

TAY TOWNSHIP

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



COMMITTEE OF ADJUSTMENT NOTICE OF MEETING FILE NO. 2024-A-13/17

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by Ventawood Management Inc., on behalf of Sunkist Homes Inc., Bayview Heights Home Ltd., and 231561 Holdings Limited, owners of five (5) vacant lots on Mary Street, legally described as Plan 544, Lots 275, 276, 277, 278 and Block J, Township of Tay.

The applicant is requesting relief from two (2) provisions of the Township of Tay Zoning By-law 2000-57 as amended, to permit the construction of five (5) single detached dwellings, four (4) dwellings including attached garages with an increased lot coverage of 33%, whereas, 30% lot coverage is required and an exterior side yard of 2.11 metres for Lot 275, whereas, 5.0 metres is required.

The below chart summarizes the required and proposed reliefs:

Lot	Section 8.4.19	Required	Proposed
Plan 544 Lot 275	(d) Lot Coverage	30%	33%
Plan 544 Lot 275	(c) Minimum Yards (iv) Exterior Side Yard	5.0 metres (16.40 feet)	2.11 metres (6.92 feet)
Plan 544 Lot 276	(d) Lot Coverage	30%	33%
Plan 544 Lot 277	(d) Lot Coverage	30%	33%
Plan 544 Lot 278	(d) Lot Coverage	30%	33%
Plan 544 Lot Block J	(d) Lot Coverage	30%	33%

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

The Committee of Adjustment will consider this application on **Wednesday, August 21st, 2024, 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/81517631387> 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: 815 1763 1387.

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: August 7th, 2024

Todd Weatherell, RPP, CPT
Secretary Treasurer

PROPOSED ELEVATIONS

