



Corporation of the
Township of Tay

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COMMITTEE OF ADJUSTMENT
MINUTES OF MEETING Wednesday, January 17, 2018 – 7:00 PM
Township of Tay Municipal Office – Council Chambers

Members Present: A. Ott, Chair
M. Van Halem
C. Constantin-Barron
M. Heffer

Regards: F. Ruf

Staff Present: L. O'Toole, Planner, Secretary-Treasurer
S. Farquharson, Planning and Development Director

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. Heffer

THAT Committee adopted the agenda as prepared.

CARRIED.

4.0 DECLARATION OF CONFLICT OF INTEREST

None were presented.

5.0 APPOINTMENT OF LIAM O'TOOLE AS SECRETARY/TREASURER
AND STEVE FARQUHARSON AS DEPUTY
SECRETARY/TREASURER

MOTION: Moved by: M. Van Halem
Seconded by: C. Constantin-Barron

6.0 ADOPTION OF MINUTES

MOTION: Moved by: M. Heffer
Seconded by: M. Van Halem

THAT the minutes of Public Hearing held October 18th, 2017 be adopted as circulated.

CARRIED.

7.0 MEETING

7.1 Consent Application 2017-B-13- Applicant 1243161 Ontario Limited, Agent Kennedy Self

Location: Plan 1107, Concession 8 and 9, Pt Lot 15, RP 51R-2447, Part 1, Roll# 4353-040-005-39100

Attending

Applicant/Agent: Agent: Kennedy Self

Written Comments Received at the Hearing:

No additional written comments were received at the hearing.

Proponent:

Mr. Self attending the meeting on behalf of Dr. Daniel Gibbs. Mr. Self acknowledged the comments from the SSEA regarding the potential of an EIS being regarded for any additional consent applications being submitted for the Committee's consideration.

Public Audience:

None.

Committee Members:

L. O'Toole provided an overview of the application and recommended provisional approval of the application subject to the conditions as outlined in the staff report.

M. Van Halem requested clarification on the correspondence received from the SSEA.

L. O'Toole provided intent of the comments and that any future application will require a pre-consultation with the Township and SSEA to determine if an Environmental Impact Study would be required in order to ensure the environmental features are not being impacted.

7.2 Validation of Title 2017-B-14 Claude Savage, Agent Peter Deacon

Location: 309 Park Street

Attending

Applicant/Agent: Applicant: Claude Savage/
Agent: Peter Deacon

Written Comments Received at the Hearing:

No additional written comments were received at the hearing.

Proponent:

Mr. Deacon provided an over view and reasoning for the application.

Public Audience:

None.

Committee Members:

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

A. Ott requested clarification on the intent of the application and what lands are part of this application.

P. Deacon provided clarification on the lands as part of this application.

8.0 DECISIONS

8.1 Consent Application 2017-B-13 Applicant- 1243161 Ontario Limited Agent Kennedy Self

Location: Plan 1107, Concession 8 and 9, Pt Lot 15, RP 51R-2447, Part 1, Roll# 4353-040-005-39100

MOTION: Moved by: C. Constantin-Barron
Seconded by: M. Heffer

THAT,

Consent Application **2017-B-13 (Kennedy Self on behalf of 1243161 Ontario Limited)** is granted provisional approval subject to the following conditions being imposed on the Committee's decision:

1. That a copy of a registered reference plan for the subject land indicating the severed parcel be prepared by an Ontario Land Surveyor and submitted to the Secretary-Treasurer;
2. That the applicant's solicitor prepare and submit a copy of the proposed conveyance for the parcel severed, for review by the Township;
3. That all municipal taxes be paid in full to the Township of Tay;
4. That Subsection 50 (3) and/or (5), of the *Planning Act* applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent;
5. That if the property is to change ownership prior to the conditions of consent imposed by the Committee are fulfilled, an authorization from the new owner(s) must be received by the Township acknowledging the request to proceed with the applications as approved by the Committee;
6. That the applicant's solicitor prepares a letter of undertaking that the severed lands and the lands to be enhanced municipally known as 365 Robins Point Road will merge on title.
7. That all outstanding invoices relating to application 2017-B-13 be paid in full;
 1. 8. That the conditions of consent imposed by the Committee be fulfilled within one year from the date of giving of the notice..

CARRIED.

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

8.2 Validation of Title 2017-B-14 Claude Savage, Agent Peter Deacon

Location: **Location:** 309 Park Street

MOTION: Moved by: M. Van Halem
Seconded by: M. Heffer

A contravention of Section 50 or a predecessor of it, or of a by-law passed under a predecessor of Section 50, or an order made under clause 27(1)(b) of the Planning Act as it reads on the 25th day of June, 1970, being chapter 296 of the Revised Statutes of Ontario, 1960 or a predecessor of it, does not have and shall be deemed never to have had, the effect of preventing the conveyance of, or creation of any interest in the parcel of land described as follows:

309 Park Street

Part of the West Half of Lot 14, Concession 8 as in Instrument #RO371412 designated as PIN 58495-0008(R)

HAVING been assured that the Application for Validation meets the prescribed criteria, namely:

- a) The certificate will conform with the Official Plan of the Township of Tay;
- b) The certificate will conform with the Zoning By-law of the Township of Tay.

The Township of Tay Committee of Adjustment hereby **GRANTS** this Application for Validation on January 17th, 2018.

CARRIED.

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

9.0 OTHER BUSINESS

Mr. Farquharson provided the Committee the scheduled for 2018 meeting dates and advised the Committee that the meetings will now start at 5:30 p.m. moving forward.

8.0 NEXT MEETING

The next meeting of the Committee of Adjustment is scheduled for February 21st, 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