

TAY TOWNSHIP

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



COMMITTEE OF ADJUSTMENT NOTICE OF MEETING FILE NO. 2026-A-16

This is a matter of an application made pursuant to Section 45 of the Planning Act to the Committee of Adjustment submitted by Roger & Melanie Davis owners of **105 Grandview Road**, legally described as Tay, Concession 5, Part Lots 19 and 20, Registered Plan 51R35048, Part 1, Township of Tay.

The applicant is requesting relief from four (4) provisions from the Township of Tay Zoning By-law 2000-57, as amended. The applicant is requesting approval to construct an accessory dwelling unit located above a detached garage with a gross floor area of 136.01 m² (1464.0 ft²) with a maximum height of 7.71 m (25.3 ft) whereas, the maximum permitted gross floor area for an accessory dwelling unit located above a detached garage is 111.0 m² (1194.79 ft²) and the maximum permitted height is 6.0 m (19.68 ft). The applicant is also requesting permission to permit three (3) accessory structures over 15m² (161.46 ft²) and to permit the construction of a new detached accessory structure that is constructed with pre-fabricated shipping containers, whereas a maximum of two (2) accessory structures over 15 m² (161.46 ft²) and pre-fabricated shipping containers are not permitted in residential zones.

The below chart summarizes the required and proposed reliefs:

Section 4.2.1	Permitted	Proposed
(f) Maximum permitted gross floor area for a detached accessory structure on a lot greater than 0.41 ha (1.1 ac).	111.0 m ² (1194.79 ft ²)	136.01 m ² (1464.0 ft ²)
(j) Maximum permitted height of a detached accessory dwelling unit located above an accessory structure.	6.0 m (19.68 ft)	7.71 m (25.3 ft)
Section 4.1.7	Permitted	Proposed
A maximum of two detached accessory buildings larger than 15m ² shall be permitted	2	3
Section 4.1.1	Permitted	Proposed
No accessory building in any Residential Zone shall be a pre-fabricated shipping container.	0	2

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

The Committee of Adjustment will consider this application on **Wednesday, August 19th, 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/88679482418> 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: 886 7948 2418.

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.

