

TAY TOWNSHIP

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



COMMITTEE OF ADJUSTMENT NOTICE OF MEETING FILE NO. 2026-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 Dennis & Patricia Baxter, owners of **718 First Avenue**, legally described as Plan 533, Lot 105 and 106, Township of Tay.

The applicant is requesting relief from three (3) provisions of the Township of Tay Zoning By-law 2000-57, as amended. The applicant is requesting permission to permit the construction of a detached garage with a minimum front yard setback of 1.2 metres (3.93 feet), a minimum exterior side yard setback of 1.2 metres (3.93 feet), and a maximum lot coverage of 11.8%, whereas, the minimum required front yard setback is 7.5 metres (24.60 feet), the minimum required exterior side yard setback is 4.5 metres (14.76 feet) and the maximum permitted lot coverage is 10%.

The below chart summarizes the required and proposed reliefs:

Section 8.3.1 (d)	Required	Proposed
(i) Minimum Required Setback Front	7.5 metres (24.60 feet)	1.2 metres (3.93 feet)
(iii) Minimum Required Setback Exterior	4.5 metres (14.76 feet)	1.2 metres (3.93 feet)
Section 4.1.5	Permitted	Proposed
The maximum lot coverage for all detached accessory buildings and structures in the R1, R2, R3, SR, LSR, RMH, RE, RU and A Zones shall be 10%.	10% (87.73 m ² all structures combined)	11.78% (113.31 m ² all structures combined)

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

The Committee of Adjustment will consider this application on **Wednesday, March 18th, 2026, 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/83431833810> 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: 834 3183 3810.

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: Wednesday, March 4th, 2026
Todd Weatherell, RPP, CPT
Secretary Treasurer

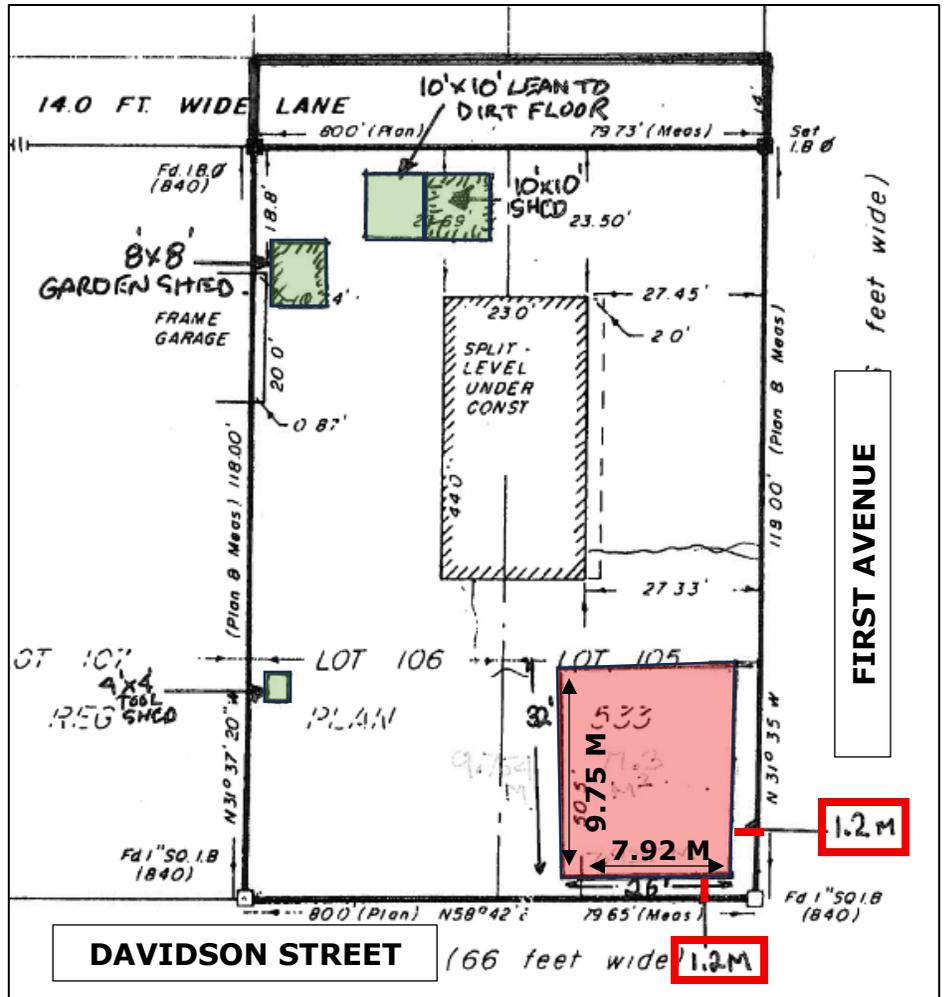
KEY MAP



SITE PLAN

LOT COVERAGE	
LOT AREA	877.30 M2
PROPOSED GARAGE	77.30 M2
EXISTING SHED WITH LEAN TO	18.58 M2
EXISTING GARDEN SHED	5.94 M2
EXISTING TOOL SHED	1.49 M2
TOTAL COVERAGE	11.78%

- Proposed Garage
- Existing Accessory Structures



ELEVATIONS

