

# TAY TOWNSHIP

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



## COMMITTEE OF ADJUSTMENT NOTICE OF MEETING FILE NO. 2026-A-04

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by Innovative Planning Solutions on behalf of Roger Bagnarol, owner of **6790 HWY 93**, legally described as Tay Concession 1, West Part Lots 78 and 79, Registered Plan 51R42544, Part 1, Township of Tay.

The applicant is requesting relief from three (3) provisions of the Township of Tay Zoning By-law 2000-57, as amended. The applicant is requesting permission to construct a detached garage with a ground floor area of 222.96 m<sup>2</sup> (2400.0 ft<sup>2</sup>), whereas, the maximum permitted ground floor area is 130.0 m<sup>2</sup> (1400.0 ft<sup>2</sup>) on the proposed retained lot. The applicant is also requesting permission to construct a detached accessory dwelling unit (ADU) with a gross floor area of 130.0 m<sup>2</sup> (1400.0 ft<sup>2</sup>) and a height of 6.0 metres (19.69 feet), whereas, the maximum permitted gross floor area is 111.0 m<sup>2</sup> (1194.0 ft<sup>2</sup>) and the maximum permitted height is 4.0 metres (13.12 feet) on the proposed severed lot.

The below chart summarizes the required and proposed reliefs:

Retained Lot		
Section 4.1.6	Permitted	Proposed
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 of ground floor area, nor shall the height exceed 11.0 metres.	130.0 m <sup>2</sup> (1400.0 ft <sup>2</sup> )	222.96 m <sup>2</sup> (2400.0 ft <sup>2</sup> )
Severed Lot		
Section 4.2.1	Permitted	Proposed
(f) Maximum gross floor area for detached accessory dwelling unit (ADU) on a lot greater than 0.41 ha (1.1 ac) in size	111.0 m <sup>2</sup> (1194.0 ft <sup>2</sup> )	130.0 m <sup>2</sup> (1400.0 ft <sup>2</sup> )
(j) Maximum permitted height.	4.0 metres (13.12 feet)	6.0 metres (19.69 feet)

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

The Committee of Adjustment will consider this application on **Wednesday, April 15<sup>th</sup>, 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](mailto: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](http://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 1<sup>st</sup>, 2026  
Todd Weatherell, RPP, CPT  
Secretary Treasurer

### KEY MAP



## SITE PLAN



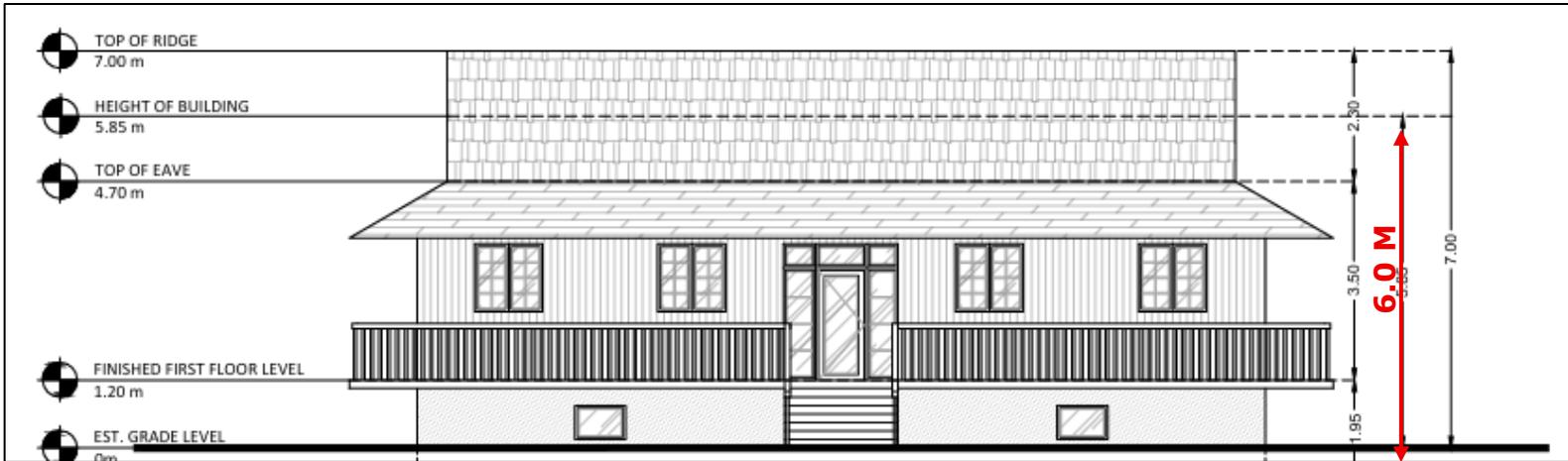
- |  |   |
|--|---|
| <p><span style="display: inline-block; width: 20px; height: 20px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Proposed Detached Garage<br/>222.96 m<sup>2</sup> (2400.0 ft<sup>2</sup>)</p> | <p><span style="display: inline-block; width: 20px; height: 20px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Proposed Accessory Dwelling Unit (ADU) 136.0 m<sup>2</sup> (1400.0 ft<sup>2</sup>)</p> |
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### PROPOSED DETACHED GARAGE CONCEPT

