

# TAY TOWNSHIP

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



## COMMITTEE OF ADJUSTMENT NOTICE OF MEETING FILE NO. 2026-A-10

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by David & Joan Hamilton owners of **10 McMulkin Lane**, legally described as Concession 6 West, Part Lot 13, 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 expand the existing detached garage creating a maximum ground floor area of 120.4 m<sup>2</sup> (1,295.98 ft<sup>2</sup>), with a maximum height of 6.0 m (19.69 ft), a maximum lot coverage of 10.5% (120.38 m<sup>2</sup>/1,295.76 ft<sup>2</sup>), and an interior side yard setback of 1.52 m (4.99 ft), whereas, the maximum permitted ground floor area is 93.0 m<sup>2</sup> (1,001.04 ft<sup>2</sup>), the maximum permitted height is 5.0 m (16.40 ft), the maximum permitted lot coverage is 10% (114.65 m<sup>2</sup>/1,234.08 ft<sup>2</sup>), and the minimum required interior side yard setback is 2.0 m (6.56 ft).

The below chart summarizes the required and proposed reliefs:

Section 4.1.6	Permitted	Proposed
The maximum ground floor area of any one detached accessory building or structure in any 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.	Ground Floor Area 93.0 m <sup>2</sup> (1,001.04 ft <sup>2</sup> )  Height 5.0 m (16.40 ft)	Ground Floor Area 120.4 m <sup>2</sup> (1295.98 ft <sup>2</sup> )  Difference in Ground Floor Area 27.4 m <sup>2</sup> (294.94 ft <sup>2</sup> )  Height 6.0 metres (19.69 ft)
Section 4.1.5	Permitted	Proposed
The maximum lot coverage for all detached accessory buildings and structures in the R1, R2, R3, SR, LSR, RMH, RE, RU and A Zones shall be 10%.	10% (114.65 m <sup>2</sup> /1,234.08 ft <sup>2</sup> )	10.5% (120.38 m <sup>2</sup> /1,295.76 ft <sup>2</sup> )  Difference of 0.5 % (5.73 m <sup>2</sup> /61.68 ft <sup>2</sup> )
Section 4.1.8	Required	Proposed
(c) Minimum required interior side yard setback.	2.0 m (6.56 ft)	1.52 m (4.99 ft)

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

The Committee of Adjustment will consider this application on **Wednesday, May 20<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/81536220041> 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: 815 3622 0041.

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.

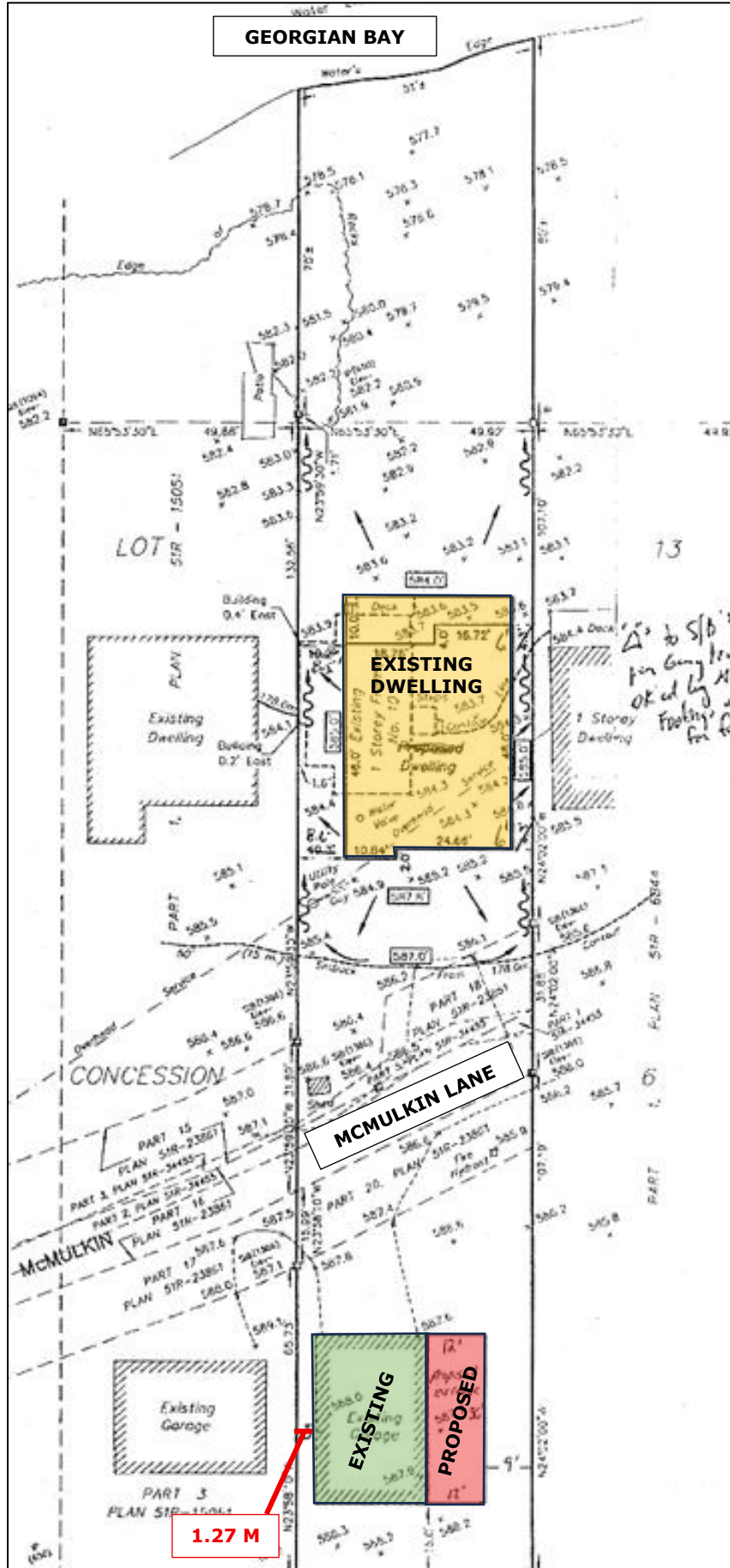
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer.

Dated: Wednesday, May 6<sup>th</sup>, 2026  
Todd Weatherell, RPP, CPT  
Secretary Treasurer

### KEY MAP



# SITE PLAN



- EXISTING DWELLING
- EXISTING GARAGE
- PROPOSED GARAGE EXPANSION

LOT COVERAGE	
<b>LOT AREA</b>	<b>1146.6 M2 (12,340.39 FT2)</b>
<b>EXISTING DETACHED GARAGE</b>	<b>80.26 M2 (863.91 FT2)</b>
<b>PROPOSED EXPANSION</b>	<b>40.14 M2 (432.06 FT2)</b>
<b>TOTAL PROPOSED COVERAGE</b>	<b>10.5%</b>

# PROPOSED ELEVATION PLANS

