



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

NOTICE OF APPLICATION FOR PROPOSED OFFICIAL PLAN AMENDMENT

TAKE NOTICE that The Corporation of the Township of Tiny has received application from Celeste Phillips Planning Inc. on behalf of D. and L. Annis for a proposed Official Plan Amendment (File: '24/D09) – Roll #14-469-00).

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

- Stage 1-2 Archaeological Assessment prepared by Bluestone Research 2004 Ltd., dated August 2023
- Entry into Ontario Public Register of Archeological Reports dated October 13, 2023
- Scoped Environmental Impact Study prepared by Cambium Inc., dated March 7, 2024
- Planning Justification Report prepared by Celeste Phillips Planning Inc., dated July 22, 2024
- Draft consent sketch prepared by Celeste Phillips Planning Inc., dated June 26, 2024

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

DESCRIPTION OF LAND (See Key Map)

Legal Description: Part of Lot 22, Concession 20 West
Municipal Address: 890 Sandy Bay Road

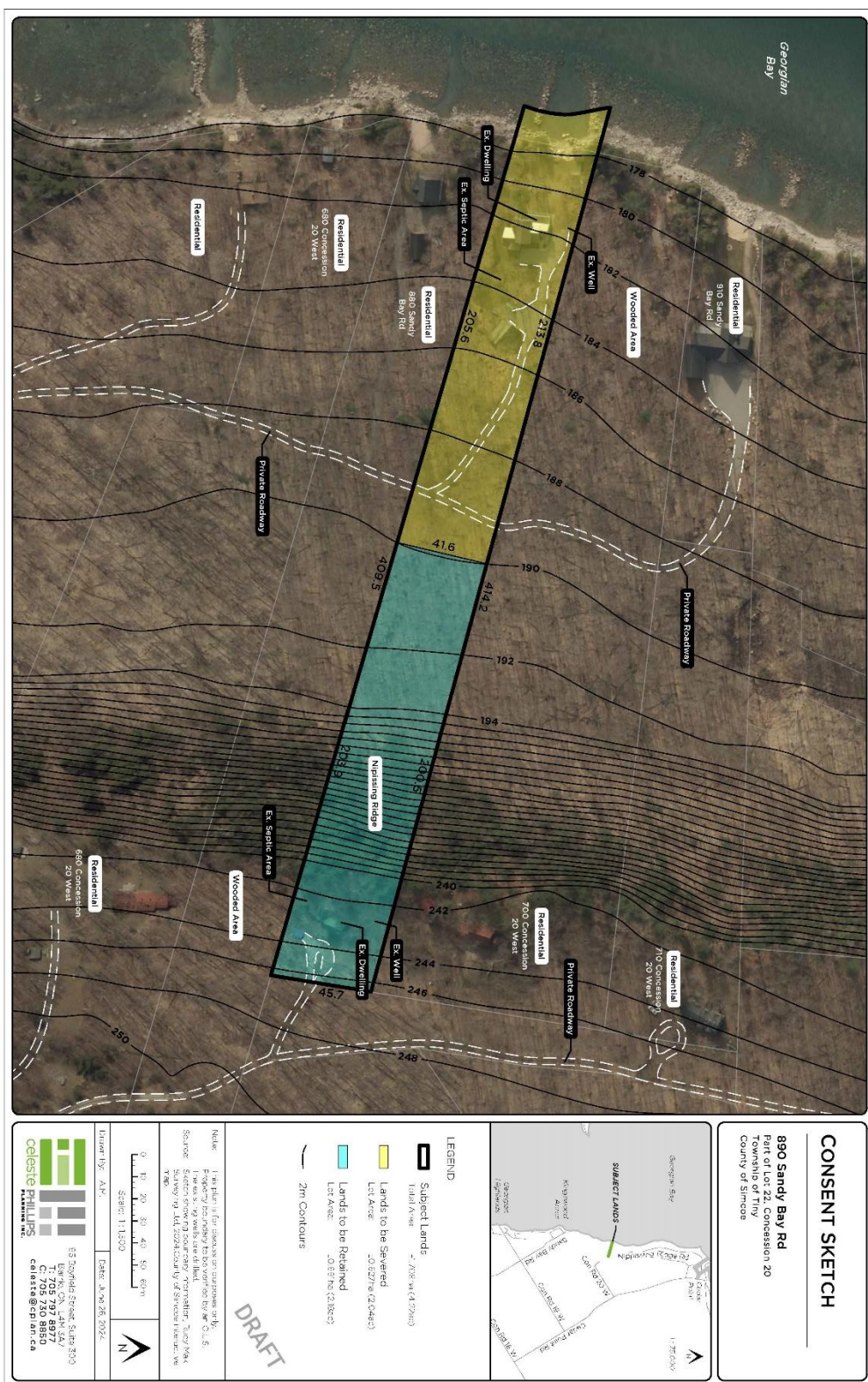
PURPOSE AND EFFECT OF THE APPLICATIONS

The subject lands are designated 'Shoreline' and 'Mineral Aggregate Resources II (Overlay)' on Schedule A and 'Nipissing Ridge' and 'Regionally Significant ANSI' on Schedule B to the Township of Tiny Official Plan. The lands are zoned 'Limited Service Residential' with 'Nipissing Ridge Overlay' in Zoning By-law 22-075, as amended.

