

NOTICE OF APPLICATION AND NOTICE OF REVISED STATUTORY PUBLIC MEETING DATE PROPOSED ZONING BY-LAW MENDMENT

TAKE NOTICE that the Township of Tiny has received an application from J. Pauk, Morgan Planning & Development Inc., agent, on behalf of the owners, W. Klingler and M. Klingler, of the subject property, 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, SEPTEMBER 9, 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 – Morgan Planning & Development Inc. – dated June 23, 2026*
- *Site Plan – Morgan Planning & Development Inc. – dated May 22, 2026*

DESCRIPTION OF LAND (see key map)

Legal Description: Part of Lot 88, Concession 1 OS
Municipal Address: 7665 Highway 93
Township of Tiny Official Plan Designation: Rural

DETAILS OF THE ZONING BY-LAW AMENDMENT

The purpose of the application is to rezone a portion of the lands under Zoning By-law 22-075, as amended, from the Rural Residential (RR) Zone to Rural Residential - Exception (RR-E) Zone in order to permit development of the rear portion of the property only with an additional accessory use of Contractors Yard (as per sketch supplied).

The property has frontage onto Highway 93 (MTO jurisdiction) and a lot area of approximately 1007.7 m².

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

- That a Contractors Yard shall be permitted as an additional accessory use on the subject lands prior to the establishment of a principal residential use and building;
- That the permissions for a Contractor's Yard be scoped for the property including limiting the area of land used for parking and storage of vehicles and equipment and supplies and not permitting on-site commercial operation;
- That no Contractor's Yard use, outdoor storage, parking of commercial vehicles, or storage of equipment or materials shall occur outside of the identified area; and
- That no aggregate processing, crushing, salvage, recycling or transfer station operations shall be permitted.

The effect of the application would be to maintain the principal use of the lands for residential purposes and permit the proposed use of a site-specific scoped Contractor's Yard (occupying approximately 21% of the residential property) in advance of the principal dwelling. No retail or commercial activities are proposed.

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*.

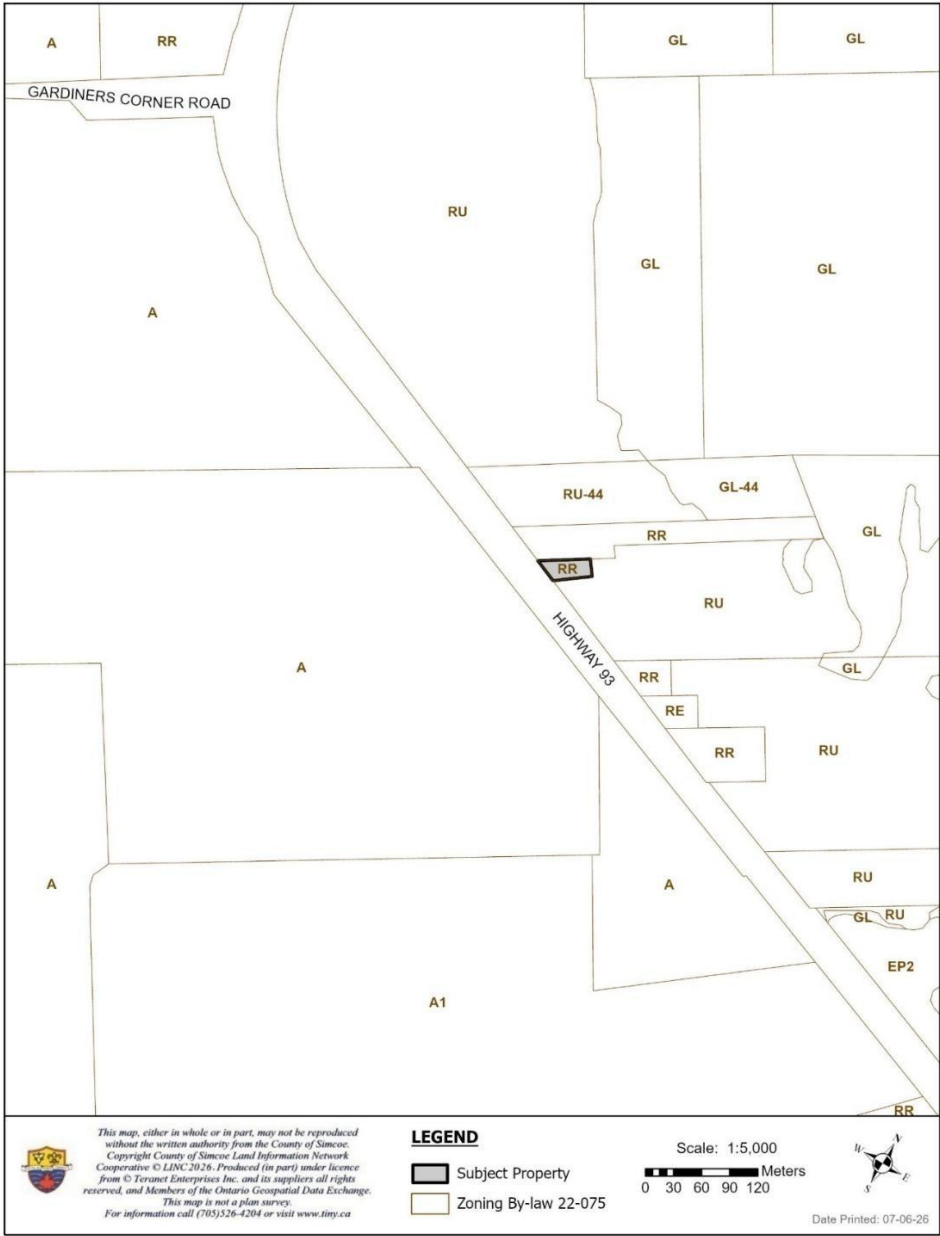
Additional information and questions regarding the proposed Zoning By-law Amendment application can be directed to S. Mattson, Senior Planner at the address shown above, by emailing smattson@tiny.ca, or by calling 705-526-4204.

