



TOWNSHIP OF TAY

GENERAL INFORMATION REGARDING BUILDING ON A VACANT LOT

IS IT BUILDABLE?

In response to this common question, the Township of Tay cannot confirm whether a lot is "buildable". However, we can assist in providing information regarding zoning, septic servicing requirements and Ontario Building Code compliance to provide the basis of information for which a home owner or prospective purchaser is to satisfy.

ZONING BY-LAW INFORMATION

In accordance with Zoning By-law 2000-57, as amended, confirm the property zoning, the Permitted Uses and the associated Zone Standards. If the use is permitted, the zone standards (identifying setbacks, lot coverage, building height etc. for any proposed structures) must conform with the by-law standards at time of building permit submission on a survey/lot grading plan prepared by an Ontario Land Surveyor or Professional Engineer. We also note that pursuant to Zoning By-law 2000-57, as amended:

- 4.29.6 under section 4.29 Storing of Special Vehicles states:
In all Zones human habitation is prohibited in a trailer, boat, boat trailer, camper trailer, or motor home unless otherwise permitted.
- 4.1.3 Where an accessory building is necessary for the storage of tools or materials for use in connection with the construction of the main building on a lot in any Zone, the accessory building may be erected on the lot before the erection of the main building provided that a building permit is issued for the main building and further provided that such building shall be used only for the purpose of storage.

The above information is for reference only, for a complete list of zoning by-law requirements please refer to By-law 2000-57, as amended. The Zoning By-law can be reviewed on the website (www.tay.ca) or at the Township office located at 450 Park Street, Victoria Harbour, Ontario, L0K 2A0. 705-534-7248 ext. 231.

SEWAGE SYSTEM APPROVAL

The property must be capable of being serviced by an onsite sewage system. This includes (but is not limited to) ensuring all minimum clearance distances are met.

PLANNING FIRST

It is important to consult with the Planning Technician with regard to the requirements of the Zoning By-law (setbacks, type of dwelling, lot coverage, height, etc.) when you are thinking about building on a vacant lot on your property. Zoning By-law clearance must be obtained by submitting a Zoning Certificate Application to the Planning and Development Department for approval. Approval of a Zoning Certificate Application must be obtained prior to applying for a Building Permit.

ONTARIO BUILDING CODE

Once this is approved, your builder/contractor is to submit required drawings in accordance with the Ontario Building Code and the Township's Building By-law and approvals with any other applicable law as required at the time of building permit submission.

Disclaimer: It is the responsibility of the owner and/or prospective purchaser to ensure they understand all Provincial, County, and Township regulations that would apply to building on a vacant lot and to satisfy themselves as to the above noted information. The Corporation of the Township of Tay, its officers and employees disclaim any liability for providing any of the information contained herein.