



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 November 28, 2007 – 7:00 PM
Council Chamber**

Members Present:

D. Strachan, Chair
C. Whiteside
J. Handley

Staff Present:

T. Huguenin, Secretary-Treasurer

1.0 MINUTES

MOTION: Moved by: C. Whiteside
 Seconded by: J. Handley

THAT the minutes of the Public Hearing held October 24, 2007 be adopted as circulated.

CARRIED.

2.0 DISCLOSURE OF INTEREST

None of the Committee Members had an interest to disclose.

3.0 MEETING

3.1 Variance Application 2007A04 – Gordon & Mary Scott

Location: 74 Bourgeois Beach Road

Written comments received and read into the public record (see file for details):

Township: CAO, Clerk, Public Works, Fire, Planning

Agencies: None
Others: None

Presenter: Bruce Welden, Agent

- The applicant's agent had no further information to add.
- In response to questions from the Committee, Mr. Welden advised the Committee that the westerly neighbour at 78 Bourgeois Beach Road had no objection to the Scotts continuing to use the driveway that now encroaches onto the westerly neighbour's property as a result of the closing and sale of the former road allowance that used to exist between 74 and 78 Bourgeois Beach Road.

Public Audience: None.

4.0 DECISIONS

4.1 Variance Application 2007A04 – Gordon & Mary Scott

Location: 74 Bourgeois Beach Road

MOTION: Moved by: C. Whiteside
Seconded by: J. Handley

THAT,

That regarding **Application No. 2007A04 (Gordon & Mary Scott)** a minor variance be granted from the two (2) detached accessory building limit under Section 4.1.7, By-law 2000-57 as amended, to permit a fourth (4th) detached accessory building on the lot.

SUBJECT TO THE FOLLOWING CONDITIONS,

1. That a building permit for the proposed construction be obtained within 1 year of the approval of this application.
2. That this variance apply to the construction of a detached garage, measuring no larger than 3.66m by 7.92m (12ft by 26ft) in size, to be located approximately 7.01m (23ft) setback from the north limit of Bourgeois Beach Road and approximately 2.74m (9ft) setback from the west limit of the subject lot.

3. That an entrance permit be obtained from the Township's Public Works Department if a new entrance is required for the proposed garage.

FOR THE FOLLOWING REASONS,

- The use of the property for the proposed detached garage, is permitted by the Official Plan and by the Zoning By-law.
- The inclusion of the proposed detached garage on the lot will not detract from the well kept appearance of the lot and will not contribute to any unattractive storage at the property.
- The variance is found to be desirable for the appropriate development of the lot as it will allow the applicants to upgrade their property with a detached garage that will provide much needed permanent sheltered parking.
- The subject proposed garage will be in character with the surrounding neighbourhood as the proposed single car garage will blend in with the streetscape of Bourgeois Beach Road with little to no negative effects on the neighbourhood and as such this variance proposal is viewed as being minor in nature.

CARRIED.

5.0 OTHER BUSINESS

The Committee members submitted their year end mileage/inspection records.

6.0 ADJOURNMENT

The Committee adjourned at 7:15 p.m.

Respectfully Submitted:

D. Strachan, Chair

T. Huguenin, Secretary-Treasurer