The subject lands are currently developed with two single detached dwellings, both of which are accessed by existing private roads. The applicant proposes to divide the subject property into two, resulting in the two existing dwellings being located on separately conveyable lots. Township Official Plan Section D.7.2 does not permit lot creation on a private road.

The purpose of the application is to change the land use designation on a portion of the subject lands from 'Shoreline' to 'Shoreline Exception' to permit the creation of a residential lot on a private road. The effect of the application would be that a Consent to Sever application could be submitted and considered by the Committee of Adjustment for the portion of the property designated 'Shoreline Exception'. A draft development concept plan is included for reference.

Development Concept Plan



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 proposed official plan amendment is adopted, 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 official plan amendment is adopted, 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.

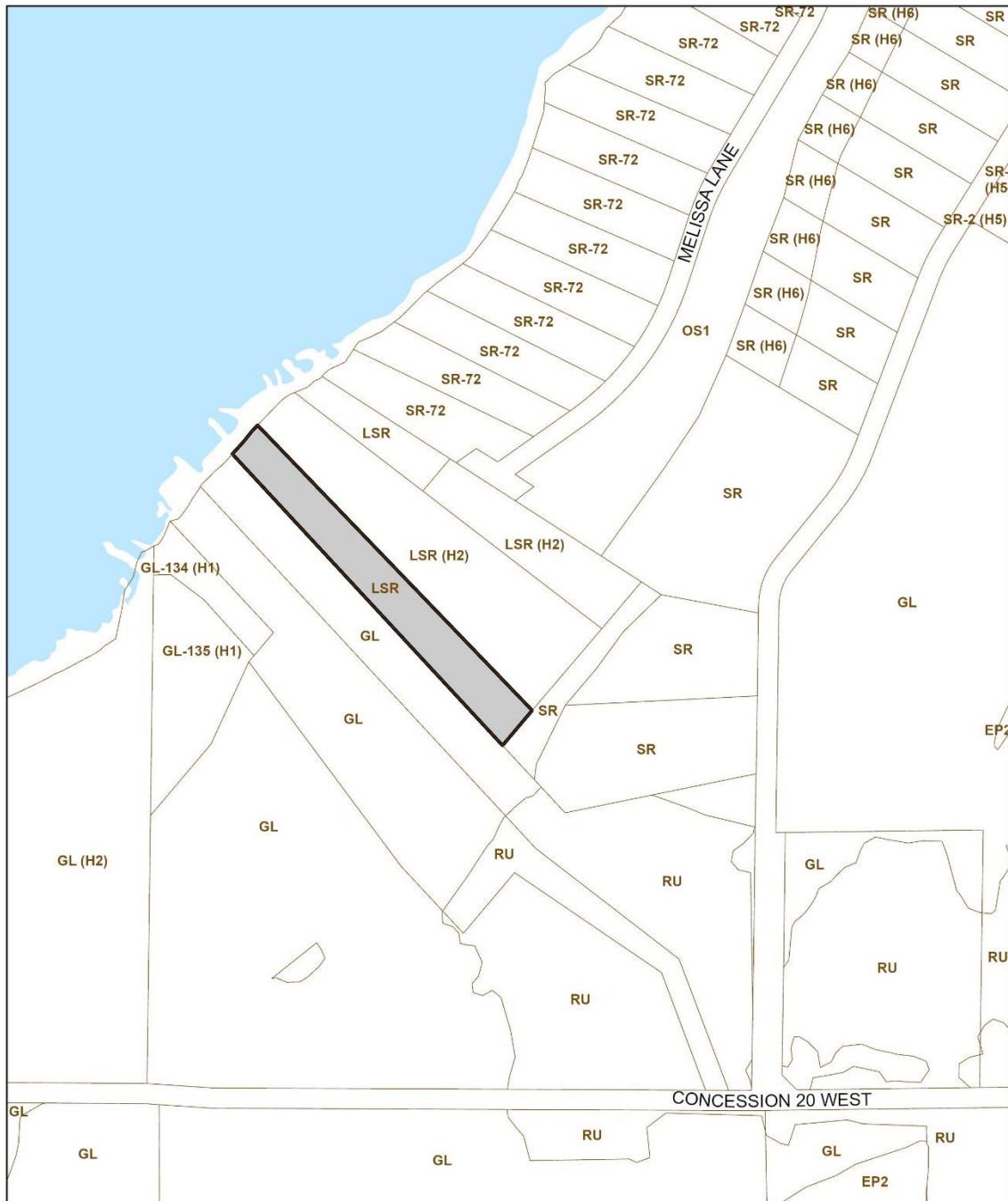
Please note that the rights of third parties to appeal official plan amendment decisions to the Ontario Land Tribunal have been restricted under the *Planning Act*.

Additional information regarding the proposed Official Plan Amendment application can be directed to Maryann Hunt, Director of Planning & Development at the address shown above, emailing mhunt@tiny.ca or by calling 705-526-4204.

Mailing Date of this Notice: September 12, 2024

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

-KEY MAP-



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LEGEND

- Subject Property
- Zoning By-law 22-075

Scale: 1:5,000

Meters



Date Printed: 08-26-24