

**THE CORPORATION OF THE TOWNSHIP OF TAY
NOTICE OF A PUBLIC MEETING
For a Proposed Zoning By-law Amendment**

REGARDING GENERAL HOUSEKEEPING AMENDMENTS

The Corporation of the Township of Tay will be holding a Public Meeting pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended, to consider Amendments to the Zoning By-law 2000-57. This Amendment affects many properties in the Township of Tay. For that reason no key map is provided.

The **Public Meeting** will be held at **7:00 PM on Wednesday, December 9th 2009** in the Council Chambers at the Township of Tay Municipal Office, 450 Park Street, Victoria Harbour.

Information Available:

Copies of the proposed Zoning By-law Amendment is available for review in the Municipal Office during regular office hours. Anyone wishing to address Council with respect to the proposal may do so at the Public Meeting. Persons unable to attend the Public Meeting may provide written comments to Council up until the time of the Public Meeting.

Appeal to the Ontario Municipal Board on the Zoning By-law Amendment:

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Township of Tay before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of The Corporation of the Township of Tay to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Township of Tay before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Purpose and Effect of the Zoning By-law Amendment

1. Fix any errors or omissions and clarify some regulations that may be considered ambiguous.
2. Revise the definition of mobile home to ensure that it is as defined by the Ontario Building Code and by replacing the words tent trailer, which is not defined in the By-law, with the words, motor home and camper trailer, which are defined in the By-law.
3. Clarify that the construction of Quonset huts are not permitted in residential areas in order to maintain the character of the neighbourhood.
4. Addresses tent/tarp accessory shelters to only be permitted from April 15th to October 15th each year.
5. Permits detached accessory buildings to a dwelling (garage) 54 square metres in area to be 3 metres to the interior side yard and permits sheds that are 10 square metres in area to be 1 metre from the interior side yard in Rural and Agricultural Zones, whereas they would otherwise have to be setback 6 metres.
6. Ensure that accessory apartments are not permitted within duplexes, or town houses or within apartments.
7. Ensure that non-conforming buildings can be reconstructed in another location on the property that may bring them into more compliance with the setbacks of the zone.
8. Clarify that unenclosed decks, stairs and ramps can be added to legal non-conforming buildings and clarifies the date of legal non-conforming is January 1, 1994.
9. Adds stairs as a permitted yard encroachment and remove terraces which are constructed on top of a flat roof for which the building must comply to the setback, as the provision is redundant.
10. Add provisions for maximum driveway widths to preserve front yards and prevent the widening of driveways that would take up the majority of the front yard.
11. Add disabled parking requirements as per the Accessibilities for Ontarians with Disabilities Act (AODA).
12. Amend the Village Residential Exception Eleven "R2-11" Zone that currently only permits a duplex dwelling, to also permit all the uses of the Village Residential Zone "R2" Zone to allow for flexibility to convert to a detached dwelling.
13. Amend the Village Residential Exception Eleven "R2-20" Zone that currently only permits a semi-detached dwelling, to also permit all the uses of the Village Residential Zone "R2" Zone to allow for flexibility to convert to a detached dwelling.

14. Add provisions for semi-detached dwellings to recognize situations where the units are divided by a common wall and a lot line, and provisions for where both units are constructed on one lot. Currently, the Multiple Residential "R3" Zone does not distinguish between the two.
15. Add a lot frontage and area requirement per townhouse unit rather than one size for any number of units located on a single lot.
16. Clarify what is considered to be an open or picket fence as per the requirements for the Wycliffe development.
17. Corrects the interior side yard setback in the Neighbourhood Commercial zone so that it is not less if abutting a residential zone, and is 4.5 metres in all cases.
18. Clarify that in regard to existing campgrounds or camps and trailer parks that existing refers to the number of campground or camp and trailer sites developed and serviced for occupation as of January 1, 1994 within the Tourist Accommodation Commercial Zone.
19. Provide regulations for accessory residential detached dwellings in the Tourist Accommodation Commercial Zone.
20. Clarify that only one residential unit is permitted accessory to an Industrial use.
21. Clarify the section that regulates the size of accessory uses in the Prestige Industrial and add the same provisions for General Industrial.
22. Rezone a small piece of the former Bavarian House, being 2412 Rumney Road, to facilitate a lot line adjustment to straighten out the lot line for a portion of the commercial property to be added to the rural property next door.
23. Rezone a portion of Bramhall Park from the Residential Mobile Home Park Exception One "RMH-1" Zone to the "RMH" Zone as there is no longer a need for the site specific amendment.
24. Rezone a portion of land at Beacon Street from the Lakeside "LS" zone to the Shoreline Residential "SR" Zone to fix a drafting error.
25. Rezone 307 Assiniboia Street from the R2-15 Zone to the R2 Zone as there are no longer two detached dwellings on the property and therefore no need for the exception.
26. Rezone 288 Albin Road from the R1-8 zone that only permits an accessory building to the Limited Service Residential "LSR" Zone to recognize the existing dwelling and correct a drafting error.
27. Rezone 15202 Highway 12 from the Environmental Protection "EP" Zone to the Rural "RU" Zone to recognize the existing dwelling and correct a drafting error.
28. Rezone 64 and 66 Meadows Avenue from the Environmental Protection "EP" Zone to the Village Residential Exception Three "R1'3" Zone to fix a drafting error.
29. Rezone 139 Richard Street from the Village Commercial Exception Five "C1-5" Zone to the Village Commercial Exception Six "C1-6" Zone to add to the commercial uses that a two storey detached dwelling could be constructed on the property and that a bed and breakfast and a home occupation are permitted uses.

Further notification with respect to the passing of the By-law will be provided upon written request to the Planning & Development Department.

Dated at the Township of Tay on the 19th day of November, 2009

Mara S. Burton, BAA, MCIP, RPP
Director of Planning & Development