

TAY TOWNSHIP

450 Park Street
PO Box 100
Victoria Harbour, Ontario
L0K 2A0



COMMITTEE OF ADJUSTMENT NOTICE OF MEETING FILE NO. 2023-A-15

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by Brian and Maria D'Souza, owners of **34 Lawson Lane**, legally described as Concession 9 East, Part Lot 10; Plan 1725, Lot 51 & Part Lot 50, and Part 1 of Registered Plan 51R33715, Township of Tay.

The applicants are requesting relief from one (1) provision of the Township of Tay Zoning By-law 2000-57 as amended, which would allow for the construction of a single detached dwelling with a reduced setback from the 178.0 metre contour line.

The below chart summarizes the required and proposed reliefs:

Section 4.31	Required	Proposed
Minimum setback from the 178.0 metre contour line on a waterfront lot (open deck, dwelling, and attached garage).	7.5 m (24.6 ft.) to an open deck 15.0 m. (49.2 ft.) to dwelling and garage.	3.8 m. (12.5 ft.) to open deck from 177.5 contour line. 7.9 m. (25.9 ft.) to corner of dwelling on east side of lot from 177.5 contour line. 3.9 m. (12.8 ft.) to attached garage on west side of lot from 177.5 contour line.

A key map, existing/proposed site plan drawing, and elevation plan is included in this notice.

The Committee of Adjustment will consider this application on **Wednesday, October 18th, 2023, at 6:00 p.m.**

Take Notice that any person may make a submission in support of or in opposition to the proposed Minor Variance application. Written submissions regarding the proposal can be sent to the Committee of Adjustment Secretary-Treasurer at planning@tay.ca, or by mail at Township of Tay 450 Park Street, PO Box 100 Victoria Harbour, ON L0K 2A0, facsimile 705-534-4493. The Secretary-Treasurer will speak to the comments received as part of the presentation to Committee. **The Committee of Adjustment will be meeting remotely via Zoom video and telephone conference.**

To view the meeting online visit <https://us02web.zoom.us/j/89921105591> or www.tay.ca/Meetings for info on how to connect. To listen by telephone call 705-999-0385 (a local telephone number) and enter meeting ID number 899 2110 5591.

If you are unable to make written submissions and therefore wish to make an oral statement during the meeting, you can do so by using the "raise hand" function on the Zoom Video call or on a dial pad of a phone by dialing *9 while connected to the meeting by telephone. If you, or your agent, do not attend the hearing (by remote video or telephone conference), it may proceed in your absence and except as otherwise prescribed by regulation; you will not be entitled to any further notice in the proceedings.