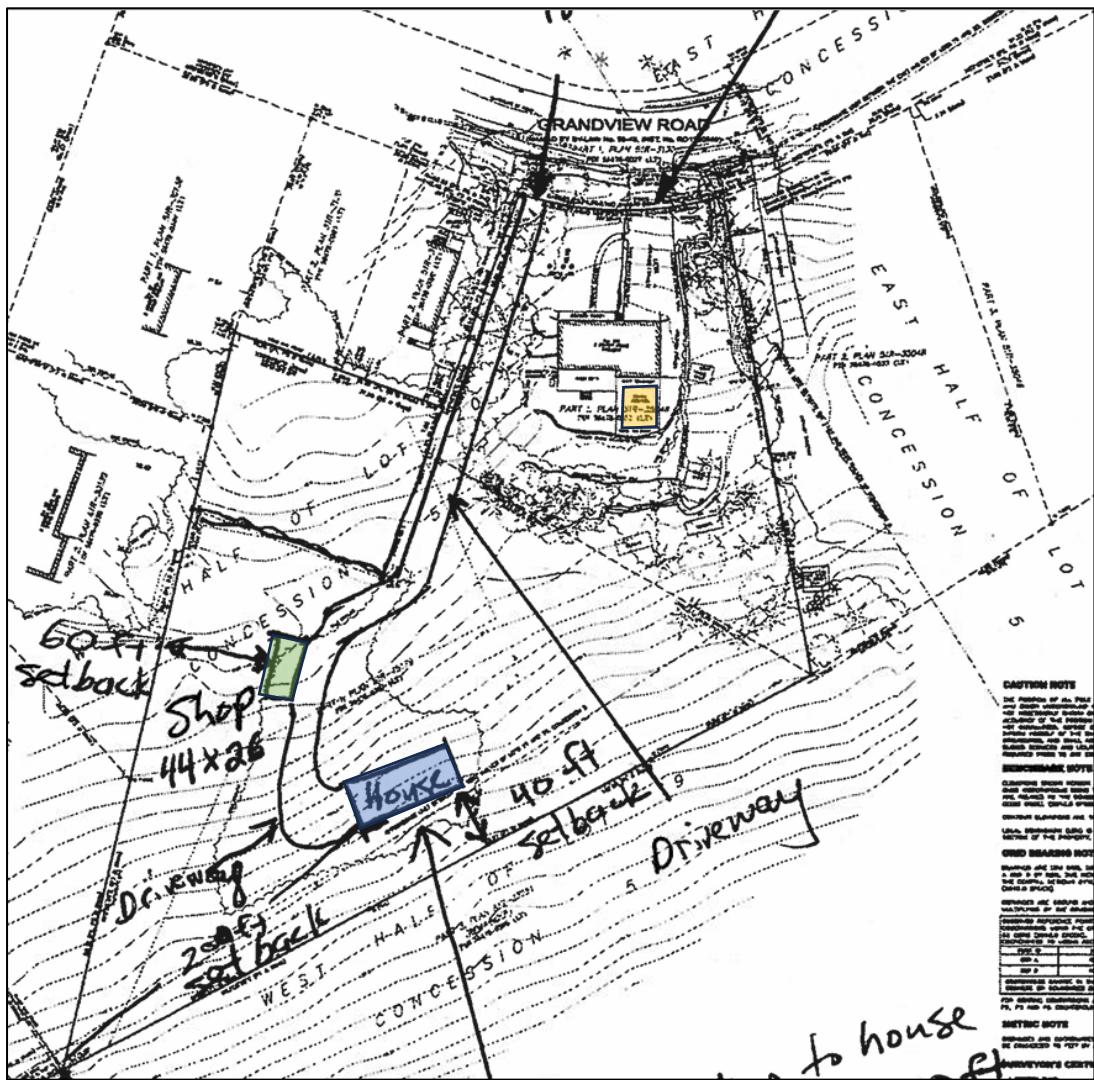
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer.

Dated: Tuesday, August 5th, 2026
Todd Weatherell, RPP, CPT
Secretary Treasurer

KEY MAP



SITE PLAN



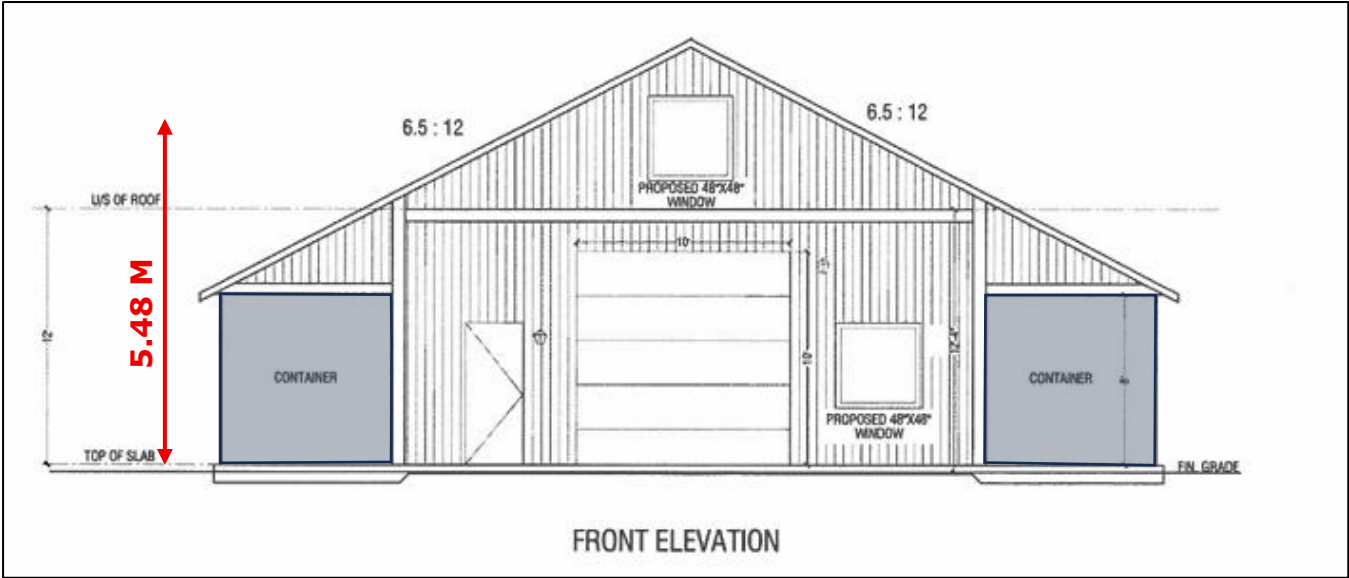
- | | | | | | |
|---|---|---|---|---|--|
|  | Existing Detached Accessory Structure
40.88 M2 |  | Proposed Accessory Dwelling Unit
136.01 M2 |  | Proposed Detached Accessory Structure
106.28 M2 |
|---|---|---|---|---|--|

