



THE CORPORATION OF THE TOWNSHIP OF TAY

450 Park St.
P.O. Box 100
Victoria Harbour, ON
L0K 2A0

Phone (705) 534-7248
Fax (705) 534-4493
www.tay.ca

THE CORPORATION OF THE TOWNSHIP OF TAY NOTICE OF A PUBLIC MEETING

FOR A PROPOSED ZONING BY-LAW AMENDMENT

Take Notice the Corporation of the Township of Tay has received a complete application from Bayview Heights Homes Ltd., Sunkist Homes Inc., and 231561 Holdings Limited, the owners of various parcels of land identified on the key map attached, and the Township will be holding a Public Meeting on **Wednesday February 26th, 2025, at 6:30 PM** to consider an amendment to the Township's Zoning By-law 2000-57, as amended pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended.

The Council Meeting will be held in-person in the Council Chambers of the Township Municipal Office located at 450 Park Street in Victoria Harbour and will be broadcasted to the Township's YouTube Channel at www.youtube.com/@TayTownshipON. *Please note that there may be more than one public meeting and that the matter will be heard in the order it appears on the agenda.*

Council has not yet taken a position on the application and notice is being circulated to obtain public and agency input.

Purpose and Effect of the Proposed Zoning By-law:

The proposed Zoning By-law Amendment would rezone a portion of subject lands from the Rural (RU) Zone to the Village Residential Exception Twenty-Two Hold (R2-22(H)) Zone, a portion of the lands from the Open Space (OS) Zone to the Village Residential Exception Twenty-Two Hold (R2-22(H)) Zone and to modify the Exception Twenty-Two Zone. The modifications proposed is to amend the current provisions to reduce the exterior side yard setbacks from 5.0 metres to 2.0 metres and to increase the maximum lot coverage permitted from 30% to 33% for single detached dwellings.

The modifications are also proposed to permit Semi Detached Dwellings with:

- | | |
|----------------------------|--|
| (a) Minimum Lot Area | 210 sq. m |
| (b) Minimum Lot Frontage | 5.8 m |
| (c) Maximum Lot Coverage | 40% |
| (d) Minimum Required Yards | |
| i. Front | 7.5 metres |
| ii. Interior Side | vertical common wall – 0 metres, exposed end wall – 1.2 metres |
| iii. Exterior Side | 1.2 metres |

iv. Rear	7.5 metres
(e) Maximum Height of a Building	9 metres
(f) Minimum Gross Floor Area	75 sq. metres per dwelling unit
(g) Minimum Driveway Distance to a Side Lot Line	0.90 metres
(h) Notwithstanding Section 8.4.19 (g), abutting driveways may be established along an interior side lot line provided that abutting driveways do not exceed a combined width of 10.5 metres.	

The lands would also be subject to a Hold Provision, which shall only be removed once the Township is satisfied that:

- 1) Provision of full municipal services,
- 2) A public road is fully open, maintained, and accessible to the lands, or an agreement is in place with the Township to facilitate this access.

A Key Map showing the location of the subject lands is provided with this notice.

Information Available: Pursuant to Section 34 (10.7) of the Planning Act, the Application file is part of the public record and is available to the public for inspection. Any person wishing further information or clarification regarding the application or to arrange to inspect the file should contact the Planning and Development Department at 705-534-7248.

Take Notice that any person may make a submission in support of or in opposition to the proposed Amendment to the Zoning By-law. Written submissions regarding the proposal can be sent to the Planning and Development Division 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. Submissions received will form part of the public record, including the name and address of those making submissions. All written correspondence received up until the Agenda has been published, the Friday preceding the meeting date, but before 2:30 p.m. the day before the meeting will be added to the Agenda prior to the meeting. The names and addresses of those making submissions between 2:30 p.m. the day before the meeting and 4:00 p.m. the day of the meeting will be provided to Council and read into the public record. Submissions after this time will be summarized in the recommendation report to Council.

If you wish to be notified of Council's decision regarding the proposed Amendment to the Zoning By-law, you must submit a written request to the Planning Department, Township of Tay, 450 Park Street, PO Box 100, Victoria Harbour, ON., L0K 2A0 or by email at planning@tay.ca.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Tay before the proposed Amendment to the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Tay to the Ontario Land Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Lands Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Any questions regarding this notice should be sent to the Manager of Planning and Development Services, (705) 534-7248, ext. 225 or email at tweatherell@tay.ca.

Dated at the Township of Tay on the 3rd day of February 2025.

Todd Weatherell, RPP, CPT
Manager of Planning & Development Services

Key Map



 Lands subject to application for Zoning By-law Amendment.