



**THE CORPORATION OF THE
TOWNSHIP OF TAY**

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**NOTICE OF PUBLIC MEETING REGARDING THE PROPOSED HOUSEKEEPING
AMENDMENT TO ZONING BY-LAW 2000-57**

Take Notice that the Council for The Corporation of the Township of Tay will be holding a Public Meeting electronically on **Wednesday August 26th at 6:30 PM** to consider amendments 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 streamed live via Zoom meetings at www.tay.ca/Meetings. *Please note that there may be more than one public meeting and that the matter will be dealt with in the order it appears on the agenda.*

The Purpose and Effect of the proposed amendments to Zoning By-law 2000-57 is to make a number of housekeeping or technical changes including clarification to general provisions.

There is no key map attached to this notice given that the provisions of this by-law apply to the entire Township.

As directed by Council, the Township's Planning and Development Department commenced the preparation of a Housekeeping Amendment to Zoning By-law 2000-57, as amended. The proposed Housekeeping Amendment is intended to address a number of formatting, interpretation and technical issues that have been identified through the day-to-day use of the By-law. The following identifies the major changes that will occur to the Zoning By-law and identifies the new standards/provisions proposed.

The purpose of the proposed housekeeping amendment seeks to simplify wording and clarify the intent of ambiguous provisions and proposes:

Definitions: Section 3.0

- Clean up the definitions within the By-law by ensuring consistent use of terms.
- Adding the terms "Barn", "Equestrian Facility", Amend the terms "Hobby Farm", "Lot, Corner", and "Agricultural Building".

General Provisions: Section 4.0 "Accessory Building and Structures"

- Modify to

- o The maximum ground floor area for accessory buildings/structures in a residential zone shall not exceed 93 square metres on lots that have a lot area of less than 4,046 square metres (1 acre), nor shall the height exceed 5.0 metres. On residential zoned lots with a lot area greater than 4,046 square metres, no accessory building or structure shall occupy more 111 square metres of ground floor area, nor shall the height exceed 6.0 metres.
- o On lots in the Agricultural and Rural Zones which are less than 2 hectares in lot area, no accessory building or structure shall occupy more than 130 square metres or ground floor area, nor shall the height exceed 11.0 metres

- Notwithstanding the above provisions of Section 4.1.6, the gross floor area of any detached accessory building or structure shall not exceed the gross floor area of the existing dwelling on the lot.

Village Residential (R2) Zone Section 8.0

- Add semi-detached dwellings as a permitted use and also add in Zoning Standards for them.

Agricultural Zone (A) Section 25 Rural (RU) Zone Section 26

- Add "Barns" to the zoning provisions of Section 25.3.2
- AMEND: 25.3.2(a) and 26.3.2 (a)
 - Minimum lot area for an Agricultural use 2.0 hectares , Agricultural intensive use 4.0 hectares ,Hobby Farm 2.0 hectares, Equestrian Facility 4.0 hectares
- Remove reference to hobby farm as it is now under Section 25.3.2 and 26.3.2

Rural (RU) Zone Section 26

- Add:
 - Regulations for Barns, Agricultural Buildings and Structures
 - (a) Minimum Required Yards (i) Front 30 metres (ii) Rear 30 metres (iii) Interior Side 15 metres (iv) Exterior Side 30 metres (c) Maximum Lot Coverage 10%

Agricultural (A) Zone Section 25 and Rural (RU) Zone Section 26

ADD- to both Sections 25 and 26- Policies for Equestrian Facilities

(a) Minimum Lot Area 4 hectares (b)Minimum Required Yards (i) Front 30 metres (ii) Rear 30 metres (iii) Interior Side 15 metres (iv) Exterior Side 30 metres (c) Maximum Lot Coverage 10%

Private and Commercial Kennel Provisions

Direction was also provided for Staff to review the Kennel Provisions of the Zoning By-law in Sections 25 and 26.

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. An electronic copy of the application is available under "Packages" on the meeting calendar entry for the public meeting at tay.ca/Calendar. Any person wishing for further information or clarification with regard to the applications can contact Steven Farquharson, General Manager, Protective and Development Services via email at sfarquharson@tay.ca or by telephone at 705-534-7248 Extension 225.

Take Notice that any person may make a submission in support of or in opposition to the proposed Amendments to the Official Plan and Zoning By-law. Written submissions regarding the proposal can be sent to the Planning 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. The names and addresses of those making submissions that are received by 4:00pm on August 26th, 2020, will be read into the public record, submissions after this time will be summarized in the recommendation report to Council. **To view the meeting online visit <https://us02web.zoom.us/j/85172034877> or www.tay.ca/Meetings.** You can also listen in by telephone by calling 705-999-0385 (a local telephone number) and entering meeting ID number 851 7203 4877 #.

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 typing *9.

If you wish to be notified of Council's decision regarding the proposed Amendments to the Zoning By-law, you must submit a written request to Steve Farquharson at the address shown above.

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 Amendments to the Zoning By-law are passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Tay to the Local Planning Appeal Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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 General Manager, Protective and Development Services, (705) 534-7248, ext. 225 or email at sfarquharson@tay.ca

Dated at the Township of Tay on the 6th day of August, 2020

Steven Farquharson, B.URPL, MCIP, RPP
General Manager, Protective and Development Services
Manager of Planning and Development