



**THE CORPORATION OF THE
TOWNSHIP OF TAY**

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**NOTICE OF COMPLETE APPLICATION AND NOTICE OF PUBLIC MEETING FOR
A PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT FOR 757
FOURTH AVENUE, PORT MCNICOLL, TOWNSHIP OF TAY**

File# 2020-ZBA-05

File# 2020-OPA-03 (OPA 43)

Take Notice The Corporation of the Township of Tay has received a complete application from Innovative Planning Solutions, on behalf of Brock Peel, owner of 757 Fourth Avenue, and will be holding a Public Meeting electronically on **Wednesday January 27th, 2021 at 6:30 PM** to consider amendments to the Township's Official Plan and Zoning By-law 2000-57, as amended pursuant to Sections 17 and 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended. The Council Meeting will be streamed live via Zoom meetings at www.tay.ca/Meetings. *Please note that there may be more than one public meeting and that the matter will be dealt with in the order it appears on the agenda.*

The Purpose and Effect of the Official Plan and Zoning By-law Amendments:

The applications propose to amend the Official Plan and redesignate the lands municipally known as 757 Fourth Avenue from the Village Commercial designation to Village Residential designation, and to amend the Zoning By-law from the Village Commercial Exception 5 (C1-5) Zone to Multiple Residential Exception (R3-*) Zone. This official plan amendment and rezoning would allow for a low rise apartment building consisting of four (4) residential units to make up the sole use on the lands, where the current Official Plan Designation and Zoning only permit residential units accessory to a commercial use. The rezoning application also seeks to add a site specific provision to allow each unit in a low rise apartment building to have an independent entrance.

Please see the attached key map to this notice to see the lands affected by this application.

Information Available: Pursuant to Sections 22 (6.4) and 34 (10.7) of the Planning Act, the Application file is part of the public record and is available to the public for inspection. An electronic copy of the application is available under "Packages" on the meeting calendar and entry for the public meeting is available at tay.ca/Calendar. Any person wishing for further information or clarification with regard to the applications can contact Steven Farquharson, General Manager, Protective and Development Services via email at sfarquharson@tay.ca or by telephone at 705-534-7248 Extension 225.

Take Notice that any person may make a submission in support of or in opposition to the proposed Amendments to the Official Plan and Zoning By-law. Written submissions regarding the proposal can be sent to the Planning and Development Services Division 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. Submissions received will form part of the public record, including the name and address of those making submissions. The names and addresses of those making submissions that are received by 4:00pm on January 27th, 2021, will be read into the public record, submissions after this time will be summarized in the recommendation report to Council. **To view the meeting online visit** <https://us02web.zoom.us/j/85172034877> or www.tay.ca/Meetings. You can also listen in by telephone by calling 705-999-0385 (a local telephone number) and entering meeting ID number 836 2919 7656 #.

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 typing *9.

If you wish to be notified of Council’s decision regarding the proposed Amendments to the Official Plan and Zoning By-law, you must submit a written request to Steve Farquharson at the address shown above.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Tay before the proposed Amendments to the Official Plan and Zoning By-law are passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Tay to the Local Planning Appeal Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Any questions regarding this notice should be sent to the General Manager, Protective and Development Services, (705) 534-7248, ext. 225 or email at sfarquharson@tay.ca

Dated at the Township of Tay on the 6th day of January, 2021.

Steven Farquharson, B.URPL, MCIP, RPP
General Manager, Protective and Development Services

KEY MAP

