

# TAY TOWNSHIP

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



**COMMITTEE OF ADJUSTMENT  
NOTICE OF MEETING  
FILE NO. 2025-A-11**

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by Harpreet Bhons of Technoarch on behalf of Kalki Investment Inc, owner of **536/542 Talbot Street** and **764 Simcoe Avenue**, legally described as Plan 549, Lot 33 & 38, Township of Tay and Plan 549, Part Lot 39, Registered Plan 51R16602, Part 4, Township of Tay.

The applicant is requesting relief from four (4) provisions of the Township of Tay Zoning By-law 2000-57 as amended. The applicant is seeking permission for the existing parking area to be located within 1.0 metre (3.28 feet) of a street line with no 2.5 metres (8.20 feet) parking strip and to provide a parking area in a residential zone (764 Simcoe Ave). As well as a relief for the number of required parking spaces whereas 61 parking spaces are provided whereas 67 parking spaces are required under Zoning By-law 2000-57, as amended.

The below chart summarizes the required and proposed reliefs:

<b>Section 5.2.1</b>	<b>Permitted</b>	<b>Proposed</b>
(c) No part of any parking area should located closer than 1.0 metres to any street line.	1.0 metre (3.28 feet)	0.0 metre (0.0 feet)
<b>Section 5.2.3</b>	<b>Required</b>	<b>Proposed</b>
Required parking spaces shall be located on a lot within 150 metres and shall be located within the same zone as said lot.	Village Commercial "C1"	Village Residential "R2" (764 Simcoe Ave)
<b>Section 5.2.4</b>	<b>Required</b>	<b>Proposed</b>
(c) A strip of land is required abutting the length of a lot line between a parking area which abuts a street.	2.5 metres (8.28 feet)	0.0 metre (0.0 feet)
<b>Section 5.3</b>	<b>Required</b>	<b>Proposed</b>
Parking requirements by use.	67 parking spaces	61 parking spaces

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

The Committee of Adjustment will consider this application on **Wednesday, June 18<sup>th</sup>, 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](mailto: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/81529222200> or [www.tay.ca/Meetings](http://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 2922 2200.**

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.

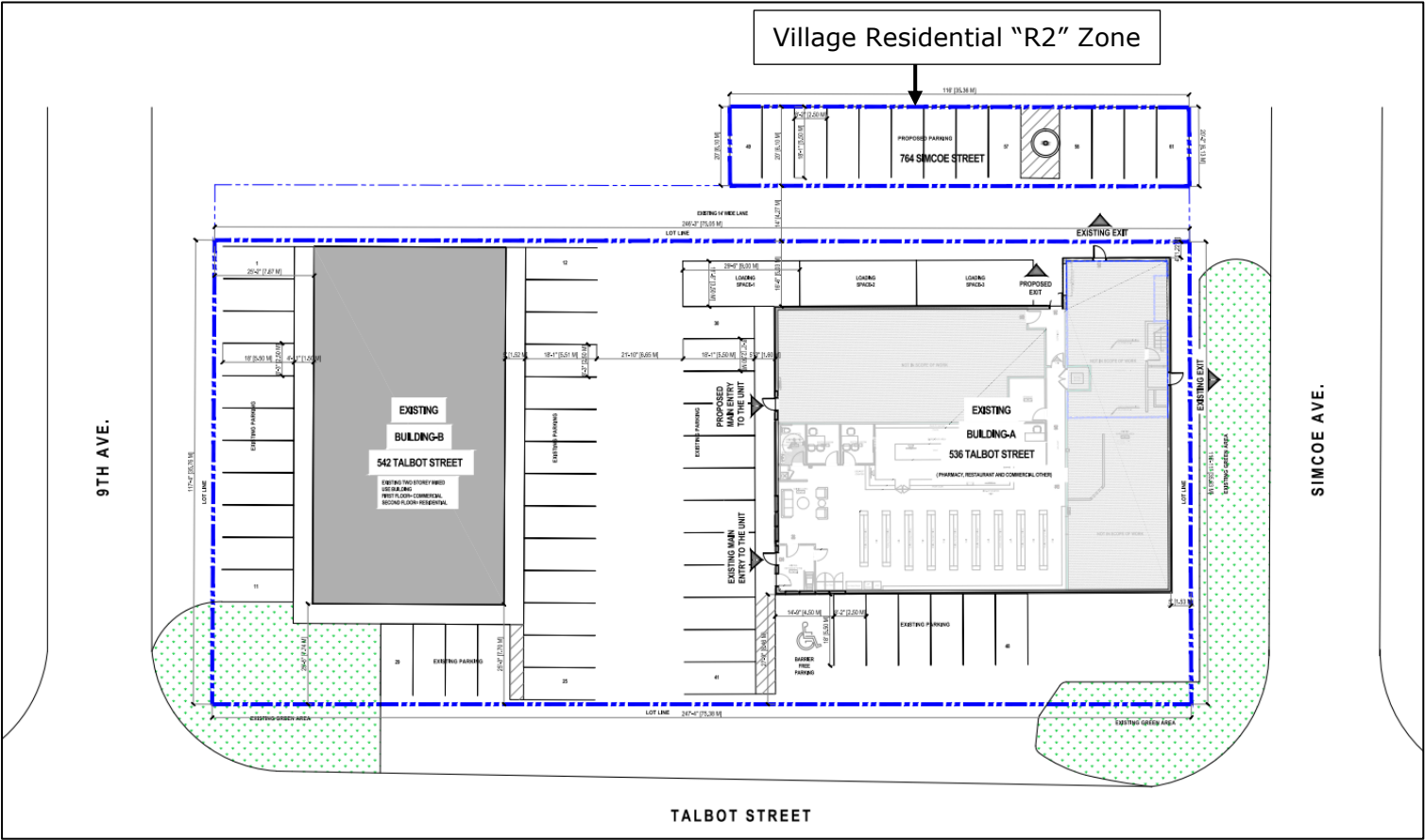
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer.

Dated: June 6<sup>th</sup>, 2025  
Todd Weatherell, RPP, CPT  
Secretary Treasurer

KEY MAP



SITE PLAN



61 Parking Spaces