ELEVATION PLAN – PROPOSED ACCESSORY DWELLING UNIT

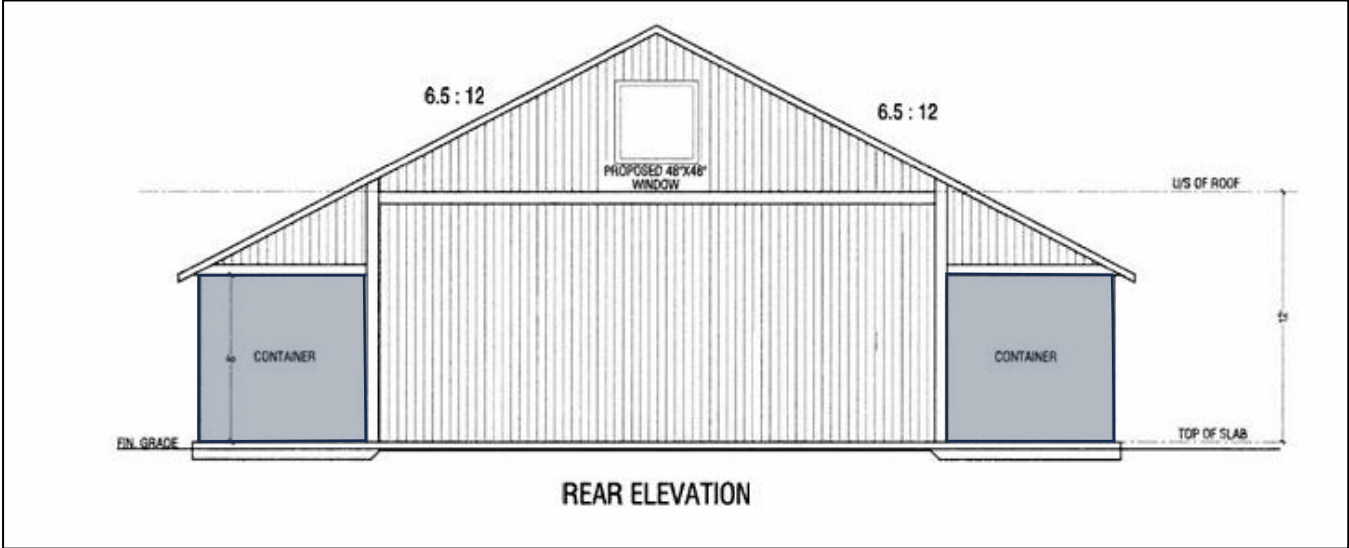


FRONT ELEVATION

ELEVATION PLAN – PROPOSED DETACHED ACCESSORY STRUCTURE



■ Proposed Pre-fabricated Shipping Containers



■ Proposed Pre-fabricated Shipping Containers

