

**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 A. Blow, IPS Consulting Inc., agents, on behalf of the owner, Interra Lands Inc. (R. Weldon), of the subject property, for a proposed Zoning By-law Amendment (File: 26/D14 - Roll #5-218-00) 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, March 25th, 2026 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.**

The application was accompanied by the following studies/reports which are being reviewed and assessed by the Township:

- *Planning Justification Report – IPS – dated February 24, 2026*
- *Dynamic Beach Assessment - Shoreplan Engineering Limited – dated December 12, 2025*
- *Functional Servicing Report – Crozier Consulting Engineers – dated December 2025*
- *Preliminary Survey by J. D. Barnes Limited – plot dated February 24, 2026*

DESCRIPTION OF LAND (see key map)

Legal Description: Part Lot 19, Concession 7 West
Municipal Address: 1 Dunsford Lane
Township of Tiny Official Plan Designation: Shoreline

DETAILS OF THE ZONING BY-LAW AMENDMENT

The purpose of the application is to rezone a portion the lands under Zoning By-law 22-075, as amended, from the Shoreline Commercial (SC) to Shoreline Residential - Exception (SR-E) Zone in order to permit redevelopment of the subject property with 2 residential lots (subject to a future Consent to Sever Application)

The application requests specific SR zone standards as exceptions to the By-law, as follows:

- Minimum Lot Area Standards- from 4000 m² to 3175 m² (Severed lot, Part 1/north) and 3538 m² (Retained lot/south)
- Minimum Required Exterior Side Yard Setback- from 8.0 m to 3.21 m (Retained lot/south)
- Minimum Required Setback to the 178 m elevation– from 45.0 m to 9.3 m (dwelling) and 6.18 m (deck) (Severed lot, north)
- Minimum Required Setback to the 178 m elevation – from 45.0 m to 12.97 m (dwelling) and 12.14 m (deck) (Retained lot/south)

The property has frontage on the unopened portions of the road allowances of Concession 7 West and Dunsford Lane. The property has a lot area of approximately 0.67 hectares.

The effect of the application would be to rezone the lands and propose the creation of two residential lots. In accordance with the Township Official Plan, a Zoning By-law Amendment is required in order to rezone the lands as described above.

Additional information regarding the application can be found on the Township website at: www.tiny.ca/township-hall/news-updates. Questions regarding this notice can be directed to Sandra Mattson, Senior Planner at 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 D. Labelle, Planning Administrative Coordinator via email at dlabelle@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 D. Labelle, 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 S. Mattson, Senior Planner at the address shown above, by emailing smattson@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: February 27, 2026

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

-KEY MAP-

