

NOTICE OF APPLICATION PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Township of Tiny has received an application from Michael Smith Planning Consultants; Development Coordinators, agent, on behalf of the owner of the subject property, OROK Enterprises Inc., 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. A Statutory Public Meeting will be scheduled and further notice will be provided at a later date.

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

- *Planning Justification Report – prepared by Michael Smith Planning Consultants; Development Coordinators, dated August 21, 2026*
- *Existing and Proposed Site Plans, prepared by Tatham Engineering, dated June 2026*
- *Parking Plan, prepared by Tatham Engineering, dated August 2026*
- *Draft Zoning By-law*

A Site Plan Amendment application will be required

DESCRIPTION OF LAND (see key map)

Legal Description: Part of Lot 25, Concession 2 N, Township of Tiny
Municipal Address: 925 Concession 3 West
Township of Tiny Official Plan Designation: Greenlands, Rural & Agricultural

DETAILS OF THE ZONING BY-LAW AMENDMENT

The property currently contains a trailer park, medical clinic, lodge/recreation complex, mountain bike facility, outdoor swimming pool, outdoor recreation spaces and other accessory uses. The purpose of the application is to re-zone the portion of the lands zoned Rural – Exception Eighty (RU-80) under Zoning By-law 22-075, as amended, to add additional permitted uses to the existing site-specific permitted uses, including:

- Updating permissions for the existing medical clinic to increase the amount of practitioners from two (2) to six (6), including four trailer sites as units for practitioners
- Permitting special events (antique, craft or hobby market, agricultural fair, music festival, wedding; boat/vehicle show), subject to restrictions on duration of event, amount that can be held per year and issuance of Township business license, where required
- Adding permissions for commercial outdoor recreational uses that can be accessed by members of the public:
 - Snowmobile trails
 - Putting Green
 - Zipline
 - Wagon Rides
- Providing site-specific parking standards for uses on the property including clarifying site-specific parking standards for trailer spaces (1 space per site), cabins (1 space per cabin) and group camping (1 space per 3 campers); providing a maximum number of parking spaces permitted for special events (206)

The effect of the application would be to increase the existing permissions on the property to permit special events and on-site attractions that are open to the public and not restricted to users of the trailer park. A Site Plan Control application under the *Planning Act* and updated Site Plan Agreement would be required prior to the proposed uses being permitted on the site.

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.

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. A Statutory Public Meeting will be held at a future date (further notice to be issued) if you are unable to make a written submission and wish to make an oral statement at that meeting.

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: September 17, 2026

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

-KEY MAP-

