



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

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

TAKE NOTICE that the Township of Tiny has received an application from M. James on behalf of Brae-Con Properties Inc., owner of the subject property, for a proposed Zoning By-law Amendment (File: 25/D14 - Roll #5-309-00) 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 and will be holding a Statutory Public Meeting on **Wednesday, April 9th, 2025 at 5:00 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 of Lot 11, Concession 8 East
Municipal Address: 210 Concession 8 East
Township of Tiny Official Plan Designation: Rural and Greenlands

DETAILS OF THE ZONING BY-LAW AMENDMENT

The purpose of the application is to re-zone a portion of the lands, under Zoning By-law 22-075, as amended, for the approved lot severed having frontage of 38.0 metres on Concession 8 East and a lot area of 0.44 hectares from the Rural (RU) Zone to the Rural Residential (RR) Zone in order to recognize the residential use of the property and prohibit agricultural uses on those lands. The retained lands, having frontage of 135.4 metres and a lot area of 1.56 hectares, would remain zoned Rural (RU) and Greenlands (GL).

The effect of the application would be to implement a condition of approval of the Committee of Adjustment decision for Consent Application B2/25, which provided provisional consent for lot creation. In accordance with the Township Official Plan, a Zoning By-law Amendment is required in order to re-zone the severed land as described above.

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 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. 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 an in-person or virtual deputation. 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.

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 Pamela Zimmerman, Junior Planner at the address shown above, by emailing pzimmerman@tiny.ca, or by calling 705-526-4204.

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

Mailing Date of this Notice: March 18, 2025

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

-KEY MAP-



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LEGEND

-  Lands to be rezoned from Rural (RU) Zone to Rural Residential (RR) Zone
-  Lands to remain as Rural (RU)
-  Lands to remain as Greenlands (GL)

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