



**THE CORPORATION OF THE TOWNSHIP OF TAY
PUBLIC MEETING OF MUNICIPAL COUNCIL
PROPOSED ZONING BY-LAW AMENDMENT
VICTORIA GLEN SUBDIVISION**

**APRIL 26, 2017
7:00 P.M.**

**MUNICIPAL OFFICE COUNCIL CHAMBERS
AGENDA**

- 1. CALL TO ORDER**
- 2. DECLARATION OF PECUNIARY INTEREST**
- 3. STATEMENT OF PUBLIC NOTICE**
- 4. CORRESPONDENCE RECEIVED**
 - 4.1 Simcoe County District School Board
 - 4.2 Enbridge Gas Distribution
 - 4.3 MTO Central Region
- 5. PRESENTATION FROM APPLICANT**
 - 5.1 Presentation from Michelle Cutts, Rudy & Associates on behalf of Reo Global Ventures Limited
- 6. BACKGROUND REPORT BY TOWNSHIP STAFF**
 - 6.1 Report from the Director of Planning & Development
Report No.: PD-2017-16
Re: Amendment to the Zoning By-law (2017-ZBA-03) Victoria Glen Subdivision (Excluding Phase 1).
- 7. QUESTION AND CLARIFICATION PERIOD – PUBLIC**
- 8. QUESTION AND CLARIFICATION PERIOD – COUNCIL**
- 9. FINAL STATEMENT BY THE CHAIR**
- 10. ADJOURNMENT**

April 5, 2017

Steven Farquharson
Township of Tay
450 Park Street
P.O. Box 100
Victoria Harbour, Ontario
L0K 2A0

FILE NO. 2017-ZBA-03

Dear Mr. Farquharson:

PROPOSED ZONING BY-LAW AMENDMENT
VICTORIA GLEN ESTATE SUBDIVISION
LOTS 10-15, 18, 19, 21-43, 50, 63, 64, 72, 73, 81
TOWNSHIP OF TAY

Thank you for circulating Notice of proposal for a Zoning By-law Amendment for the above-noted development.

The proposed Zoning By-law Amendment proposes to rezone the lots 10-15, 18, 19, 21-43, 50, 63, 64, 72, 73, 81 within the draft plan approved subdivision from Village Residential Exception 19 Hold "R2-19(H)" Zone to Village Residential Exception Hold "R2-*(H)" Zone. The application would reduce the front yard setback from 8.0 meters to 6.0 meters, reduce the exterior side yard setback from 8.0 meters to 4.5 meters. The proposed application does not apply to Phase 1 of the subdivision as it has already been registered.

Planning staff have no objections to the proposed Zoning By-law Amendment.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

Vivian Chan, MCIP, RPP
Planner

Simcoe County District School Board

April 10, 2017

Steven Farquharson, B.URPL, MCIP, RPP
Director of Planning & Development
The Corporation of the Township of Tay
450 Park St.
P.O Box 100
Victoria Harbour, ON L0K 2A0


Dear Steven Farquharson,

Re: Zoning By-Law Amendment
Rudy and Associates on behalf of Reo Global Ventures Limited
Concession 6, Part West Half of Lot 13
Township of Tay
File No.: 2017-ZBA-03

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Allison Sadler'.

Allison Sadler

Municipal Planning Advisor
Distribution Planning & Records

—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5763
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AS/jh

Alison Gray

From: Dorton, Peter (MTO) <Peter.Dorton@ontario.ca>
Sent: April-06-17 11:39 AM
To: Steve Farquharson
Cc: Blaney, Cameron (MTO)
Subject: ZBA for Victoria Glen Subdivision, File# 2017-ZBA-03, Lot 13 / Conc. 6, Highway 12 Tay Township
Attachments: 20170405112851353.pdf

Hi Steve:

MTO has no concerns with this ZBA.

We have approved the SWMR and site engineering drawings for the site, and in August 2016 we issued our Building & land Use permit for site grading and servicing to Reo Global Ventures Limited. Additional MTO B&LU permits are required for individual building lots within a 180 radius of any intersection with Highway 12 and within 45m of Highway 12 ROW limits.

Please feel free to contact me if you have any questions.

Thanks,
Peter Dorton
Senior Project Manager
MTO Central Region Engineering Office
Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Toronto, ON M3M 0B7
Ph: 416-235-4280
Fx: 416-235-4267
Email: peter.dorton@ontario.ca



**THE CORPORATION OF THE
TOWNSHIP OF TAY**

450 Park St.
P.O. Box 100
Victoria Harbour, ON
L0K 2A0

Phone (705) 534-7248
Fax (705) 534-4493

www.tay.ca

**NOTICE OF COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING
For a proposed Zoning By-law Amendment Victoria Glen Subdivision, Tay**

File# 2017-ZBA-03

The Corporation of the Township of Tay has received a complete application from Rudy and Associates on behalf of Reo Global Ventures Limited and will be holding a Public Meeting pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended, to consider a Zoning By-law Amendment for lands described as **Concession 6, Part West Half of Lot 13, and known as Victoria Glen Subdivision** as indicated on the key map attached.

