

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. Pascuzzo, Pascuzzo Planning Inc., agent, on behalf of the owners, J. Stewart (Roll #14-255-00), R. Rankin (Roll # 14-255-05) and K. Thompson (Roll #14-2455-10 – 560 Silver Birch Drive) of the subject properties, for a proposed Zoning By-law Amendment 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, August 19, 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 Brief by Pascuzzo Planning Inc. dated June 26, 2026*
- *Topographic survey by Rudy Mak Surveying Ltd. dated December 8, 2025*
- *Natural Hazard Review by Shoreplan Engineering Limited dated July 14, 2025*

DESCRIPTION OF LAND (see key map)

Legal Description: Part Block 9, Concession 20 East

Municipal Address: 560 Silver Birch Drive and 2 vacant lots on Silver Birch Drive (no addresses)

Township of Tiny Official Plan Designation: Shoreline

DETAILS OF THE ZONING BY-LAW AMENDMENT

The purpose of the application is to rezone the subject properties under Zoning By-law 22-075, as amended, from the Shoreline Residential (SR) to Shoreline Residential - Exception (SR-E) Zone in order to permit the site specific reduction of the required 45 metre setback to a 15 metre setback to the 178 metre G.S.C. elevation of Georgian Bay at time of residential development of the subject properties (currently vacant lots).

The effect of the application is that similar to the minimum required 15.0 metres setback for detached accessory buildings or structures to the 178 metres G. S.C. elevation of Georgian Bay, so to, would a dwelling on each lot be permitted to be located as close as 15.0 metres to the 178 metre elevation.

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*.

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

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.

Mailing Date of this Notice: July 17, 2026

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

-KEY MAP-