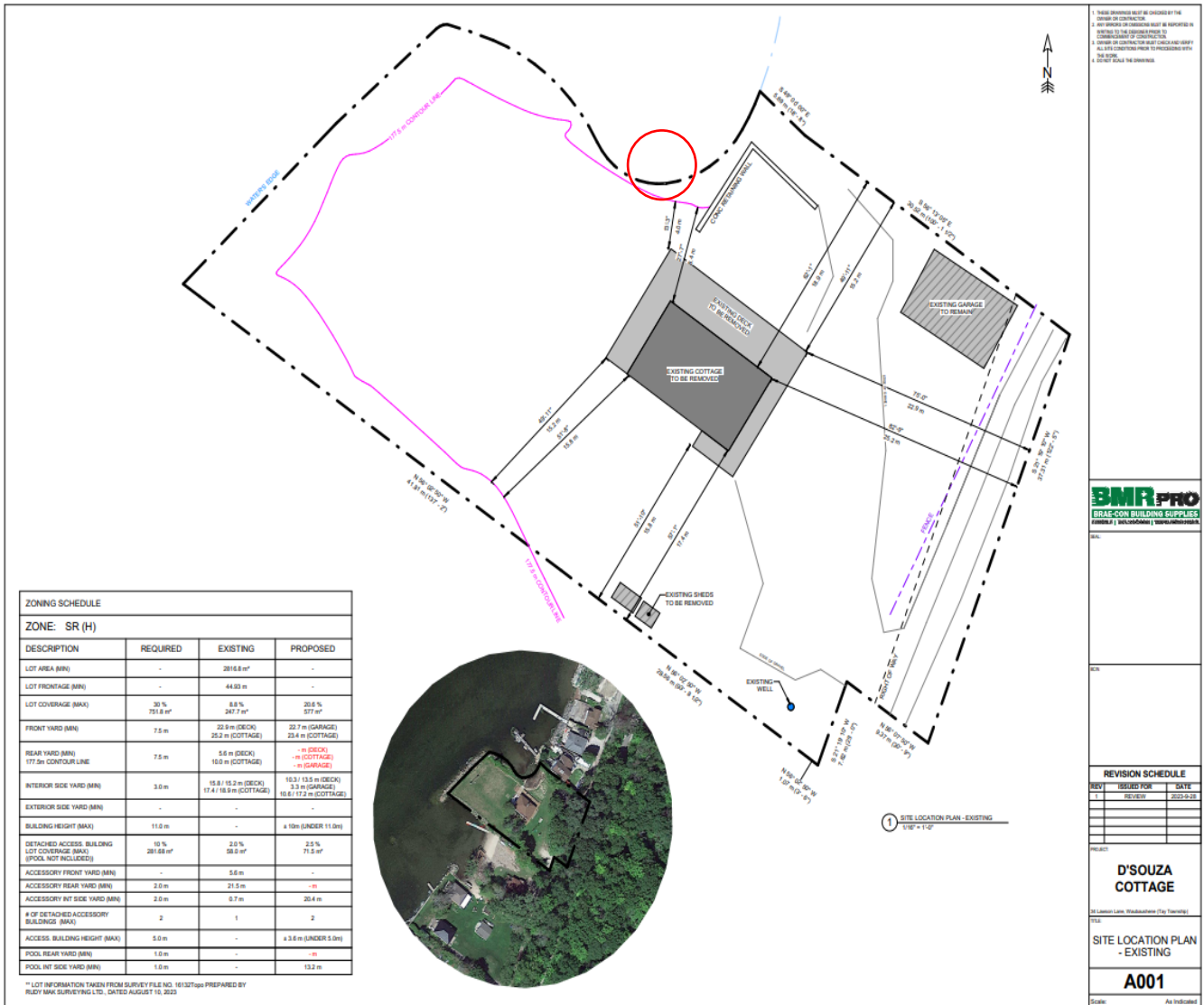
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, or provide comments prior to the meeting date, you must make a written request to the Secretary-Treasurer.