The **Public Meeting** will be held at **7:00 PM on Wednesday April 26th, 2017** in the Council Chambers at the Township of Tay Municipal Office, 450 Park Street, Victoria Harbour.

The Purpose and Effect of the Zoning By-law Amendment:

The application proposes to rezone selected lots within the draft plan approved subdivision from Village Residential Exception 19 Hold "R2-19(H)" Zone to Village Residential Exception Hold "R2-*(H)" Zone. The application would reduce the front yard setback from 8.0 metres to 6.0 metres, reduce the exterior side yard setback from 8.0 metres to 4.5 metres. The proposed application does not apply to Phase 1 of the subdivision as it has already been registered.

Information Available: Pursuant to Section 34 (10.7) of the Planning Act, the Application file is part of the public record and is available to the public for inspection. Any person wishing further information or clarification with regard to the application or to arrange to inspect the file should contact the Planning and Development Department at 705-534-7248 ext. 225.

Take Notice that anyone wishing to address Council with respect to the proposal may do so at the Public Meeting. Persons may provide written comments to Council up until the time of the Public Meeting. If you are submitting letters, faxes, e-mails, presentations or other communications with the Township concerning this application, you should be aware that your name and the fact that you communicated with the Township will become part of the public record. The Township will also make your communication and any personal information in it available to the public, unless you expressly request the Town to remove it.

Appeal to the Ontario Municipal Board on the Zoning By-law Amendment:

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Township of Tay before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of The Corporation of the Township of Tay to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Township of Tay before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

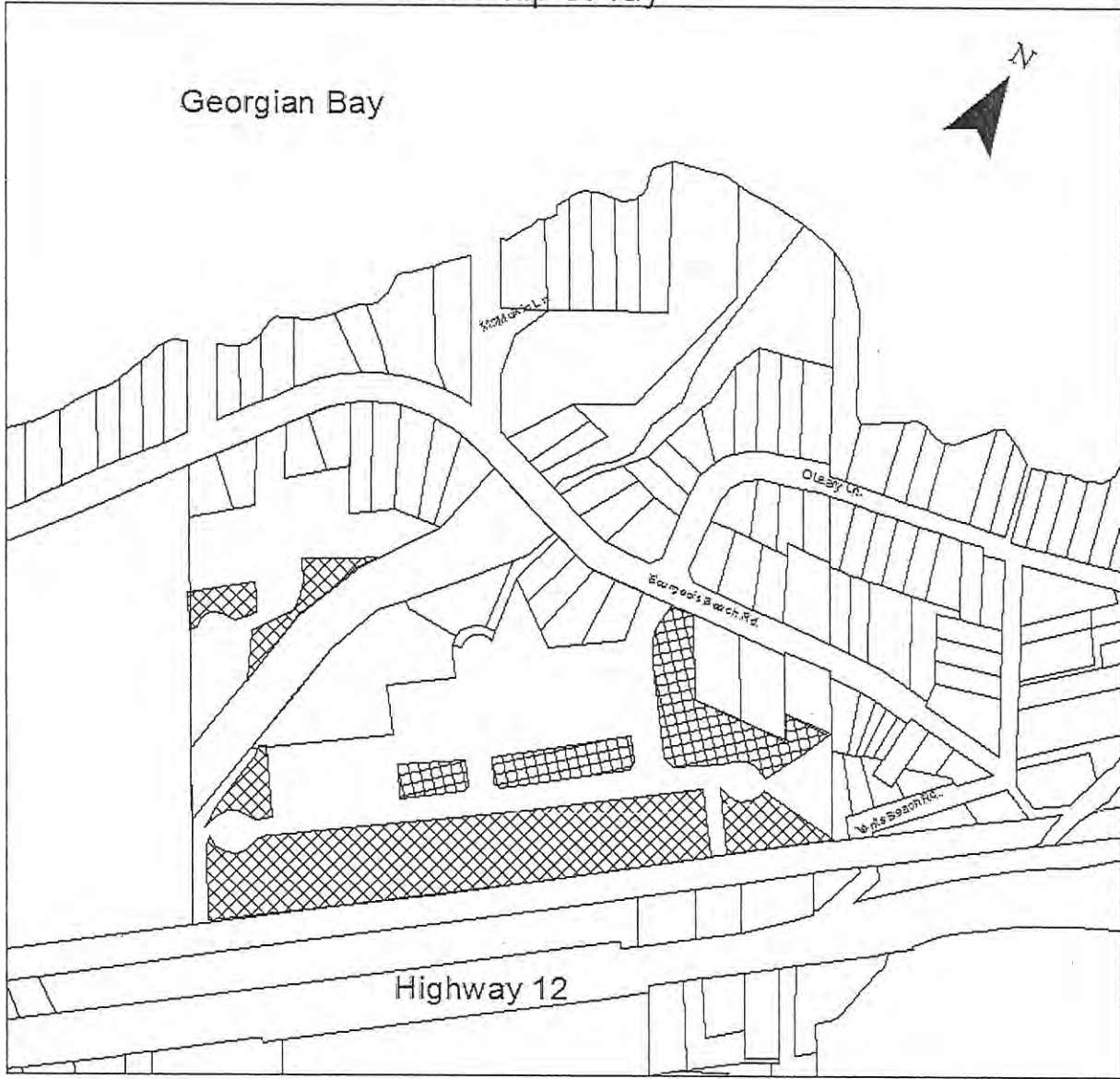
Dated at the Township of Tay on the 3rd day of April, 2017.

