130 Balm Beach Road West
Tiny, Ontario L0L 2J0
(705) 526-4204 | 1-866-939-8469
www.tiny.ca

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 for a Zoning By-law Amendment pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from J. Robinson of MHBC Planning, acting as agent on behalf of the owner, The Corporation of the Township of Tiny, with respect to the subject property.

AND TAKE NOTICE that the Township has deemed the application to be complete and will be holding a Statutory Public Meeting on **Thursday, October 1, 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 is accompanied by the following studies/reports:

- *Planning Justification Report – MHBC Planning – dated September 2026*
- *Concept Plan – MHBC Planning & Development Inc. – dated July 31, 2026*
- *Environmental Impact Study – Azimuth Environmental Consulting, Inc. – dated August 2026*
- *Sewage System Feasibility Review – Tatham Engineering Limited – dated August 24, 2026*
- *Stage 1-2 Archaeological Assessment – Archaeological Research Associates Ltd. – dated March 20, 2026*
- *Hydrogeological Assessment – R.J. Burnside & Associates Limited – dated October 28, 2025*

DESCRIPTION OF LAND (see key map)

Legal Description: Blocks B and Block C Registered Plan 1371
Assessment Roll Numbers: 436800001840600 and 436800001840601
Township of Tiny Official Plan Designation: Shoreline

DETAILS OF THE ZONING BY-LAW AMENDMENT

Purpose of the Application

The purpose of the application is to amend Zoning By-law 22-075, as amended, by rezoning portions of the subject lands from the Future Development (FD) and Open Space One (OS1) zones to a Shoreline Residential – Exception (SR-XX) zone and Open Space (OS) zone. The proposed OS zoning would recognize lands intended for public waterfront open space and a public pedestrian trail providing access between Champlain Road and the Georgian Bay shoreline. The property has frontage on Champlain Road, Clearwater Crescent and Sawlog Point Road. Portions of the property to be re-zoned OS have shoreline frontage on Georgian Bay.

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

- That the minimum lot area shall be 2600 square metres where By-law 22-075 requires a minimum of 4000 square metres.
- That the minimum lot frontage shall be 22 metres where By-law 22-075 requires a minimum of 30 metres.

Effect of the Application

If approved, the proposed Zoning By-law Amendment would facilitate the creation and future development of five residential lots on the portion of the subject lands re-zoned to the Shoreline Residential – Exception (SR-XX) Zone. The amendment would establish an Open Space (OS) Zone over the lands intended for public waterfront open space and a public pedestrian trail providing access between Champlain Road and the Georgian Bay shoreline. The amendment would also re-zone the portion of the retained lands currently zoned Open Space One (OS1) to the Future Development (FD) Zone, thereby establishing consistent Future Development zoning across the retained lands. In addition, the amendment would implement site-specific zoning standards for the SR-XX Zone to recognize a minimum lot area of 2,600 square metres and minimum lot frontage of 22 metres.

Additional information regarding the application can be found on the Township website at: www.tiny.ca/township-hall/news-updates.

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 Maryann Hunt, Director of Planning and Development at mhunt@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: September 9, 2026

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

-KEY MAP-

CHIPPEWA CRESCENT
CLEARWATER CRESCENT
CHAMPLAIN ROAD
CHAMPLAIN ROAD
SAWLOG POINT ROAD
WIGWAM TRAIL
27
25
21
17
15A
34
16
15
38
10
9
44
6
5
2185
2179
2173
253
251
249
245
241
237
235
231
227
225
221
215
209
1
2157
234
2153
2149
226
2145
224
2141
220
2137
2135
216
2184
2180
2174
2168
2164
2156
18
14
10
6
2148
27
17
15
9
1
26
22
18
14
10
6
2
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For information call (705)526-4204 or visit www.tiny.ca
LEGEND
Subject Properties
Land Parcels
Scale: 1:2,200
Meters
0 10 20 30 40
Date Printed: 08-25-26

PROPOSED CONCEPT PLAN

Proposed Concept Plan

Sawlog Point
Block 'B' & Block 'C'
Registered Plan 1371
Township of Tiny
County of Simcoe

Legend

- Site Boundary Line
- Proposed Lot Line
- Parcel Fabric
- Lot Frontage
- Building Envelope
- 30m Marsh Buffer
- Proposed 5m Wide Driveway
- Marsh
- Shoreline Residential Zone
- Future Development Zone
- Open Space Zone

DATE	July 31, 2026
SOURCES	Geospatial Ontario County of Simcoe Dearden and Stanton Ltd Plan of Survey - July 4, 2025
SCALE	0 6 12 18 24 30 Metres

NORTH

B:\Tiny Township\07654P\Drawings\Concept Plan\CAD

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE