

TAY TOWNSHIP

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



**COMMITTEE OF ADJUSTMENT
NOTICE OF MEETING
FILE NO. 2025-A-25**

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by Paul DaCunha Architect on behalf of Maria & Michael Simas, owners of **105 Silver Birch Crescent**, legally described as Plan 922, Lot 122, Township of Tay.

The applicant is requesting relief from two (2) provisions of the Township of Tay Zoning By-law 2000-57 as amended. The applicant is requesting permission to construct a new single detached dwelling with a height of 7.82 m (25.66 ft), whereas the maximum permitted height is 7.0 m (22.97 ft) and a minimum setback of 15.0 m (49.21 ft) to the 177.0 metres G.S.C. elevation, whereas, a 15.0 m setback (49.21 ft) setback to the 178.0 metres G.S.C. elevation is required.

The below chart summarizes the required and proposed reliefs:

Section 8.4.14.1	Permitted	Proposed
(i) Maximum Height	7.0 metres (22.97 feet)	7.82 metres (25.66 feet)
Section 4.31	Required	Proposed
No building or structure shall be located within 15.0 metres of the 178.0 metres G.S.C. elevation on a waterfront lot.	15.0 metres (49.2 feet) from the 178.0 metres G.S.C. elevation	15.0 metres (49.2 feet) from the 177.0 metres G.S.C. elevation

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

The Committee of Adjustment will consider this application on **Wednesday, November 19th, 2025, 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, 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/89427217653> or 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: 894 2721 7653.

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.

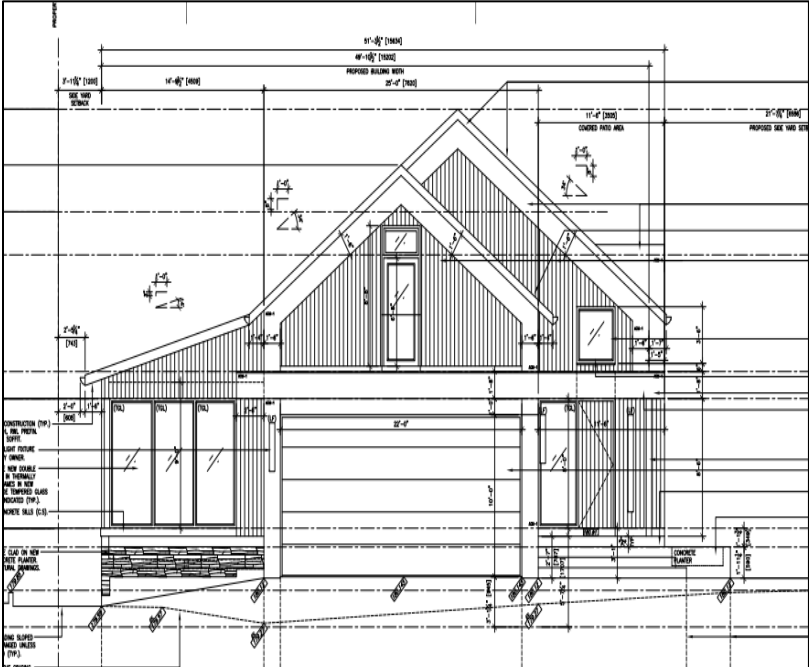
Dated: November 5th, 2025
Todd Weatherell, RPP, CPT
Secretary Treasurer