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

Mailing Date of this Notice: August 12, 2026

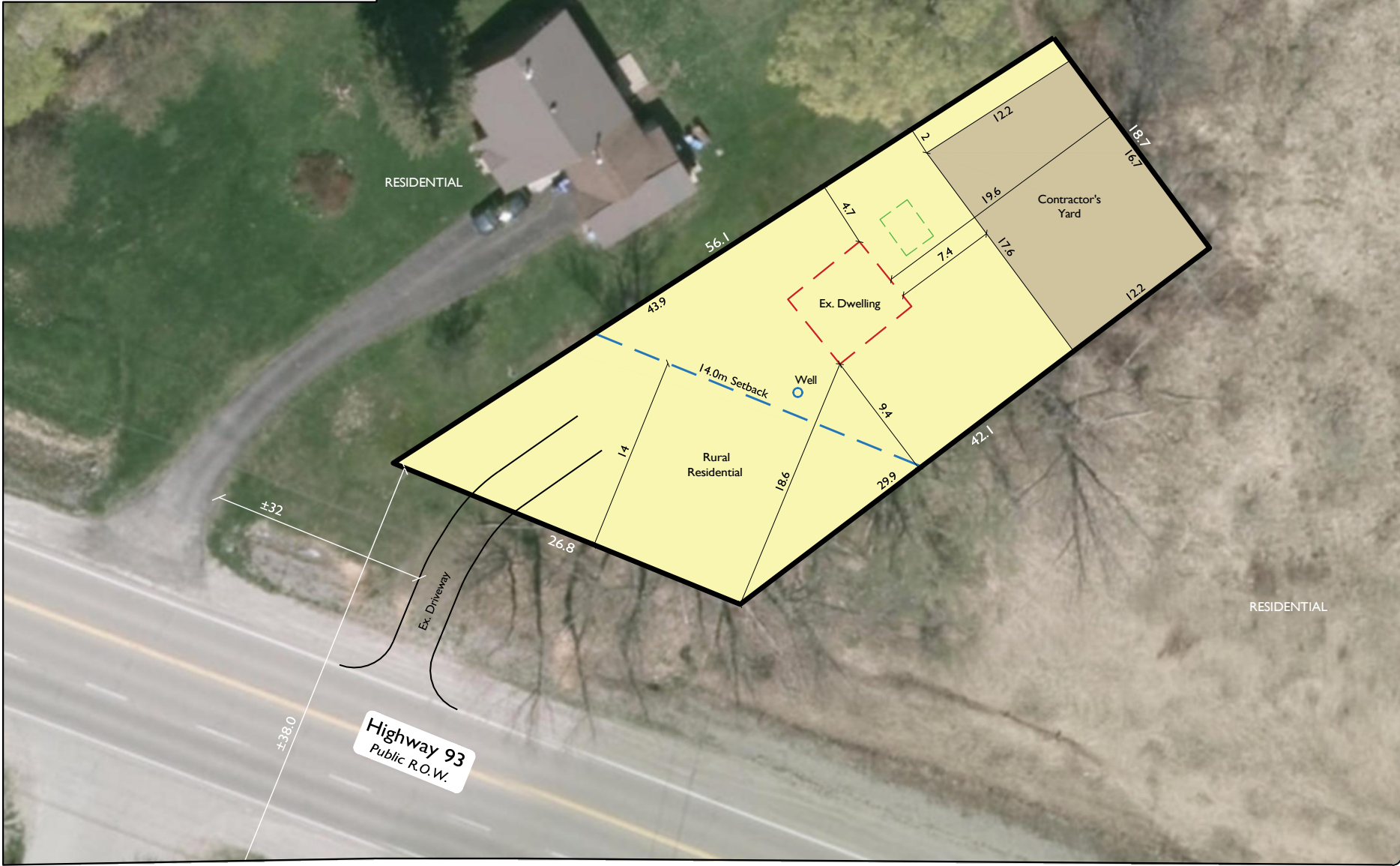
Maryann Hunt, MCIP, RPP
Director of Planning & Development, The Corporation of the Township of Tiny

-KEY MAP-



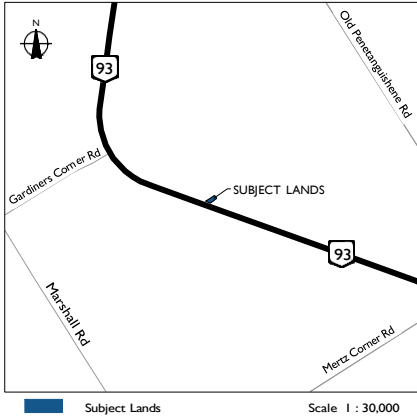
Sketch:

Zone Matrix ZBL 2000-57		
	Rural Residential (RR) Zone	Proposed
Permitted Use		Contractor's Yard - Home Industry
Lot Area (min)	4,000 m ²	±1,007.7m ² (existing)
Lot Frontage (min)	38m	±21.8m (existing)
Front Yard (min)	8.0m	±18.6m
Side Yard (min)	3.0m	±4.7m
Rear Yard (min)	7.5m	±19.6m
Lot Coverage (max)	30%	±3.9%
Building Height (max)	11.0m	<8.0m



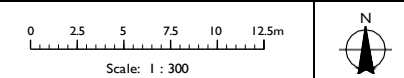
CONCEPT PLAN

7665 HIGHWAY 93
Part of Lot 88, Concession 1 West of Penetanguishene Rd
Township of Tiny, County of Simcoe



LEGEND

- Subject Lands
Lot Area: ±1,007.7m²
Lot Frontage: ±21.8m
- Contractor's Yard
Area: ±209.2m²
- Rural Residential
Area: ±798.5m²
- Existing Dwelling
Footprint Area: ±39.0m² (419.3ft²)
- Proposed Septic Holding Tank (approximate)
- Proposed Well (approximate)



Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: County of Simcoe interactive map.

Drawn By: A.M. Date: May 22, 2026 File No: 1620

MORGAN
PLANNING & DEVELOPMENT
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