

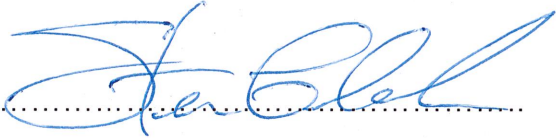
## ORDER

With respect to Tay Township, County of Simcoe, CIHA Order 002-2023  
Subsection 34.1 (9) of the Planning Act

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1. I hereby order pursuant to clause 34.1 (9) (a) of the *Planning Act*, further to a request from the Council for Tay Township set out in a resolution dated January 25, 2023, that:
  - (a) the zoning requirements attached as Appendix A apply to the lands, in Tay Township, County of Simcoe, set out in Appendix B,
  - (b) Appendices A and B attached to this Order, form part of this Order.
2. This Order comes into force on the day this Order is made.

Made by:



.....

Signature

Minister of Municipal Affairs and Housing

Date made: .....

May 12 / 2023

## APPENDIX A

### With respect to Tay Township, County of Simcoe Subsection 34.1 (9) of the Planning Act

#### Definition

1. In this Order,

“Event Centre” means any building or part of a building that is used, or designed to accommodate gatherings for specific commercial, recreational or institutional events and community activities, including weddings, community meetings, and other similar special events.

“Order” means the order made by the Minister of Municipal Affairs and Housing pursuant to clause 34.1(9) (a) of the *Planning Act* with respect to Tay Township, County of Simcoe.

“Zoning By-Law” means Tay Township Zoning By-law 2000-57.

#### Application

2. This Order applies to lands in Tay Township, County of Simcoe in the Province of Ontario, being the lands shown on the map attached to the Order as Appendix B.

#### Zoning By-law

3. Tay Township Zoning By-law 2000-57, as amended from time to time and in its entirety, applies to the lands described in section 2 of this Order.

#### Village Residential Zone (R2-35)

4.(1) This section applies to lands located in the area shown as the Village Residential Zone (R2-35) on the map referred to in section 2 of this Order.

(2) Every use of land and every erection, location or use of any building or structure is limited on the lands described in subsection (1) to the following,

- (a) Single detached dwelling; and
- (b) Home occupation.

(3) The zoning requirements for the uses permitted for Village Residential Zone (R2-35) shall be subject to the following provisions:

- (a) Minimum lot area of 400 square metres;
- (b) Minimum lot frontage of 12.5 metres;
- (c) Minimum front yard of 6 metres;
- (d) Minimum exterior side yard of 4.5 metres;
- (e) Minimum interior side yard of 1.2 metres;
- (f) Minimum rear yard of 7.5 metres;
- (g) Maximum lot coverage of 45 percent;
- (h) Maximum height of 9 metres; and
- (i) Minimum landscape open space of 25 percent.

#### Multiple Residential Zone (R3-12)

5. (1) This section applies to lands located in the area shown as the Multiple Residential Zone (R3-12) on the map referred to in section 2 of this Order.

(2) Every use of land and every erection, location or use of any building or structure is limited on the lands described in subsection (1) to the following,

- (a) Street townhouse dwelling; and
- (b) Home occupation.

(3) The zoning requirements for the uses permitted for Multiple Residential Zone (R3-12) shall be subject to the following provisions:

- (a) Minimum lot area of 200 square metres;
- (b) Minimum lot frontage of 6 metres;

- (c) Minimum front yard of 6 metres;
- (d) Minimum exterior side yard of 4.5 metres;
- (e) Minimum interior side yard of:
  - (i) 3 metres from townhouse block; and
  - (ii) 0 metres for interior townhouse units;
- (f) Minimum rear yard of 7.5 metres;
- (g) Maximum lot coverage of 40 percent;
- (h) Maximum height of 9 metres; and
- (i) Minimum landscape open space of 30 percent.

### **Multiple Residential Zone (R3-13)**

**6.** (1) This section applies to lands located in the area shown as the Multiple Residential Zone (R3-13) on the map referred to in section 2 of this Order.

(2) Every use of land and every erection, location or use of any building or structure is limited on the lands described in subsection (1) to the following,

- (a) Apartment dwelling; and
- (b) Event centre.

(3) The zoning requirements for the uses permitted for Multiple Residential Zone (R3-13) shall be subject to the following provisions:

- (a) Minimum lot area of 0.84 hectares;
- (b) Minimum lot frontage of 75 metres;
- (c) Minimum front yard of 7.5 metres;
- (d) Minimum exterior side yard of 7.5 metres;
- (e) Minimum interior side yard of 4 metres;
- (f) Minimum rear yard of 7.5 metres;
- (g) Maximum lot coverage of 30 percent;
- (h) Maximum height of 12 metres;
- (i) Minimum parking space requirement of:
  - (i) 1 space per 20 square metres of Event Centre Gross Floor Area;
  - (ii) 1 space per apartment dwelling unit; and
  - (iii) 0.25 space per unit for visitor parking.

### **Terms of use**

**7.** (1) Every use of land and every erection, location and use of any building or structure shall be in accordance with this Order.

