

TAY TOWNSHIP

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



COMMITTEE OF ADJUSTMENT NOTICE OF MEETING FILE NO. 2026-A-05

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by Marta Toniutti & Jim Vokey on behalf of Antonio & Francesca, owners of **36 Willow Street**, legally described as Plan 443, Part Lot 5, Part Lot 8, Part Block 2, Registered Plan 51R44372, Part 2, Township of Tay.

The application as submitted seeks to fulfill a condition of consent application 2025-B-13. The applicant is requesting relief from four (4) provisions of the Township of Tay Zoning By-law 2000-57, as amended. The applicant is requesting permission to allow for a reduced lot area of 1928.5 m² (0.47 ac), whereas, the minimum required lot area is 2000.0 m² (0.49 ac) for the retained lot. The applicant is requesting permission to allow for a reduced lot area of 1680.2 m² (0.41 ac), as well as to allow an accessory structure on a vacant lot with a front yard setback of 3.23 m (10.59 ft), whereas, the minimum required lot area is 2000.0 m² (0.49 ac), as well as accessory structures are not permitted on vacant lands, and the minimum required front yard setback for an accessory structure is 7.5 m (24.60 ft) for the severed lot.

The below chart summarizes the required and proposed reliefs:

Retained Lot		
Section 7.3.1 (a)	Required	Proposed
minimum lot area	2000.0 m ² (0.49 ac)	1928.5 m ² (0.47 ac)
Severed Lot		
Section 7.3.1 (a)	Required	Proposed
minimum lot area	2000.0 m ² (0.49 ac)	1680.2 m ² (0.41 ac)
Section 4.1.3	Permitted	Proposed
The accessory building may be erected on the lot before the erection of the main building provided that a building permit is issued for the main building.	No accessory building on a vacant lot prior to the issuance of a building permit for the main dwelling.	One (1) accessory structure approximately 30.56 m ² (329.30 ft ²).
Section 7.3.1 (c)	Required	Proposed
(i) Minimum Required Yards Front	7.5 m (24.60 ft)	3.23 m (10.59 ft)

A key map, and site plan are included in this notice.

The Committee of Adjustment will consider this application on **Wednesday, April 15th, 2026, 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/89638618217> 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: 896 3861 8217.

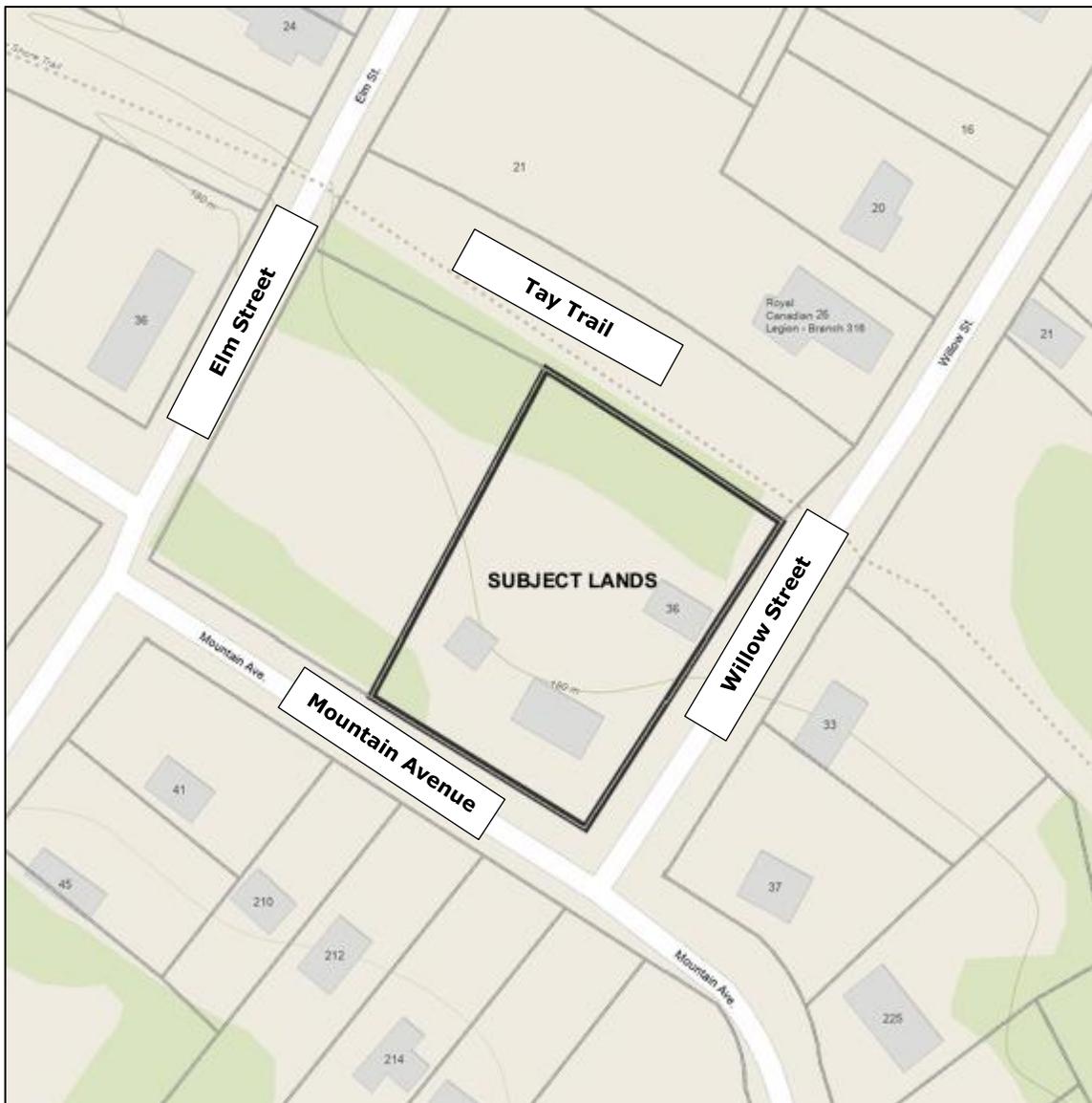
If you are unable to make written submissions and therefore wish to make an oral statement during the meeting, you can do so by using the "raise hand" function on the Zoom Video call or on a dial pad of a phone by dialing *9 while connected to the meeting by telephone.

