

TAY TOWNSHIP

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



COMMITTEE OF ADJUSTMENT NOTICE OF MEETING FILE NO. 2025-A-03

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by Phil Wood on behalf of Kim and Mirella Burt, owners of **37 Gloucester Grove**, legally described as Concession 5, Plan 886, West Part Lot 23, Township of Tay.

The applicants are requesting relief from two (2) provisions of the Township of Tay Zoning By-law 2000-57 as amended. The request is to permit the construction of a new single detached dwelling with a reduced front yard setback to 0.30 m. (0.98 ft.) to a porch and 3.5 m. (11.48 ft.) to the main wall of the dwelling, as well as a reduction from the exterior side yard setback to 2.4 m. (7.87 ft.) to an open deck, and 4.05 m. (13.28 ft.) to the main wall whereas Zoning By-law 2000-57 requires a minimum setback to a porch of 5.67 m. (18.36 ft.) and 7.5 m. (24.60 ft.) to the main wall, and the minimum required exterior side yard setback is 4.0 m. to an open deck and 4.5 m. (14.76 ft.) to the main dwelling wall.

The below chart summarizes the required and proposed reliefs:

Section 8.4.23.1	Required	Proposed
(c) Minimum Front Yard	5.67 m. (18.36 ft.) to porch 7.5 metres (24.60 feet) to main dwelling wall.	0.30 metres (0.98 feet) to porch. 3.5 m. (11.48 ft.) to main dwelling wall.
(e) Minimum Exterior Side Yard	4.0 metres (13.12 feet) to open deck 4.5 metres (14.76 feet) to main dwelling wall.	2.4 metres (7.87 feet) to open deck. 3.92 metres (12.86 ft) to main dwelling wall.

A key map, site plan, and elevation drawings is included in this notice.

The Committee of Adjustment will consider this application on **Wednesday, February 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/89068816119> 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: 890 6881 6119.

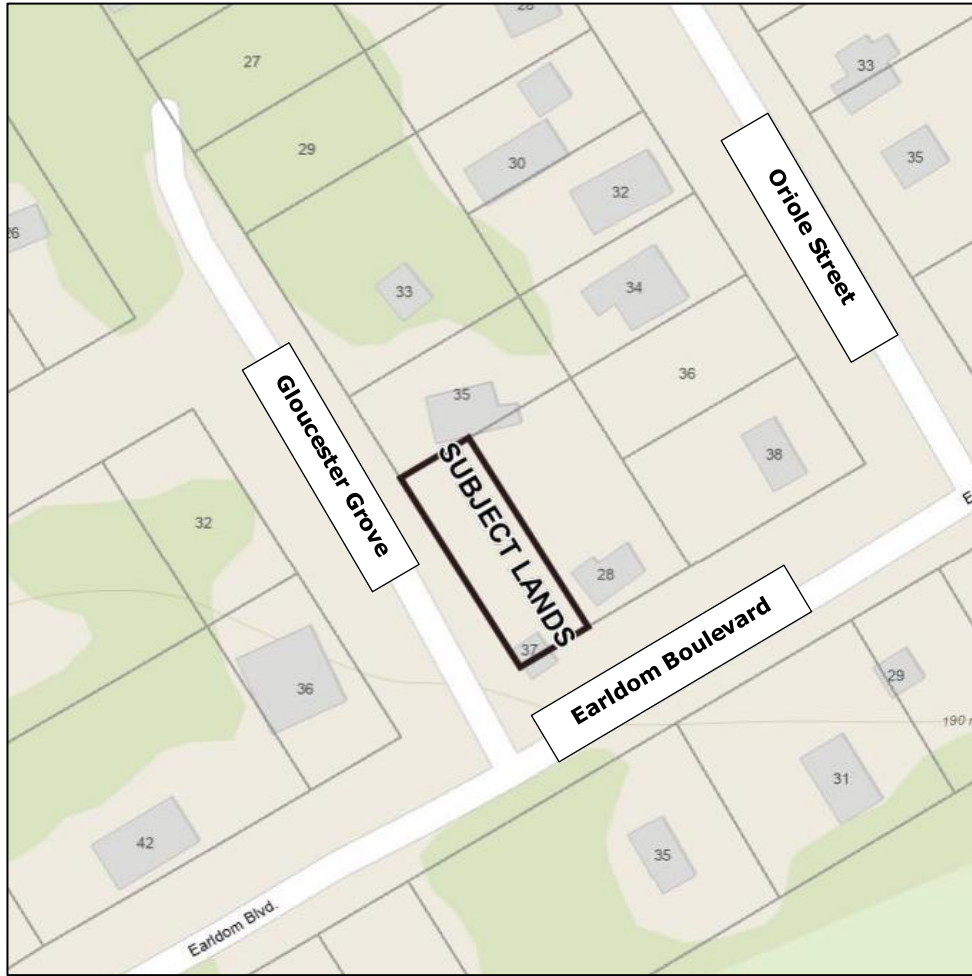
If you are unable to make written submissions and therefore wish to make an oral statement during the meeting, you can do so by using the "raise hand" function on the Zoom Video call or on a dial pad of a phone by dialing *9 while connected to the meeting by telephone.

