



Tiny
TOWNSHIP OF/CANTON DE

Minutes

Planning Public Meeting

6:00 p.m. - Wednesday, July 20, 2022
Virtual Meeting

The Planning Public Meeting of the Township of Tiny was called to order on Wednesday, July 20, 2022, at 6:00, in the Virtual Meeting, with the following members present:

Present:

- Mayor George Cornell
- Deputy Mayor Steffen Walma
- Councillor John Bryant
- Councillor Cindy Hastings
- Councillor Gibb Wishart

- Director of Planning and Development Shawn Persaud
- Deputy Clerk Laura Russell
- Director of Legislative Services/Clerk Sue Walton
- Director of Public Works Tim Leitch

Call to Order

- A. **Opening of Meeting by Mayor**
- B. **Acceptance of Agenda**
- C. **Declaration of Pecuniary Interest**
- D. **Matters for Consideration**

Mayor Cornell advised that this Public Meeting, held under the *Planning Act*, is the first of two being held this evening. Notice for these Public Meetings were given as per the requirements of the *Planning Act*.

Mayor Cornell stated that the meeting is being held to welcome input from all community stakeholders and if anyone wanted to be notified of Council's future decision on any of the applications, please provide your name and mailing address to the Clerk, Sue Walton at swalton@tiny.ca.

Mayor Cornell advised that the format of this meeting will begin with Shawn Persaud, Director of Planning and Development, providing a brief explanation of the purpose of the application, followed by the list of written submissions received to date.

- D.1. **Official Plan and Zoning By-law Amendment**
B. and F. Naylor (Agent: Celeste Phillips Planning Inc.)
Part of Lot 22, Concession 20 West
670 Concession 20 West

Mayor Cornell explained that the first of the first and second applications being heard tonight are for an Official Plan Amendment and a Zoning By-law Amendment received from Celeste Phillips Planning Inc., agent, on behalf of B. and F. Naylor, owners of Part of Lot 22, Concession 20 West, municipally known as 670 Concession 20 West.

S. Persaud advised that the subject property is designated as Greenlands, Rural and Mineral Aggregate Resources II (overlay) in the Township Official Plan. The area of the property subject to the Official Plan Amendment application is solely designated as Greenlands. The policies of the Greenlands designation do not permit lot creation. The subject lands are currently developed with two single detached dwellings, one on top of the Nipissing Ridge accessed by Concession 20 West and one below the Nipissing Ridge accessed by an existing private road (extension of Sandy Bay Road). The intent of the applications is to create one new residential lot in the location where the dwelling is below the Nipissing Ridge and change the land use designation to Greenlands Exception in this area, to permit the creation of a lot on a private road, which contains the existing dwelling. It is noted that the Official Plan designation for the remaining land would be unchanged.

S. Persaud further explained that the property is zoned as Rural (RU), Rural – Holding Two (RU(H2)), Greenbelt – Holding Two (GB(H2)), and Environmental Protection Three (EP3) according to Township Zoning By-law 06-001, as amended. The application proposes a Zoning By-law Amendment to change the zoning of the area of the proposed severed lot to two different Greenbelt Exception Zones, one that would permit the re-development of the existing waterfront cottage in the developed area and one that would not permit any development on the balance of the lands, these zone exceptions would also recognize the proposed reduced lot frontage and lot area. The balance of the property is proposed to be rezoned to Rural Exception (RU-E) and Greenbelt Exception (GB-E) to recognize the proposed reduced lot area. It is noted that the EP3 Zone would remain unchanged.

As per the Development Concept Plan submitted with the application, S. Persaud noted the proposed lot frontage for the severed land is zero metres and a proposed lot area is approximately 1.8 hectares. For the retained land fronting onto Concession 20 West, the proposed lot frontage is unchanged at approximately 183 metres and a proposed lot area of approximately 12.9 hectares.

S. Persaud stated that as of tonight's Meeting, the Township has received a total of six written submissions, as follows:

1. Email from S. Walton, Director of Legislative Services/Clerk, dated June 30, 2022 advising of no concerns;
2. Email from WSP on behalf of Bell Canada, dated June 30, 2022 acknowledging receipt of Notice of Public Meeting;

3. Email from Enbridge Gas Inc. dated July 12, 2022 advising of no objection; and
4. Memo from D. Flewelling, Director of Fire & Emergency Services/Fire Chief, dated July 14, 2022 recommending two conditions of approval; and
5. Email from L. and D. Annis dated July 18, 2022 advising of their support for the application; and
6. Email from Severn Sound Environmental Association dated July 19, 2022 advising of no concern.

Mayor Cornell introduced Celeste Phillips, Planning Consultant and agent, who presented a PowerPoint providing an overview of the applications. Barbara and Frank Naylor, owners, were in attendance in support of the applications.

S. Persaud provided a summary of the next steps with this application.

Mayor Cornell advised that Council will consider all matters placed before it prior to coming to a decision on this Planning application and that the Public Meeting concluded at 6:21 PM.

**D.2. Township Initiated Official Plan and Zoning By-law Amendment
Short-Term Rental Accommodations**

Mayor Cornell advised that the third and fourth applications are for a Township initiated Official Plan Amendment and Zoning By-law Amendment as it relates to Short-Term Rental Accommodations.

S. Persaud explained that notice for this Public Meeting was given as per the requirements of the Planning Act including Public Notices in both the Midland Mirror and Springwater News.

S. Persaud introduced the Township Land Use Planning Consultant from MHBC Planning, Mr. Jamie Robinson and explained that Mr. Robinson has been assisting and involved with the development of the draft Official Plan and Zoning By-law amendments as they relate to short term rentals since the creation of the short term rental task force as well as assisting with the development of the draft short term rental licensing by-law.

Mr. Robinson presented a PowerPoint providing further information on the proposed Official Plan and Zoning By-law Amendment.

S. Persaud noted that as of tonight's Meeting, the Township has received a total of 26 written submissions as provided in the public meeting agenda.

Mayor Cornell advised there are five individuals registered to participate at this Public Meeting.

1. Ola Kolodij, resident made a deputation against the proposed amendments;
2. David McFadyen, resident made a deputation stating that, in his opinion, Short Term Rentals are not permitted in the current Zoning By-law and should be enforced;
3. Paul Cowley, FoTTSA, read the Motion that was included in the public meeting agenda;
4. Conner Harris on behalf of Tiny Township Association of Responsible Short Term Rental Owners and Residents, made a deputation against the proposed amendments; and
5. Clerk Walton noted that Neha Singla, resident, who was registered had to leave the meeting and did not present.

S. Persaud provided a summary of the next steps in the process, which is that staff and Mr. Robinson will prepare a report with a recommendation on the Official Plan and Zoning By-law amendments considering all comments submitted.

Mayor Cornell advised that Council will consider all matters placed before it prior to coming to a decision on this Planning application and that the Public Meeting concluded at 7:10 PM.

E. Adjournment



Sue Walton, Clerk