KEY MAP

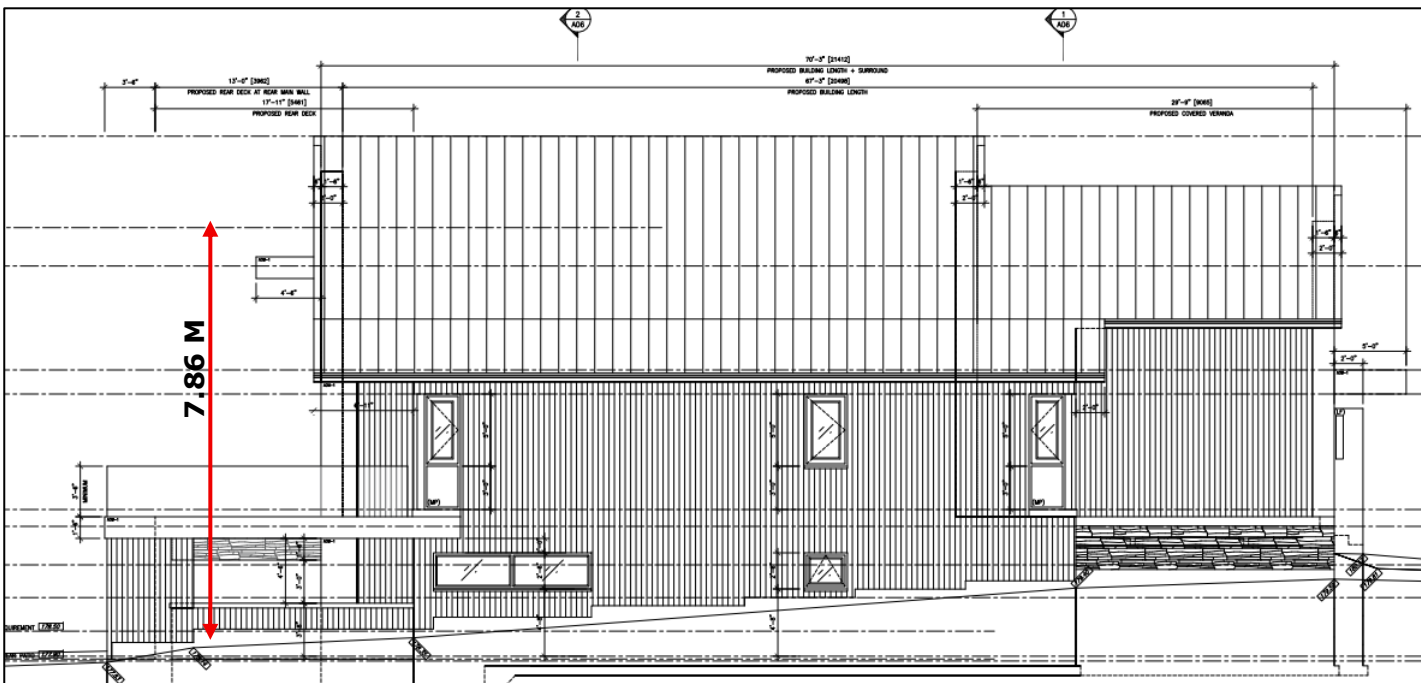
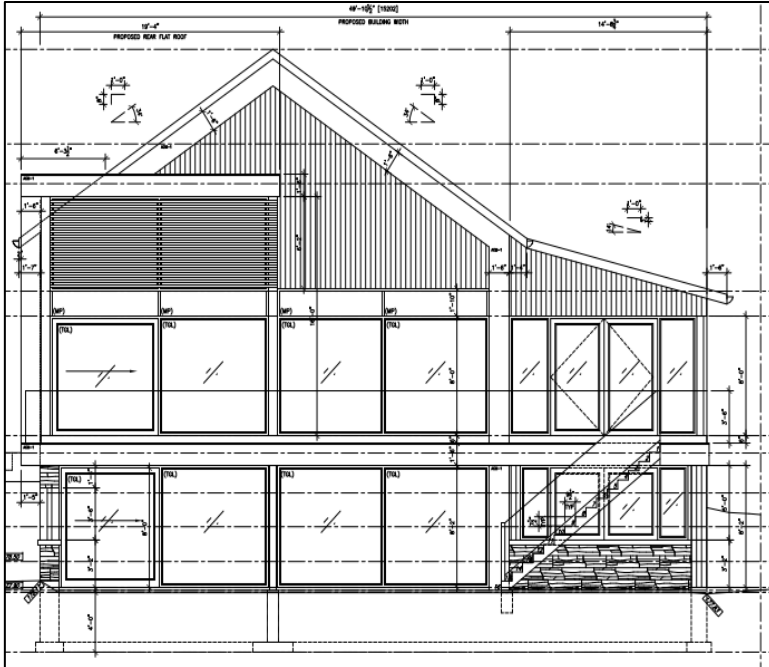


ELEVATIONS

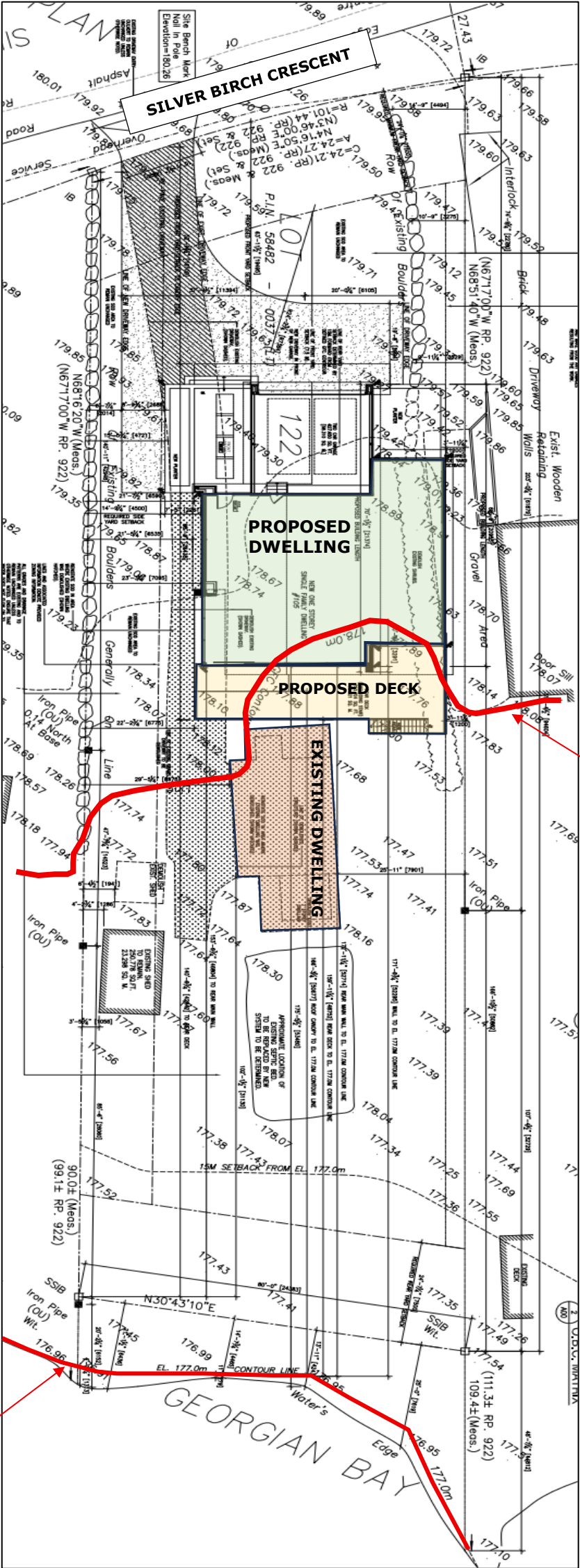
FRONT



REAR



SITE PLAN



178.0 M G.S.C
ELEVATION

177.0 M G.S.C
ELEVATION