



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

NOTICE OF APPLICATION AND STATUTORY PUBLIC MEETING PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Township of Tiny has received an application from D. McArter, Royal Homes Limited, agent on behalf of M. Marchand and J. Marchand, owners of the subject property, for a proposed Zoning By-law Amendment (File: '24/D14 - Roll #10-107-10) pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended.

AND TAKE NOTICE that the Township deemed the application to be complete on November 1, 2024, and will be holding a Statutory Public Meeting on **Wednesday, November 27, 2024, at 5:30 PM** under Section 34 of the *Planning Act*, to consider the proposed Zoning By-law 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 Lot 21, Concession 15 West
Municipal Address: 597 Rue Lafontaine Road West
Township of Tiny Official Plan Designation: Agricultural

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 Rural Residential (RR) zone to the Rural Residential – Exception (RR-EX) zone. An Additional Dwelling Unit (ADU) is a permitted use in this zone and on the property. However, the application requests consideration of site-specific exception to permit an increased maximum size of the proposed ADU from 45% to 55% (relative to the size/gross floor area of the existing principal dwelling) and an increased lot coverage for accessory structures (including the ADU) from the maximum of 93 m² to 284.3 m².

The effect of the application would be to permit the proposed ADU on the lands as shown, given the proposed size while maintaining the existing accessory structures. The property has approximate frontage of 132.64 metres and lot area of 6489 m².

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 and questions regarding the proposed Zoning By-law 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 Zoning By-law Amendment. Written submissions regarding the proposal can be made to Cathryne MULLOWNEY, Planning Administrative Coordinator via email at cmullowney@tiny.ca or by mail or municipal office drop box at 130 Balm Beach Road West, Tiny, Ontario, L0L 2J0. Written submissions are requested to be submitted by noon on the Tuesday prior to the scheduled Statutory Public Meeting for inclusion in the agenda.

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 MULLOWNEY, Planning Administrative Coordinator.

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

Mailing Date of this Notice: November 5, 2024

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

-KEY MAP-