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.

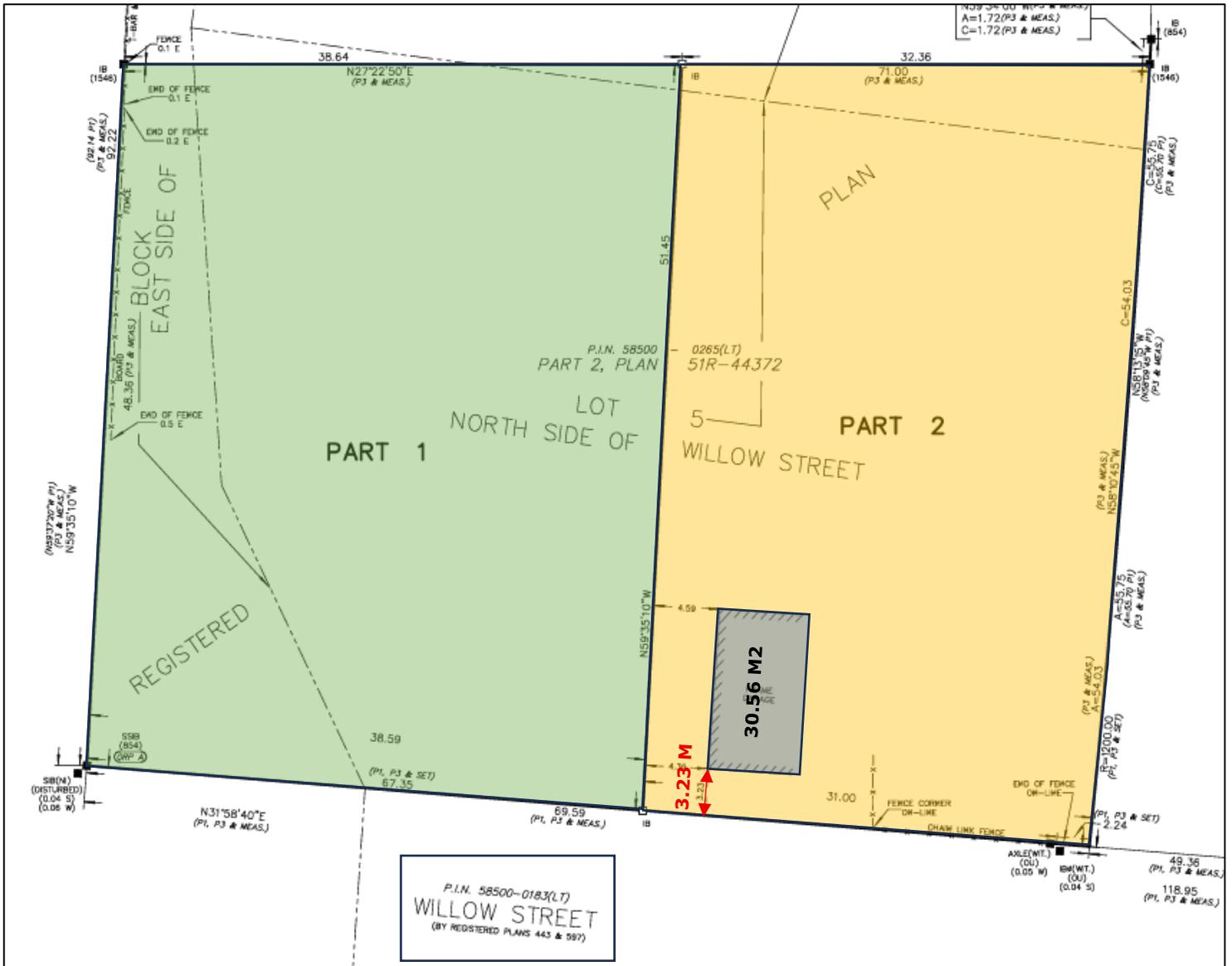
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer.

Dated: Wednesday, April 1st, 2026
Todd Weatherell, RPP, CPT
Secretary Treasurer

KEY MAP



SITE PLAN



- Retained Lot Area:**
1925.5 M2
- Severed Lot Area:**
1680.2 M2
- Accessory Structure**
Approx. 30.56 m2 (328.0 ft2)