



## 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 B. Gallagher, Gallagher Associates, agent, on behalf of the applicant/owners of 1390 Champlain Road (S. Kulczykcki and S. Kulczykcki and 1394 Champlain Road (M. Laranjeira) for a proposed Zoning By-law Amendment (File: 26/D14 – Roll #17-138-00 and 17-175-00) 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, May 6th, 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](http://www.tiny.ca/livestream).**

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

- *Planning Rationale prepared by Gallagher and Associates dated April 13, 2026*
- *Draft Zoning By-law document*

### DESCRIPTION OF LAND (see key map)

Legal Description: Part Lot F and G, Concession 17 East  
Municipal Address: 1390 Champlain Road and 1394 Champlain Road  
Township of Tiny Official Plan Designation: Greenlands and Shoreline

### DETAILS OF THE ZONING BY-LAW AMENDMENT

The purpose of the application is to rezone the lands (1394 Champlain Road) under Zoning By-law 22-075, as amended, from Shoreline Residential (SR) to the Shoreline Residential - Exception (SR-E) Zone and a portion of the lands (1390 Champlain Road) from Greenlands (GL) to the Greenlands – Exception (GL-E) Zone in order to provide zoning standards for any development of the split zoned lands. The application is a condition of approval as a result of Consent Application B1/26 which approved a boundary adjustment to permit enlargement of the property at 1394 Champlain Road which contains a detached dwelling and accessory structure.

The application requests specific SR and GL zone standards to Section 6.0 Exceptions of the Zoning By-law, as follows:

Exception in the SR Zone:

- Minimum lot area standard (including abutting portion of the lot zoned GL) of 11,700 square metres

Exceptions in the GL Zone:

- Minimum lot area standard (including abutting portion of the lot zoned SR) of 11,700 square metres
- Permitted Use of Additional Dwelling Unit (ADU), being within a detached accessory structure only
- Site specific provisions for Permitted Use of Home Industry
- Prohibited Uses – Forestry Use and an ADU within the existing Single Detached Dwelling on the SR portion

The effect of the application would be to rezone the lands to provide zone standards for the residential lot. 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](http://www.tiny.ca/township-hall/news-updates). Questions regarding this notice can be directed to Sandra Mattson, Senior Planner at [smattson@tiny.ca](mailto: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](mailto: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](http://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*.

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

Mailing Date of this Notice: April 15, 2026

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

**-KEY MAP-**

