

TAY TOWNSHIP

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



COMMITTEE OF ADJUSTMENT NOTICE OF MEETING FILE NO. 2025-A-07

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by Ana Duarte & Vital Du Nascimento Henriques owners of 548 Fifth Avenue, legally described as Plan 529, Lot 85 to 86, Part Lot 87, Township of Tay.

The application as submitted seeks to fulfill a condition of consent application 2024-B-03. The applicant is requesting relief from one (1) provision of the Township of Tay Zoning By-law 2000-57 as amended, to allow for a reduction in lot frontage for the severed and retained parcels.

The below chart summarizes the required and proposed reliefs:

Section 8.3.1	Required	Proposed
(b) Minimum Lot Frontage	18.0 metres (59.05 feet)	17.07 metres (56.00 feet)

A key map, site plan, and elevation drawings is included in this notice.

The Committee of Adjustment will consider this application on **Wednesday, May 21st, 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, 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/89943082054> 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: 899 4308 2054.

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: May 9th, 2025
Todd Weatherell, RPP, CPT
Secretary Treasurer

The map shows a section of Fifth Avenue with four lots. Lot 85 is green, Lot 86 is red, Lot 87 is red, and Lot 88 is white. Lot 86 is labeled 'PART 6' and Lot 88 is labeled 'PART 5'. The map includes bearings and distances for all boundaries. A 'MAIN STREET' is indicated on the left, and 'Fifth Avenue' is at the bottom. The map is titled 'REGISTERED PLAN No 529'.

Lot	Color	Part	Area (sq ft)	Area (sq m)
85	Green		17,070	1,707
86	Red	PART 6	17,070	1,707
87	Red		17,070	1,707
88	White	PART 5	17,070	1,707

Retained Lot (684.5 m²)