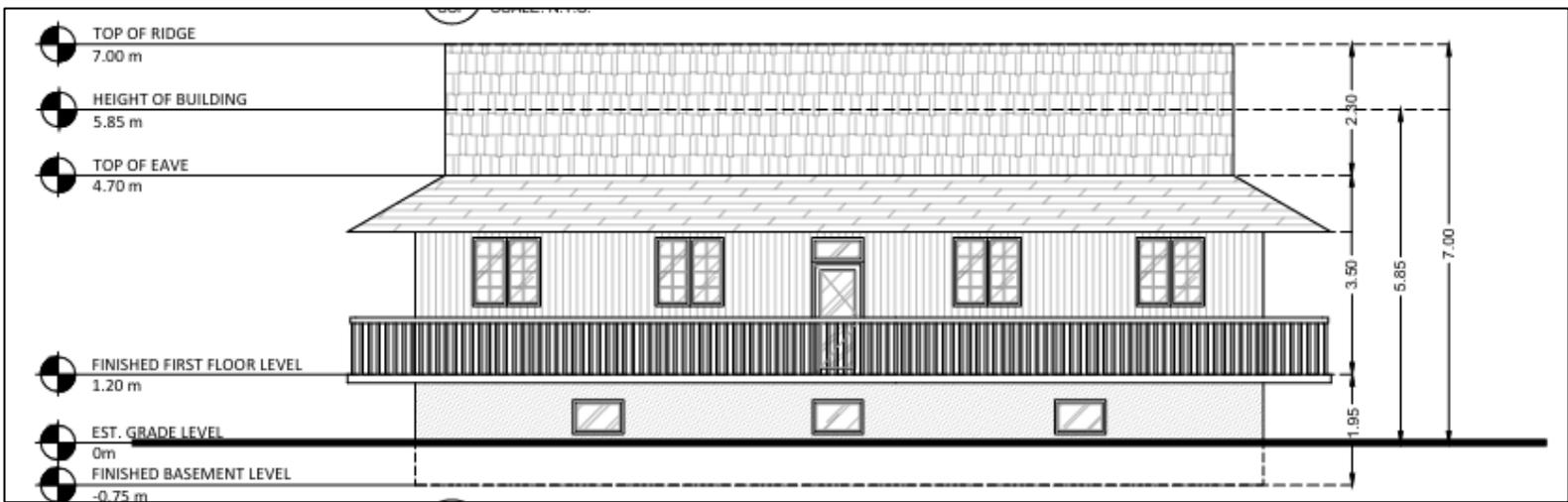


# ELEVATION PLANS FOR PROPOSED ACCESSORY DWELLING UNIT

## FRONT VIEW



## REAR VIEW



## SIDE VIEW

