



130 Balm Beach Road West  
Tiny, Ontario L0L 2J0  
(705) 526-4204 | 1-866-939-8469  
[www.tiny.ca](http://www.tiny.ca)

## NOTICE OF APPLICATION FOR PROPOSED ZONING BY-LAW AMENDMENT

**TAKE NOTICE** that the Township of Tiny has received an application from C. Phillips, Celeste Phillips Planning Inc, agent on behalf of K. MacDonald, owner of the subject property, for a proposed Zoning By-law Amendment (File: '24/D14 - Roll #1-117-00) pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended.

**AND TAKE NOTICE** that the Township has deemed the application to be complete. The application was accompanied by the following studies/report:

- Planning Justification Report prepared by Celeste Phillips Planning Inc., dated July 14, 2024

No formal decision will be made on this application until further notice is given and a Public Meeting is held as required by the Planning Act.

### DESCRIPTION OF LAND (see key map)

Legal Description:	Part of Block A, Plan 97
Municipal Address:	8144 Highway 93
Township of Tiny Official Plan Designation:	Settlement Area (subject to Non-Decision);
County of Simcoe Official Plan:	Greenlands

### DETAILS OF THE ZONING BY-LAW AMENDMENT

The purpose of the application is to re-zone the lands, under Zoning By-law 22-075, as amended, from the Hamlet Commercial – Exception 70 (HC-70) zone for which the only permitted use is a Gift and Antique Shop to the Hamlet Commercial – with a new Exception (HC-Exception) zone, in order to permit the additional use of residential on the lands.

The effect of the application would be to permit either the gift and antique shop or a residential use on the property. No new buildings or additions to the existing building are proposed.

If a person or public body would otherwise have an ability to appeal the decision of Council of the Township of Tiny to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Tiny before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Tiny 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 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 zoning by-law amendment decisions to the Ontario Land Tribunal have been restricted under the *Planning Act*.

Additional information regarding the proposed by-law and/or questions regarding this notice must be directed to Sandra Mattson, Senior Planner, at [smattson@tiny.ca](mailto:smattson@tiny.ca) or by calling 705-526-4204

Mailing Date of this Notice: September 12, 2024



Maryann Hunt, MCIP, RPP  
Director of Planning and Development  
The Corporation of the Township of Tiny

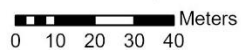
# -KEY MAP-



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 This map is not a plan survey.  
 For information call (705)526-4204 or visit [www.tiny.ca](http://www.tiny.ca)

## **LEGEND**

-  Subject Property
-  Zoning By-law 22-075

Scale: 1:2,000  
 Meters  
 0 10 20 30 40



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