Steven Farquharson, B.URPL, MCIP, RPP
Director of Planning & Development

RECEIVED
APR 04 2017
TORONTO
Corridor Management Office

KEY MAP

Key Map
 Notice of Public Meeting Draft Plan Approved
 Victoria Glen Estates Subdivision
 Lots 10-15, 18, 19, 21-43, 50, 63, 64, 72, 73, 81
 Township of Tay



0 37.5 75 150 225 300 Meters



Subject Land to be rezoned

File#-2017-ZBA-03



STAFF REPORT

Department/Function: Planning and Development

Chair: Heinrich Naumann

Meeting Date: April 26th, 2017

Report No.: **PD-2017-16**

Report Title: Amendment to the Zoning By-law (2017-ZBA-03) Victoria Glen Subdivision (Excluding Phase 1)

RECOMMENDATION:

That Report No. PD-2017-16 regarding an Amendment to the Zoning By-law (2017-ZBA-03) for Victoria Glen Subdivision be received for information.

1. INTRODUCTION/BACKGROUND

1.1 Application Details

- a) Application No.: 2017-ZBA-03
- b) Owner: Reo Global Ventures Limited
- d) Agent: Rudy and Associates
- c) Location: Concession 6, West Part Lot 13
- d) Official Plan: Village Residential
- e) Zoning: Village Residential Exception 19 (R2-19)
- f) Zoning By-law Amendment Proposal:

The application proposes to rezone selected lots within the draft plan approved subdivision from Village Residential Exception 19 Hold "R2-19(H)" Zone to Village Residential Exception Hold "R2-*(H) Zone. The application would reduce the front yard setback from 8.0 metres to 6.0 metres and reduce the exterior side yard setback from 8.0 metres to 4.5 metres. The proposed application does not apply to Phase 1 of the subdivision as it has already been registered.

1.2 Site Description

The subject land is located within the Victoria Harbour settlement area and is fully serviced. The proposed area subject to the rezoning is currently vacant. In order for the proposed development to occur as proposed an amendment to the Zoning By-law is required.

Surrounding Land Use:

North - Residential

South – Residential

East - Residential

West - Vacant

2.0 ANALYSIS

The Zoning By-law Amendment application proposes to rezone the subject parcel from Village Residential Exception 19 Hold "R2-19(H)" Zone to Village Residential Exception Hold "R2-*(H) Zone. The applicant is also proposing as part of the application a special provision to establish a reduced front yard setback and exterior side yard setback for selected lots.

The applicant in support of the application has included a proposed site plan of the subject lands (see Attachment 2) which includes the location of what lots would be subject to the proposed reduction in setbacks. The Holding provision on the property would remain until the subdivision agreement is registered for each phase.

2.1 Internal Departmental Comments

- a) CAO: **No issues or concerns.**
- b) Clerks: **No comments received to date.**
- c) Treasury: **No comments received to date.**
- d) Building Services: **No comments received to date.**
- e) Fire Department: **No comments received to date.**
- f) Public Works: **No comments received to date.**

2.2 External Comments

- a) Simcoe County District School Board: "Planning Staff have no objections"
- b) County of Simcoe: No comments received to date
- c) Enbridge Gas Distribution: "Does not object to the proposed application"
- d) Ministry of Transportation "MTO has no concerns with the Zoning By-law Amendment"

2.3 Official Plan

The subject property is designated Village Residential, which only permits single detached dwellings. The proposed use of the lands for residential purposes would be considered a permitted use.

2.4 Zoning

The property is currently zoned Village Residential Exception 19 Hold "R2-19(H)", which allows for a single detached dwelling as a permitted use subject to a 8.0 metre front yard setback and 8.0 metre exterior side yard setback.