Dated: October 4th, 2023
Todd Weatherell, RPP, CPT
Secretary Treasurer

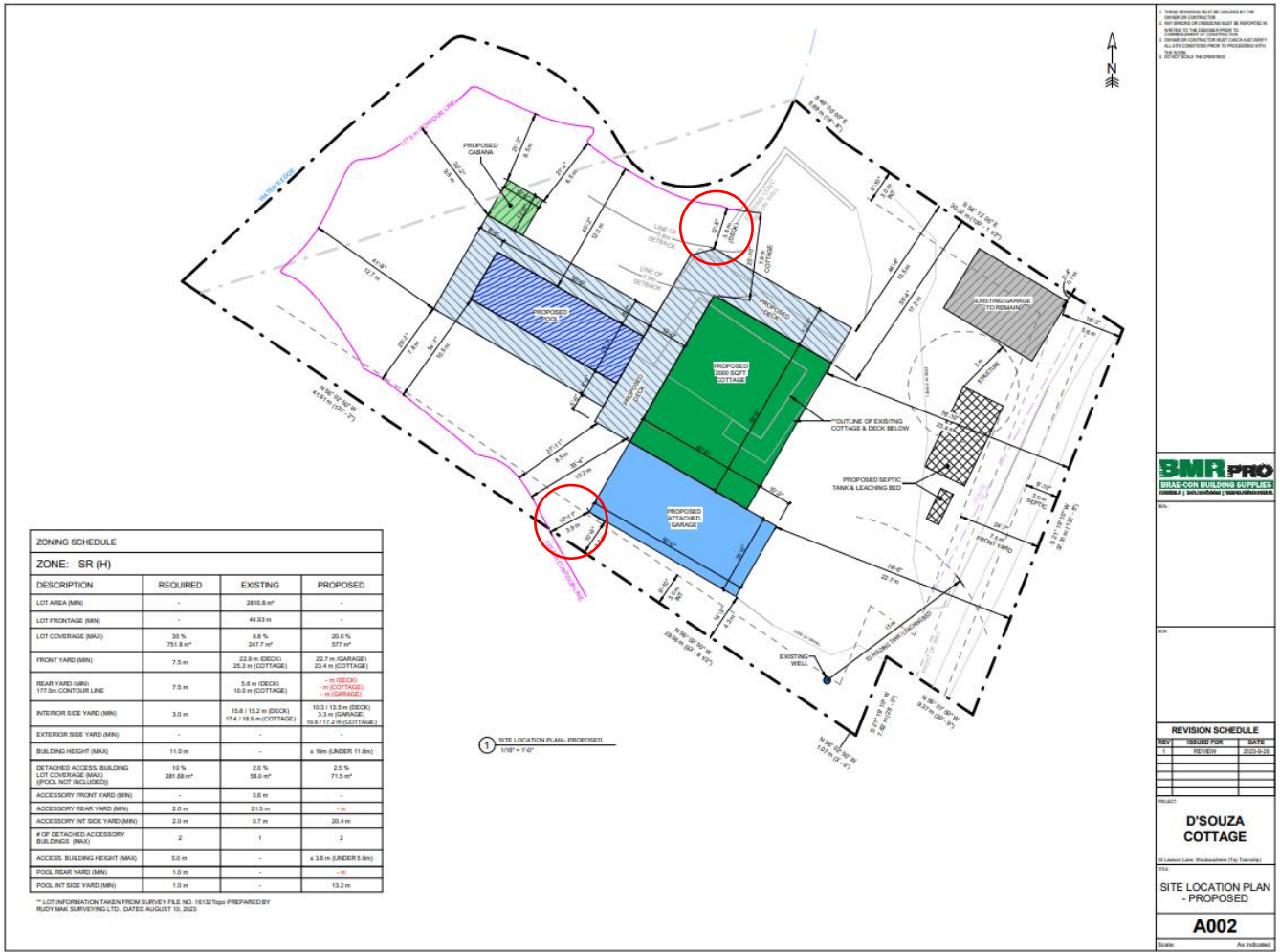
KEY MAP



EXISTING SITE PLAN DRAWING



PROPOSED SITE PLAN DRAWING



ZONING SCHEDULE			
ZONE: SR (H)			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN)	-	2818.8 m ²	-
LOT FRONTAGE (MIN)	-	44.93 m	-
LOT COVERAGE (MAX)	30 %	8.6 %	30.6 %
FRONT YARD (MIN)	7.5 m	22.9 m (DECK) 25.2 m (COTTAGE)	22.7 m (GARAGE) 25.4 m (COTTAGE)
REAR YARD (MIN) 177.5m CONTOUR LINE	7.5 m	5.4 m (DECK) 10.0 m (COTTAGE)	- (DECK) - (COTTAGE) - (GARAGE)
INTERIOR SIDE YARD (MIN)	3.0 m	15.3 / 15.2 m (DECK) 17.4 / 16.9 m (COTTAGE)	15.3 / 15.5 m (DECK) 13.9 m (GARAGE) 16.8 / 17.2 m (COTTAGE)
EXTERIOR SIDE YARD (MIN)	-	-	-
BUILDING HEIGHT (MAX)	11.0 m	-	4 10m (UNDER 11.0m)
DETACHED ACCESS. BUILDING LOT COVERAGE (MAX) (POOL NOT INCLUDED)	10 %	2.0 %	2.5 %
ACCESSORY FRONT YARD (MIN)	-	5.0 m	-
ACCESSORY REAR YARD (MIN)	2.0 m	21.0 m	-
ACCESSORY INT. SIDE YARD (MIN)	2.0 m	9.1 m	30.4 m
# OF DETACHED ACCESSORY BUILDINGS (MAX)	2	1	2
ACCESS. BUILDING HEIGHT (MAX)	5.0 m	-	4 3.0 m (UNDER 5.0m)
POOL REAR YARD (MIN)	9.0 m	-	-
POOL INT. SIDE YARD (MIN)	9.0 m	-	15.2 m

* LOT INFORMATION TAKEN FROM SURVEY FILE NO. 14132 TOPP PREPARED BY BOYI YAM SURVEYING LTD. DATED AUGUST 15, 2023

1. THESE DIMENSIONS MUST BE CHECKED BY THE OWNER OR CONTRACTOR.
2. ALL DIMENSIONS OF DIMENSIONS MUST BE REPORTED IN METERS TO TWO DECIMAL PLACES.
3. DIMENSIONS OF DIMENSIONS MUST BE CHECKED AND REPORTED AS ALL DIMENSIONS MUST BE PREPARED WITH THE DIMENSIONS.
4. DIMENSIONS MUST BE CHECKED.