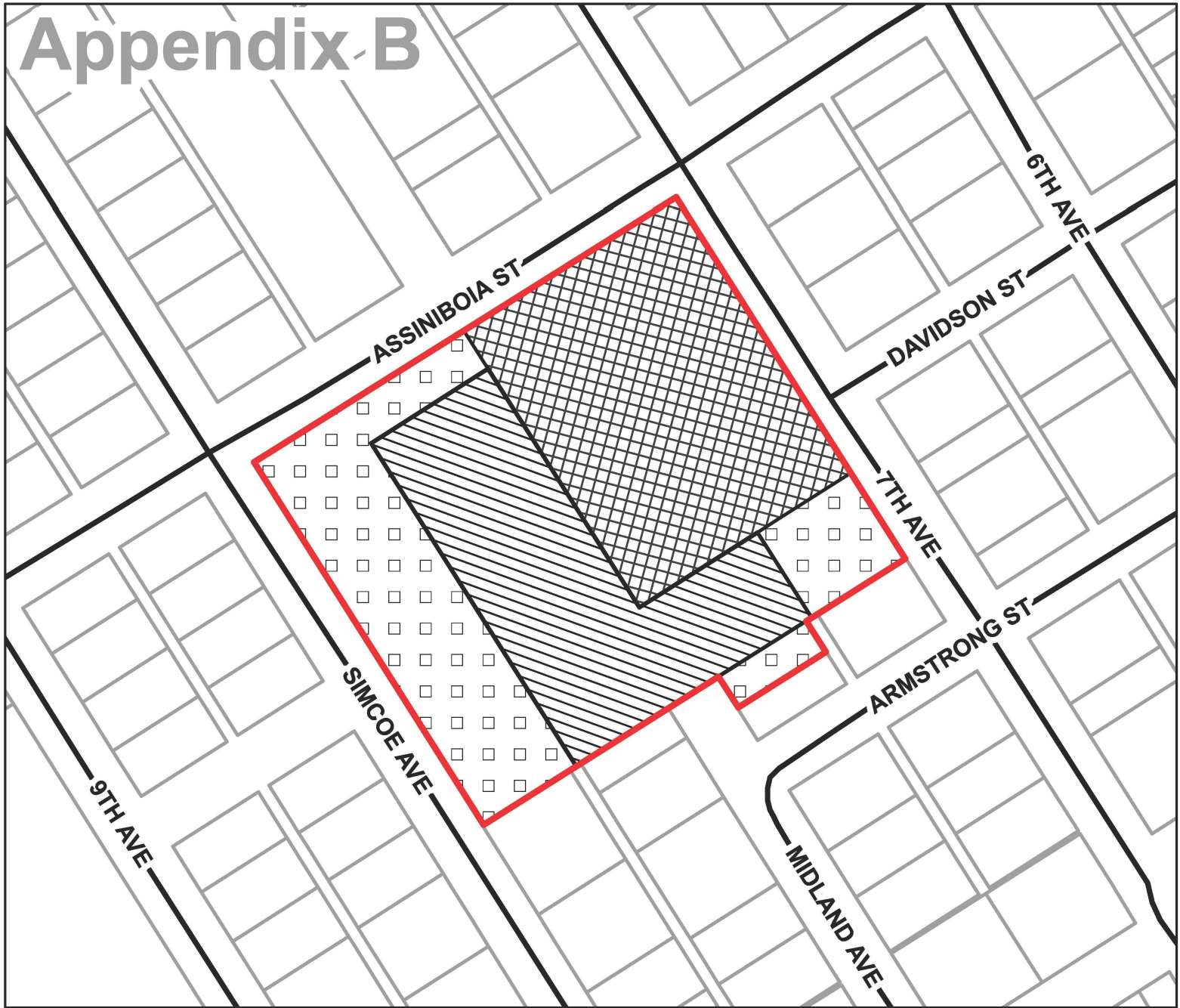
(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.







(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

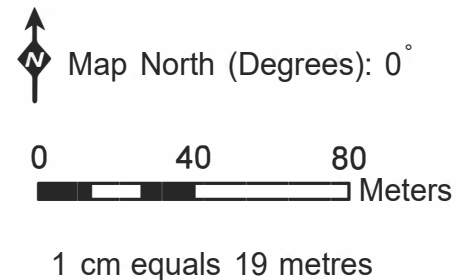
**Lots 55-59, 91-96 E/S Midland St; Lots 85-90 W/S Seventh Ave;  
 Lots 67-70, 103-108 E/S Simcoe St; Lots 63-66, 97-102, W/S Midland St;  
 Lots 51-54, W/S Seventh Ave; Unnamed Lanes on Registered Plan 549,  
 abutting Lots 51 to 58, 63 to 70, 85 to 91, 97 to 108, Midland St and Third St  
 all on Registered Plan 549, Township of Tay, County of Simcoe.**

# Appendix B



## LEGEND

-  Multiple Residential Zone (R3-12)
-  Multiple Residential Zone (R3-13)
-  Village Residential Zone (R2-35)
-  Subject Lands
-  Road Network
-  Assessment Parcels



**THIS IS NOT A PLAN OF SURVEY**



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