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.

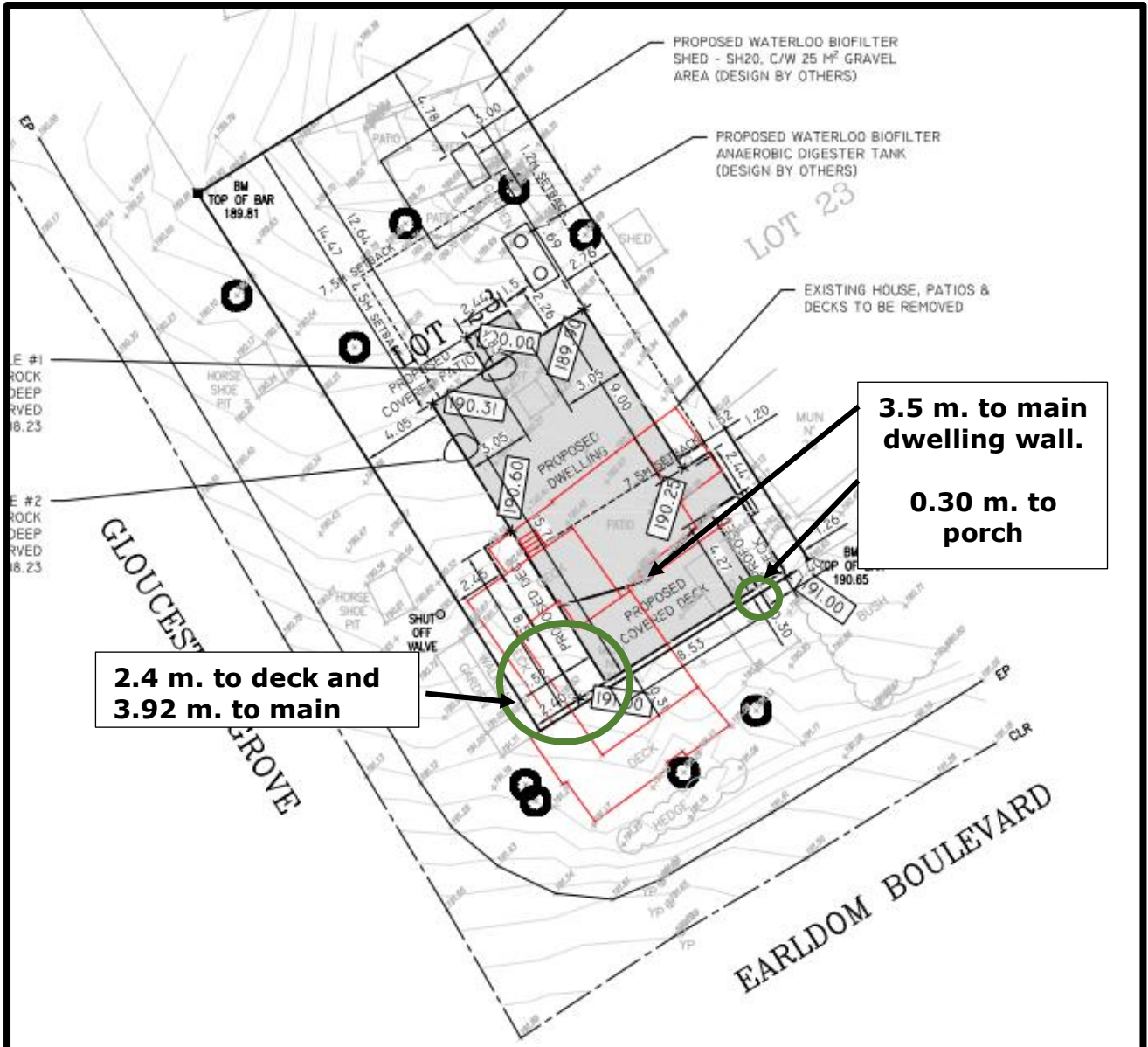
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer.

Dated: February 7th, 2025
Todd Weatherell, RPP, CPT
Secretary Treasurer

KEY MAP



SITE PLAN



Existing Dwelling Outlined in Red



Proposed Variances

ELEVATION DRAWINGS

