

**THE CORPORATION OF THE TOWNSHIP OF TAY**

**BY-LAW NO. 2026-XX**

**Being a By-law to amend Zoning By-law 2000-57 being the  
General Zoning By-law for the Township of Tay**

**WHEREAS** By-law Number 2000-57 is the General Zoning By-law of the Corporation of the Township of Tay; and,

**AND WHEREAS** the Council of the Corporation of the Township of Tay has Amended the General Zoning By-law and has approved the proposed amendments; and,

**AND WHEREAS** authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE  
TOWNSHIP OF TAY ENACTS AND BE IT ENACTED AS FOLLOWS;**

1. 2.6 INSPECTION - INSPECTION OF PREMISES The Manager of Planning and Development Services, or any officer designated by Council to enforce the provisions of the Zoning By-law shall have the powers authorized by Section 49 of the Planning Act, R.S.O. 1990, as amended.

2. Subsection 3.2 "Definitions", be amended by the addition of the following and that the subsections following be renumbered accordingly:

3.2.112 High Water Mark means the location where the high-water level of a lake or river meets the land. For Georgian Bay, this level shall be measured as 178.0 Geological Survey of Canada (G.S.C) datum.

3.2.112 Hobby Farm means the keeping of no more than five (5) livestock units kept for recreational purposes on the same lot as a single detached dwelling but does not include an intensive agricultural use or a kennel. For this definition, (1) livestock unit shall mean one horse, cattle, sheep, pig, goat, chicken, turkey or similar domestic livestock animal.

3.2.143 Marina shall mean a building, structure or place that may contain docking facilities where boats and boat accessories may be stored, serviced, repaired and/or kept for sale or rent and where facilities for the sale of marine fuels and lubricants and facilities for waste water pump out may be provided and may also contain facilities for the sale of food goods accessory to the marina. Floating accommodations are not to be docked, or moored, or kept for sale or rent at a marina.

3.2.228 Uncovered Private Dock shall mean an uncovered structure for the mooring of boats, attached to or forming part of the mainland or used in conjunction with a use on the mainland at which boats or other floating vessels are berthed or secured but does not include floating accommodations.

3. Subsection 4.1.4 No accessory building being a quonset or nissen hut, a half-cylindrical or semi-circular roof shape structure; or a Pre-Fabricated Shipping Container shall be permitted in any Residential (R1, R2, R2-S, R3, SR, LSR, RMH, RTP) Zone.

4. Subsection 4.1.5 Maximum Lot Coverage

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%. The 10% is separate from the maximum lot coverage permissible under the zone regulations for single detached dwellings. A swimming pool shall not be considered as part of the lot coverage in any Zone, provided no part of the swimming pool protrudes more than 1.4 metres above the ground level surrounding the swimming pool. Decks which are attached or directly abutting a dwelling shall be considered part of the lot coverage for the main building.

5. Subsection 4.1.9 Detached Accessory Building and Structures less than 15m<sup>2</sup>

(a) a) one (1) detached accessory building and structure less than 15m<sup>2</sup> shall be permitted in the front yard, but not in the required front yard setback of the main building, in all residential zones;

6. Subsection 4.1.10 Boat Houses, Pump Houses, and Boat Docks.

Boat House, Pump House Interior Side Yard Setback 2 metres

Boat Dock Interior Side Yard Setback 4 metres

Property lines shall project in a straight-line projection into the water from where it meets the lot line at the water's edge.

7. Section 4.2.2 ADU's Contained Within the Main Dwelling on Properties Zoned R1, R2, SR, A, RU & LSR Not on Full Municipal Services will be subject to the following provisions:

Remove subsection (a) An additional dwelling unit contained within an accessory structure shall be a permanent structure anchored to a permanent foundation and renumber accordingly.

8. Remove Section 4.5.3 Lots On Islands.

9. Remove Section 4.17 Occupancy of Partially Completed Dwellings.

10. Add Section 4.35 Floating Accommodations

Floating Accommodation means a floating building, structure or thing, or a combination of floating buildings, structures, or things, equipped or useable for overnight accommodation and not primarily used for navigation, and includes a floating building, structure or thing, or a combination of floating buildings, structures, or things that:

- i. Is primarily designed for or able to be used for residential purposes;
- ii. Is a raft, barge, or floating platform that has on top of it a building, structure, vehicle, or thing that may be used for overnight accommodation, for camping purposes or as an outdoor accommodation;
- iii. Would be expected to be towed or pushed to be relocated or is relocated by means of any other type of assistance or is self-propelled.
- iv. Is equipped with anchor(s) and/or jack-up technology or a similar mechanism used to anchor or rise above the surface of the water, with or without spudcans; or
- v. Has a floating foundation or a floatation platform which may include floats constructed of any material or substance used to assist with floatation.

- vi. No person shall use any in-water boathouse, barge, marine vessel or any other floating structure or building, for use as a dwelling unit in any zone or appurtenant to a zone
- vii. Floating accommodations are prohibited in any zone or appurtenant to a zone.

11. Subsection 4.30. USE OF VACANT LANDS - No vacant lot shall be used for the purpose of the storage of motor vehicles, machinery or equipment, trailers or other similar objects which are not incidental to the expeditious construction of a building on such lot, and where not otherwise specifically permitted by the provisions of this By-law. Human Habitation including camping is prohibited on a vacant lot.

12. Section 12 - SHORELINE RESIDENTIAL "SR" ZONE – Subsection 12.3.5, 12.4.1 (e), 12.4.2 Single detached Dwelling Maximum Height 11.0 m. be amended to 9.0 m.

13. Section 13 – LIMITED SERVICE RESIDENTIAL "LSR" ZONE – Subsection 13.3.5 Single detached Dwelling Maximum Height 11.0 m.

14. That Schedule "L" to General Zoning By-law No. 2000-57, is hereby further amended by rezoning a portion of the lands described as Concession 8, West Part Lot 8, municipally known as 1983 Gervais Road from the Open Space "OS" Zone to the Rural "RU" Zone.

15. That Schedule "B" to General Zoning By-law No. 2000-57, is hereby further amended by rezoning those lands described as Concession 3, North Part Lot 14, municipally known as 2738 Old Fort Road from the General Industrial Exception Four "M1-4" Zone to the General Industrial "M1" Zone.

16. That Schedule "E" to General Zoning By-law No. 2000-57, is hereby further amended by rezoning a portion of the lands described as Concession 10, Part Lot 4, Part Lot 5, municipally known as 1630 Old Coach Road from the General Industrial Exception Four "M1-4" Zone to the Rural "RU" Zone.

17. This By-Law shall come into force and take effect immediately upon the final passing thereof.

**THAT BY-LAW NO. 2026-XX BE ENACTED AS A BY-LAW OF THE TOWNSHIP OF TAY THIS DAY OF 2026.**

**THE CORPORATION OF THE TOWNSHIP OF TAY**

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**MAYOR, Ted Walker**

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**CLERK, Katelyn Johns**

**By signing this by-law on this day of, 2026,  
Mayor Walker will not exercise the power to veto this by-law.**