



Corporation of the  
**Township of Tay**

450 PARK ST.  
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**COMMITTEE OF ADJUSTMENT  
MINUTES OF MEETING  
Wednesday November 26, 2008 – 7:00 PM  
Council Chamber**

Members Present: D. Strachan, Chair  
J. Handley  
C. Whiteside

Staff Present: T. Huguenin, Secretary-Treasurer

Chair D. Strachan called the meeting to order at 7:05 p.m.

**1.0 MINUTES**

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

**THAT** the minutes of the Public Hearing held October 22, 2008 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 Consent Application 2008B04 – Robert Hanna & Brenda McEwan**

Location: 45 Coldwater Road

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

Township: CAO, Clerk, Environmental Services, Parks, Building, Fire, Planning  
 Agencies: None  
 Others: None

Presenter: Scott Timlock, on behalf of Robert Timlock, Agent

- Future dwelling will be located a minimum of 15 metres upland from the 100 Year Flood Elevation.
- Future septic will be engineered to Ontario Building Code standards.
- The new gate along the Coldwater Road frontage of the severed parcel is a permanent feature of the marina business.
- The new gate along the sideline of the severed parcel is not being used as a part of the marina's main business. This side gate is for the private use by Robert Hanna when he transports his own boat back and forth between the Hanna & McEwan property at 45 Coldwater Road and the marina at 55 Coldwater Road.

Public Audience: None.

#### **4.0 DECISIONS**

##### **4.1 Consent Application 2008B04 – Robert Hanna & Brenda McEwan**

Location: 45 Coldwater Road

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

**THAT,**

Regarding Consent Application No. 2008B04 (Robert Hanna and Brenda McEwan) consent be granted to sever a lot addition parcel having a frontage along Coldwater Road of approximately 17.11 m (56.14 ft), a depth of approximately 148.46 m (487.07 ft) and an area of 2420 m<sup>2</sup> (0.598 ac) to join to and merge on title with the neighbouring property located at 55 Coldwater Road owned by Timcom Investments Limited.

**SUBJECT TO THE FOLLOWING CONDITIONS,**

1. That a reference plan survey of the severed parcel be prepared and submitted to the Township in duplicate.
2. That all taxes, penalties and interest levied on the subject property at the time of the certification of the transfer/deed for the severed parcel be paid in full.
3. As the intent of this decision is that Section 50(3) or 50(5) of the Planning Act apply to this consent, such that the severed parcel and the abutting property located at 55 Coldwater Road owned by Timcom Investments Limited merge on title, a solicitor's letter of undertaking, in the form of the Township's standard "Solicitor's Undertaking – Re: Lot Addition Title Merger", be required to be submitted to ensure the merger of title will occur.
4. That the severed parcel be appropriately zoned to the satisfaction of Council.

**FOR THE FOLLOWING REASONS,**

The subject application is consistent with the Provincial Policy Statement and is generally supported by the Township's Official Plan and General Zoning By-law.

**CARRIED.**

**5.0 OTHER BUSINESS**

There was no other business before the Committee.

**6.0 ADJOURNMENT**

The Committee adjourned at 7:23 p.m.

Respectfully Submitted:

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D. Strachan, Chair

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T. Huguenin, Secretary-Treasurer