



130 Balm Beach Road West
Tiny, Ontario L0L 2J0
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www.tiny.ca

NOTICE OF ADOPTION OF AMENDMENT NO. 4 TO THE TOWNSHIP OF TINY OFFICIAL PLAN

TAKE NOTICE that the Council for The Corporation of the Township of Tiny enacted By-law 24-065 on January 8, 2025 under Section 17 of the *Planning Act*, R.S.O. 1990, c. P. 13 as amended, to adopt Amendment No. 4 to the Official Plan.

DESCRIPTION OF LAND (See Key Map)

Legal Description: Part of Lot 22, Concession 20 West
Municipal Address: 890 Sandy Bay Road
Roll Number: 14-469-00

PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT

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 Official Plan Amendment would 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'.

The Official Plan Amendment states:

Notwithstanding any other provision of this Plan, a lot may be created in the Shoreline Exception area as a separate residential lot from the original subject property being Part of Lot 22, Concession 20 West.

It is noted that the Official Plan designation for the 'Lands to be Retained' remains unchanged.

A key map showing the location of the lands to which the by-law applies is included with this Notice.

Any and all written submissions relating to this matter that were made to Council before its decision and any and all oral submissions related to this matter that were made at the statutory public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

REGARDING OFFICIAL PLAN AMENDMENT NO. 4

The County of Simcoe is the approval authority for all Official Plan Amendments for the Township of Tiny. Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision (including the person's or public body's address, fax number or email address) is made to:

Simcoe County Clerk
1110 Highway 26
Midhurst, Ontario L9X 1N6
Clerks@simcoe.ca

WHO CAN FILE AN APPEAL

Only individuals, corporations or public bodies may appeal the decision of the County of Simcoe to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of an appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

MAILING DATE OF THIS NOTICE: JANUARY 15, 2025

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

-KEY MAP-

