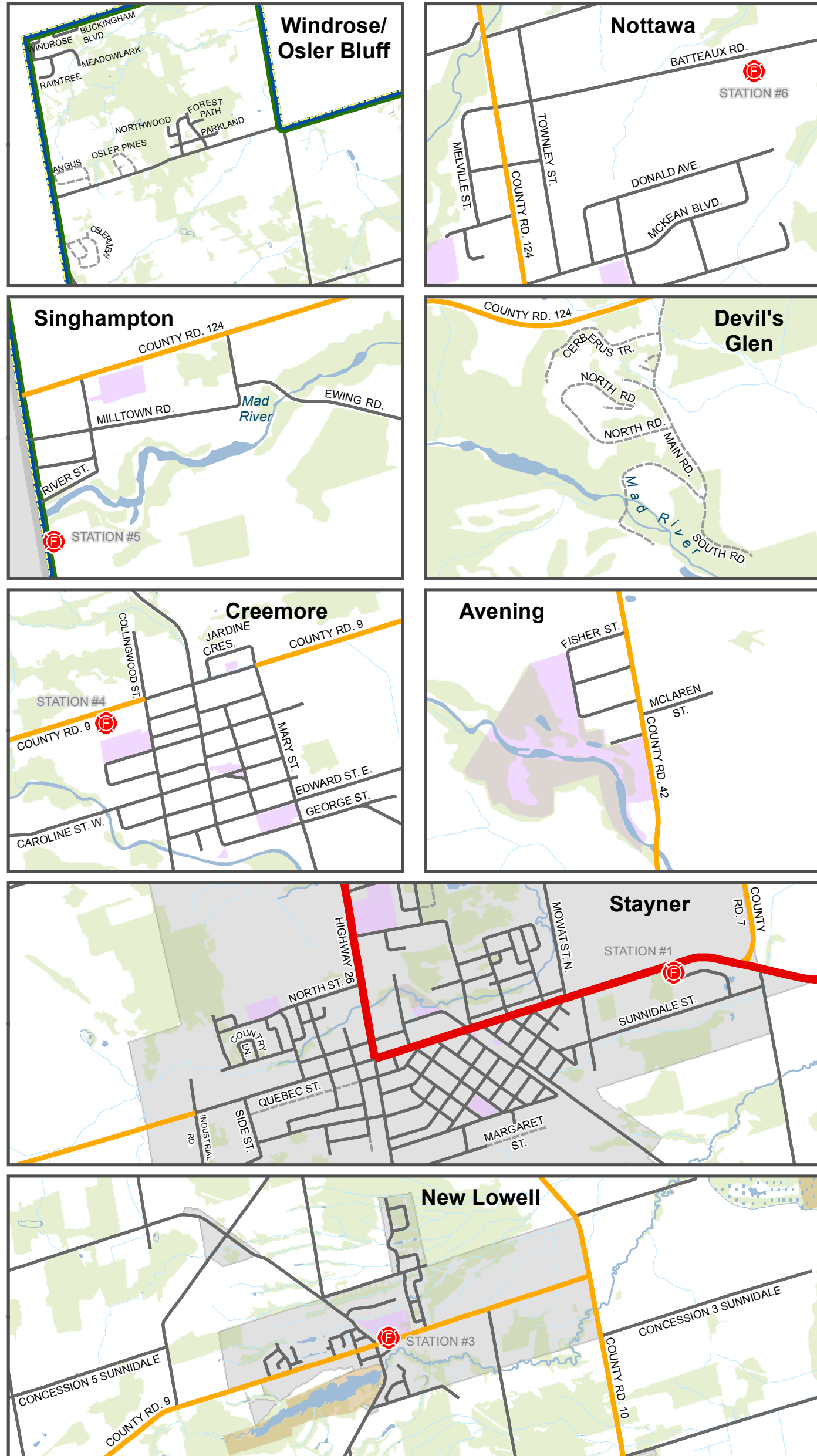






CLEARVIEW

# TRANSPORTATION & RECREATION BASEMAP



The information presented on this map is provided as a public resource of general information by the Corporation of the Township of Clearview. The information is provided as a convenience only, and the Township of Clearview disclaims any responsibility for content, accuracy, and/or completeness. This is not a plan of survey, nor should this map be used for navigational, tracking or other purposes requiring precise measurements of distance or direction.



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