



Corporation of the
Township of Tay

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

(705) 534-7248
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**COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION**

MINOR VARIANCE APPLICATION: **2017-A-06**
ROLL NUMBER: **040-003-20600**

IN THE MATTER OF The Planning Act, 1990, Section 45(8) and (10)
And

IN THE MATTER OF an application to the Committee of Adjustment
Submitted by:

Anita Arancio, agent for **Parkbridge Lifestyle Communities Ltd.**

FOR MINOR VARIANCE

In making its decision upon this application for Minor Variance, the Committee in addition to other matters has considered whether or not the variance was minor and desirable for the appropriate development or use of land, building or structure and that the general intent and purpose of the by-law and official plan are maintained.

In respect of **3282 Ogdens Beach Road**, legally described as Part of Lots 18 & 19, Concession 3, Township of Tay, County of Simcoe being Parts 1 & 2, Plan 51R-21397 and Part 1, Plan 51R-28077.

We the undersigned concur in the following decision and reasons for the Committee of Adjustment for the Township of Tay, made on **March 15th, 2017**. **SEE ATTACHED PG. 3 FOR DECISION DETAILS.**

Original Signed By
A. Ott, Chair

Original Signed By
M. Van Halem, Member

Original Signed By
F. Ruf, Member

Original Signed By
C. Constantin-Barron, Member

Original Signed By
D. Strachan, Member

Pursuant to Section 45(10) of the Planning Act, R.S.O. 1990, Chapter 1, I, Tony Huguenin, Secretary/Treasurer of the Committee of Adjustment for the Township of Tay in the County of Simcoe certify that the above is a true copy of the decision of the Committee with respect to the application recorded therein.

DATED this 17th day of MARCH, 2017.

NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THE ABOVE DECISION TO THE ONTARIO MUNICIPAL BOARD IS, APRIL 4, 2017.

NOTE:

The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may **not** be considered "persons" for purposes of the Act, groups wishing to appeal this decision should do so in the name or names of individual group members, and not in the name of the group unless such group is incorporated".

Original Signed By
Tony Huguenin, ACST
Secretary-Treasurer
Committee of Adjustment

DECISION:

Minor Variance Application **2017-A-06 (Parkbridge Lifestyle Communities Ltd.)** is granted approval subject to the following conditions being imposed on the Committee's decision:

1. That the setbacks be in conformity with the dimensions as set out on the application and sketches submitted and approved by the Committee;
2. That the appropriate zoning certificate and building permit be obtained from the Township only after the Committee's decision becomes final and binding, as provided for within the Planning Act R.S.O. 1990, c.P. 13.
3. That an Ontario Land Surveyor provide verification to the Township of compliance with the Committee's decision by verifying in writing that:
 - a. The height of the proposed boat storage building does not exceed approximately 12.9 metres on average;
4. That no dry stacking of boats will occur within the proposed storage building.

FOR THE FOLLOWING REASONS,

The proposed variance maintains the intent of the Official Plan and Zoning By-law and the development is appropriate on the lot and is considered to be minor in nature.

Explanation of the effect any oral or written comments had on the decision, n/a



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**COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION**

MINOR VARIANCE APPLICATION: **2017-A-07**
ROLL NUMBER: **040-004-69700**

IN THE MATTER OF The Planning Act, 1990, Section 45(8) and (10)
And

IN THE MATTER OF an application to the Committee of Adjustment
Submitted by:

John and Annette Van Adrichem

FOR MINOR VARIANCE

In making its decision upon this application for Minor Variance, the Committee in addition to other matters has considered whether or not the variance was minor and desirable for the appropriate development or use of land, building or structure and that the general intent and purpose of the by-law and official plan are maintained.

In respect of **1 McMulkin Lane**, legally described as Part of the West Part of Lot 13, Concession 6, Township of Tay, County of Simcoe being Part 1, Plan 51R-37534.

We the undersigned concur in the following decision and reasons for the Committee of Adjustment for the Township of Tay, made on **March 15th, 2017**. **SEE ATTACHED PG. 3 FOR DECISION DETAILS.**

A. Ott, Chair

Original Signed By
M. Van Halem, Member

F. Ruf, Member

Original Signed By
C. Constantin-Barron, Member

Original Signed By
D. Strachan, Member

Pursuant to Section 45(10) of the Planning Act, R.S.O. 1990, Chapter 1, I, Tony Huguenin, Secretary/Treasurer of the Committee of Adjustment for the Township of Tay in the County of Simcoe certify that the above is a true copy of the decision of the Committee with respect to the application recorded therein.

DATED this 17th day of MARCH, 2017.

NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THE ABOVE DECISION TO THE ONTARIO MUNICIPAL BOARD IS, APRIL 4, 2017.

NOTE:

The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may **not** be considered "persons" for purposes of the Act, groups wishing to appeal this decision should do so in the name or names of individual group members, and not in the name of the group unless such group is incorporated".

Original Signed By
Tony Huguenin, ACST
Secretary-Treasurer
Committee of Adjustment

DECISION:

Minor Variance Application **2017-A-07**, as amended (**John and Annette Van Adrichem**) is granted approval subject to the following conditions being imposed on the Committee's decision:

1. That the proposed detached garage/workshop building measure approximately 9.75 metres in width, by 16.8 metres in length, by 163.5 square metres in area, by 5.31 metres in height.
2. That the setbacks be in conformity with the dimensions as set out on the application and sketches submitted and approved by the Committee;
3. That the appropriate zoning certificate and building permit be obtained from the Township only after the Committee's decision becomes final and binding, as provided for within the Planning Act R.S.O. 1990, c.P. 13;
4. That an Ontario Land Surveyor provide verification to the Township of compliance with the Committee's decision by verifying in writing that:
 - a. The height of the proposed detached garage/workshop building does not exceed approximately 5.31 metres.
 - b. Land Surveyor confirm 163.5 square metres in area.

FOR THE FOLLOWING REASONS,

- The Zoning By-law originally intended for smaller lots; time has passed and does not apply to this lot.
- Meets the 4 tests of the Planning Act.

Explanation of the effect any oral or written comments had on the decision, n/a