

# Corporation of the **Township of Tay**

450 PARK ST. P.O. BOX 100 VICTORIA HARBOUR ONTARIO L0K 2A0

(705) 534-7248 FAX (705)534-4493

# COMMITTEE OF ADJUSTMENT MINUTES OF MEETING Wednesday, March 21, 2018 – 7:00 PM Township of Tay Municipal Office – Council Chambers

Members Present: A. Ott, Chair

M. Van Halem

C. Constantin-Barron

M. Heffer

F. Ruf

Staff Present: L. O'Toole, Planner, Secretary-Treasurer

S. Farquharson, Planning and Development Director

R. Kennedy, Municipal Law Enforcement Officer

# 1.0 CALL TO ORDER

Chair A. Ott called the meeting to order at 7:00 p.m.

#### 2.0 OPENING ADDRESS FROM THE CHAIR

# 3.0 ADOPTION OF THE AGENDA

**MOTION:** Moved by: C. Constantin-Barron

Seconded by: M. Van Halem

**THAT** Committee adopted the agenda as prepared.

CARRIED.

# 4.0 <u>DECLARATION OF CONFLICT OF INTEREST</u>

None were presented

# 5.0 ADOPTION OF MINUTES

**MOTION:** Moved by: M. Van Halem

Seconded by: M. Heffer

**THAT** the minutes of Public Hearing held January 17, 2018 be adopted as circulated.

#### CARRIED.

#### 7.0 MEETING

# 7.1 Minor Variance Application 2018-A-01- Applicant Guy Forget

Location: Plan 1107, Concession 8 and 9, Pt Lot 15, RP 51R-2447, Part 1,

Roll# 4353-040-005-39100

# **Attending**

Applicant/Agent: Guy Forget

# **Written Comments Received at the Hearing:**

No additional written comments were received at the hearing.

# **Proponent:**

Mr. Forget attended the meeting and had nothing further to add to the Planners presentation.

#### **Public Audience:**

None.

#### **Committee Members:**

L. O'Toole provided an overview of the application and recommended

approval of the application subject to the conditions as outlined in the staff report.

- M. Van Halem requested clarification on the unopen road allowance.
- M. Heffer spoke to the comments from the Roads Manager regarding the driveway location
- S. Farquharson provided an overview of the ownership of the lands to the rear of the property.
- A. Ott provided comments relating to the driveway location.

#### 8.0 DECISIONS

#### Minor Variance Application 2018-A-01- Applicant Guy Forget

#### THAT,

Minor Variance Application 2018-A-01 be granted approval subject to the following conditions being imposed on the Committee's decision:

- 1. That the Minimum Interior Side Yard setback be no less than approximately 2.5 metres;
- 2. That the Minimum Ground Floor Area be no less than approximately 80.2 Square Metres;
- 3. That the proposed driveway meet the minimum standards of the Zoning By-Law and that all parking occur on the subject lands;
- 4. That an Ontario Land Surveyor (OLS) provide verification to the Township of compliance with the Committee's decision by:
  - i) Pinning the footing/foundation.
  - ii) Verifying by way of OLS Certificate, prior to the framing inspection, the new dwelling will be located no closer than 2.5 metres from the interior side lot line, and have a Minimum Gross Floor Area no less than 80.2 square metres.

- 5. That the applicant obtains the required Zoning Certificate and Building Permit from the Township of Tay for the approved Variance Request.
- 6. That all municipal taxes be paid in full.

#### CARRIED.

**Explanation** of the effect any written and/or oral submissions from the public had on the decision: N/A

#### 9.0 OTHER BUSINESS

None

# 8.0 <u>NEXT MEETING</u>

The next meeting of the Committee of Adjustment is scheduled for April 18<sup>th</sup>, 2018 at 5:30 p.m. in the Municipal Council Chambers.

#### 9.0 ADJOURNMENT

The Committee adjourned at 7:35 p.m.

**MOTION:** Moved by: C. Constantin-Barron

Seconded by: M. Van Halem

Respectfully Submitted:	
A. Ott, Chair	L. O'Toole, Secretary Treasurer