



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

NOTICE OF PUBLIC MEETING FOR PROPOSED OFFICIAL PLAN AMENDMENT

TAKE NOTICE that The Corporation of the Township of Tiny has received an 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 August 19, 2024, and notice of application was given on September 12, 2024. The Township will be holding a Statutory Public Meeting on **November 6, 2024, at 5:30 PM** under Section 22 of the *Planning Act*, to consider the proposed Official Plan Amendment. **The Council meeting will be live streamed on the Township's YouTube channel at: www.tiny.ca/livestream**

DESCRIPTION OF LAND (See Key Map)

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

PURPOSE AND EFFECT OF THE APPLICATION

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 and questions regarding the proposed Official Plan Amendment application can be directed to Sandra Mattson, Senior Planner at the address shown above, emailing smattson@tiny.ca or by calling 705-526-4204.

The purpose of the meeting is to inform the public of the proposed amendment, invite public input, and answer questions regarding the proposed amendment. Any person may make a submission in support of, in opposition to, or to ask a question regarding the proposed official plan amendment. Written submissions regarding the proposal can be made to Cathryne Mallowney, Planning Administrative Coordinator via email at cmallowney@tiny.ca or by mail or municipal office drop box at 130 Balm Beach Road West, Tiny, Ontario, L0L 2J0.

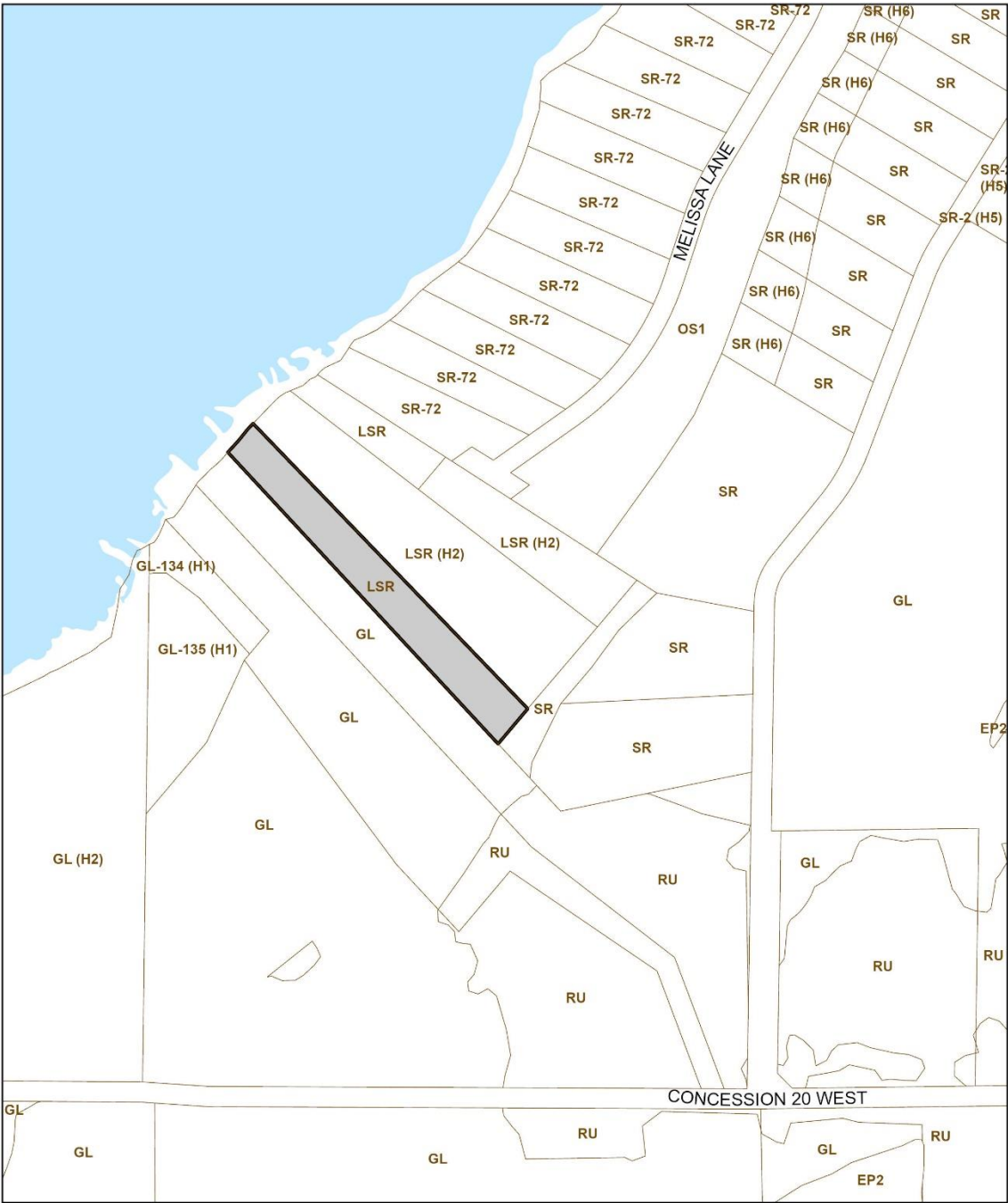
If you are unable to make a written submission and wish to make an oral statement during the meeting, please visit tiny.ca/deputations for instructions on how to make a deputation. You will be provided with further instructions on how you will connect during the virtual meeting. Council will then use the information collected at this meeting to make a decision on this matter at a future meeting. If you wish to be notified of Council's decision, please forward such requests (with forwarding addresses) in writing to the attention of Cathryne Mallowney, Planning Administrative Coordinator.

Written and oral submissions concerning this application will become part of the public record.

Mailing Date of this Notice: October 11, 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
0 10 20 30 40



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