



130 Balm Beach Road West
Tiny, Ontario L0L 2J0
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**NOTICE OF APPLICATION FOR APPROVAL OF
A DRAFT PLAN OF SUBDIVISION
Simcoe County File: TI-T-2401
Township of Tiny File: D12/24 (DS# 85289)**

TAKE NOTICE that the Township of Tiny and the County of Simcoe have received an application for a proposed Draft Plan of Subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, by The Jones Consulting Group on behalf of Westridge Development Corporation.

AND TAKE NOTICE that the County of Simcoe has deemed the application to be complete as of April 30, 2024. The application was accompanied by the following studies/reports which are presently being reviewed and assessed:

- Planning Justification Report prepared by Jones Consulting Group Ltd., dated October 2023
- Functional Servicing Report prepared by ConSALtech Engineering Solutions, dated August 2023
- Stormwater Management Brief (as part of FSR) prepared by ConSALtech Engineering Solutions, dated August 2023
- Hydrological Assessment prepared by Tatham Engineering, dated August 31, 2023
- Traffic Brief prepared by ConSALtech Engineering Solutions, dated August 2023
- Stage 1-2 Archeological Assessment prepared by Earthworks Archeological Services Inc., dated June 15, 2020 and acknowledgement letter from the Ministry of Heritage, Sport, Tourism, Culture and Industries dated August 11, 2023
- Draft Plan of Subdivision WRDC-DP, dated April 21, 2023

DESCRIPTION OF LAND (see key map)

Legal Description: North Part Lot 14, Concession 4 West
Municipal Address: 900 County Road 6 South, Township of Tiny

THE PURPOSE AND EFFECT OF THE PROPOSED PLAN OF SUBDIVISION is to subdivide the subject lands into 14 lots for single detached dwellings, one (1) lot for commercial uses fronting on County Road 6 South, and one block for a stormwater management pond. The subject lands are currently zoned Hamlet Residential (HR), Hamlet Commercial (HC) and Environmental Protection Two – Exception (EP2-139) with special provisions to permit a storm water management pond.

Any person may make written representation either in support of or in opposition to the proposed Plan of Subdivision.

If a person or public body would otherwise have the ability to appeal the decision of the Township of Tiny but does not make oral submissions at a public meeting, if one is held, or make written submissions to the Township of Tiny in respect of the proposed plan of subdivision before the approval authority gives, or refuses to give, approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Township of Tiny in respect of the proposed plan of subdivision before the approval authority gives, or refuses to give, approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that the rights of third parties to appeal plans of subdivision decisions to the Ontario Land Tribunal have been restricted under the *Planning Act*.

If you wish to be notified of the decision of the Council of the Township of Tiny in respect of the proposed plan of subdivision, you must make a written request to the Planning and Development Department, Township of Tiny, 130 Balm Beach Road West, Tiny, Ontario, L0L 2J0 or via email at: pzimmerman@tiny.ca.

Additional information regarding the proposed Plan of Subdivision, including the reports listed above, can be found at <https://www.tiny.ca/township-hall/newsroom>. Questions should be directed to Maryann Hunt, Director of Planning and Development, Township of Tiny at mhunt@tiny.ca or by calling 705-526-4204.

Mailing Date of this Notice: June 4, 2024

Proposed Draft Plan of Subdivision:



Key Map:

