

THE CORPORATION OF THE TOWNSHIP OF TINY

BY-LAW NUMBER 26-034

Being a By-law to amend By-law 22-075, as amended, being the Zoning By-law for The Corporation of the Township of Tiny with respect to Part Lot 19, Concession 7 West, Township of Tiny, County of Simcoe (known municipally as 1 Dunsford Lane)

WHEREAS the Council of The Corporation of the Township of Tiny is empowered to enact By-laws to regulate the use of land pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended;

AND WHEREAS the owners of Part Lot 19, Concession 7 West, Township of Tiny, County of Simcoe have filed an application with the Township of Tiny to amend Zoning By-law 22-075, as amended;

AND WHEREAS the Council of The Corporation of the Township of Tiny deems it appropriate to amend the aforementioned By-law, as amended, as it relates to Part Lot 19, Concession 7, Township of Tiny, County of Simcoe;

AND WHEREAS the provisions of the By-law conform to the general policies of the Official Plan, as amended, for the Township of Tiny;

NOW BE IT ENACTED as a by-law pertaining to By-law 22-075, as amended, of this Corporation as follows:

NOW BE IT ENACTED as a by-law of this Corporation as follows:

1. That Schedule A, Map 8, to Zoning By-law 22-075 is hereby further amended to rezone Part Lot 19, Concession 7, Township of Tiny, County of Simcoe.
2. That the subject lands be rezoned from the Shoreline Commercial (SC) to Shoreline Residential – Exception One Hundred and Forty Four – Holding Provision Eleven (SR-144 (H11) as shown on Schedule 'A' attached to and forming part of this By-law.
3. That Section 6.0 Exceptions, is hereby further amended by adding the following provisions to Section 6.1 Exceptions, 'Table 6.1', as per the following:

TABLE 6.1					
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR-144				a) Minimum Exterior Side Yard Setback (abutting concession 7 road allowance) -3.22 m d) Minimum setback to the 178 m G.S.C. elevation of Georgian Bay: Severed lot, north - 18.26 m (dwelling)	

				and 16.36 m (deck) Retained lot/south - 20.08 m (dwelling) and 19.65 m (deck)	
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4. That Section 6.2 Holding Zones is hereby further amended by adding the following provision:

Holding Symbol	Restrictions	Requirements and Other Provisions
(H11)	That the Holding (H11) symbol applies to the lands zoned Shoreline Residential – Exception One Hundred and Forty Four “SR (144)” in Part Lot 19, Concession 7 West.	The Holding (H11) symbol shall not be removed until: A Development Agreement is executed between the Township and the land owner which: a) Requires that the owner constructs the road (Dunsford Lane) to municipal standards to the satisfaction of the Township prior to any Building Permit being issued for the lot(s). b) Requires the owner implement the mitigation measures and recommendations contained within the Natural Hazards Assessment dated May 5, 2026 to the satisfaction of the Township prior to any Building Permit being issued for the lot(s).

5. This By-law shall come into effect upon the date of passage hereof, where no objections are received or, where objections are received, upon approval of the Ontario Land Tribunal.

BY-LAW PASSED AND ENACTED THIS 5th DAY OF AUGUST, 2026.

THE CORPORATION OF THE TOWNSHIP OF TINY


MAYOR, David Evans


CLÉRK, Tina Arbuckle

SCHEDULE A