BMP PRO
PROFESSIONAL BUILDING SERVICES
REGISTERED ARCHITECTS & ENGINEERS

REVISION SCHEDULE

REV	ISSUED FOR	DATE
1	REVIEW	2023-9-28

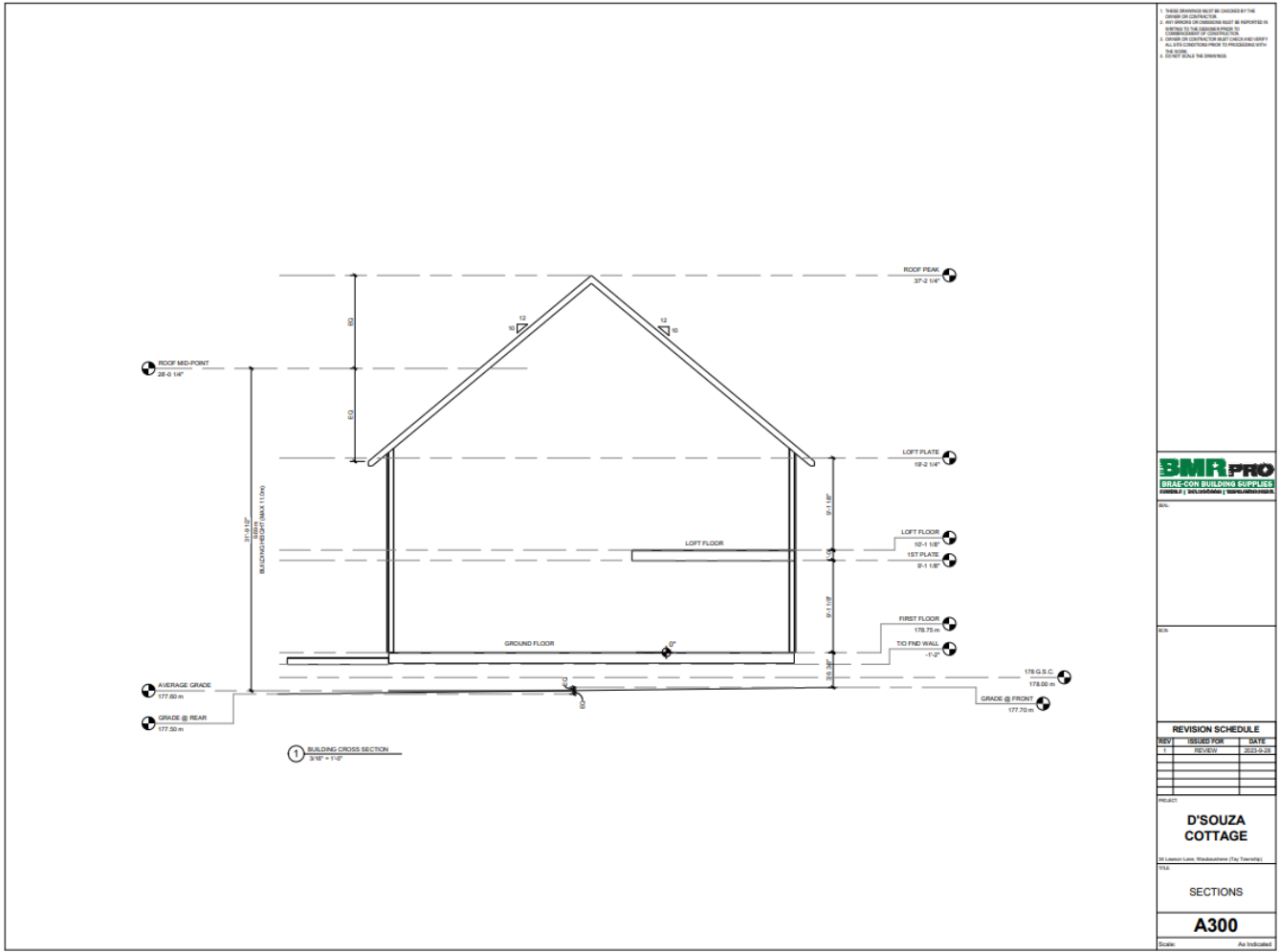
PROJECT: **D'SOUZA COTTAGE**

FILE: SITE LOCATION PLAN - PROPOSED

SCALE: **A002**

DATE: As Indicated

PROPOSED ELEVATION PLAN



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REVISION SCHEDULE

REV	ISSUED FOR	DATE
1	REVIEW	2023-9-28

PROJECT: **D'SOUZA COTTAGE**

FILE: SECTIONS

SCALE: **A300**

DATE: As Indicated