The proposed reduction of the front and exterior setbacks as shown on "Attachment 2". The reduction in the front yard setback as proposed would be on the opposite side of the proposed sidewalk, which would not interfere with future sidewalk winter maintenance of the subdivision.

3.0 FINANCIAL/BUDGET IMPACT

There are no anticipated financial/budget impacts as a result of this report.

4.0 CONCLUSION

A recommendation will follow the presentation of this report.

Prepared and Recommended By:

Reviewed by:

Steven Farquharson, B.URPL, MCIP, RPP
Director of Planning and Development

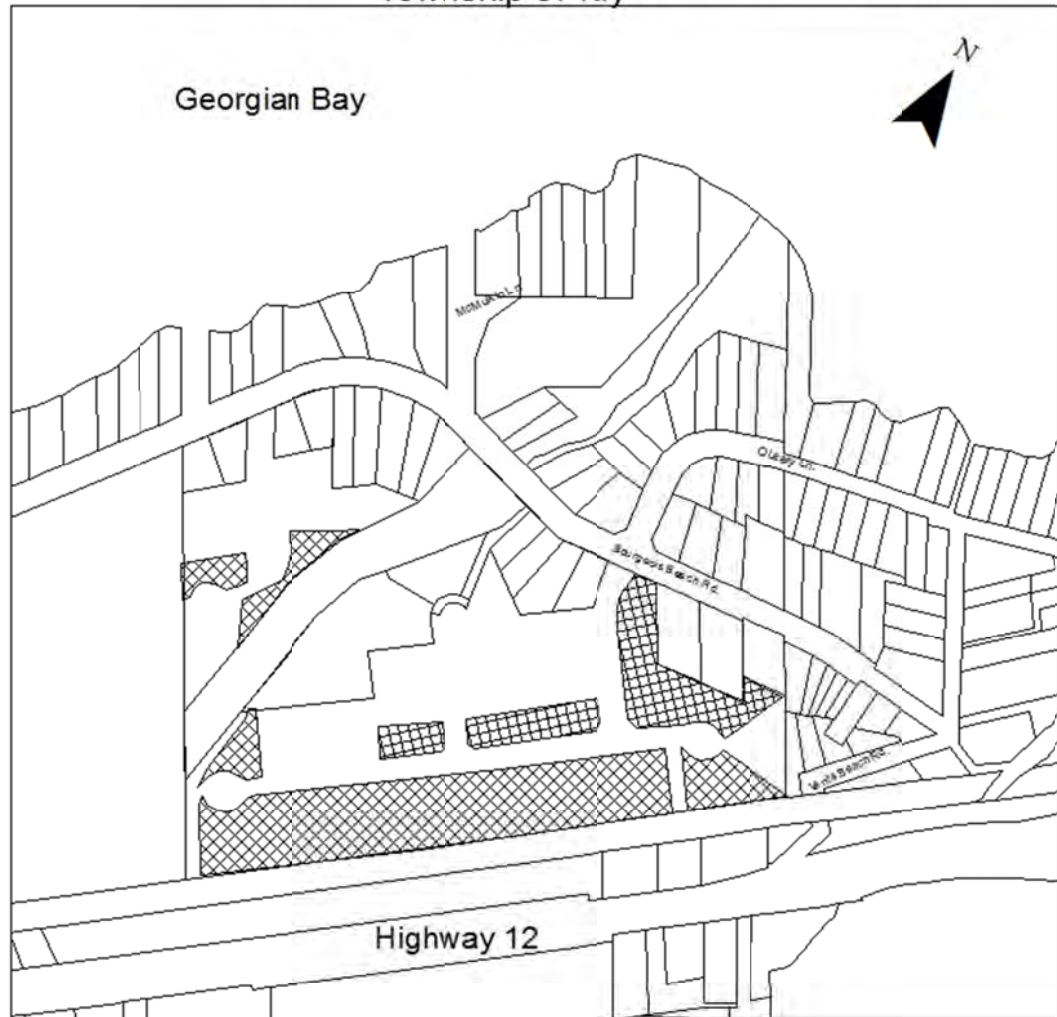
Robert J. Lamb, CEcD, Ec.D.
Chief Administrative Officer

Attachment:

1. Key Map
2. Lots Subject to Rezoning

Attachment 1

Key Map
Notice of Public Meeting Draft Plan Approved
Victoria Glen Estates Subdivision
Lots 10-15, 18, 19, 21-43, 50, 63, 64, 72, 73, 81
Township of Tay



0 37.5 75 150 225 300 Meters



Subject Land to be rezoned

Attachment 2

THE CORPORATION OF THE TOWNSHIP OF TAY
BY-LAW NUMBER _____-2017
A BY-LAW TO AMEND GENERAL ZONING BY-LAW 2000-57
SCHEDULE "A"

