

## NOTICE OF APPLICATION TO INFORM THE PUBLIC OF A PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

**TAKE NOTICE** that the County of Simcoe and the Township of Tiny have received an application from Celeste Phillips, Planning Consultant on behalf of Charlebois Properties Inc., owner, for a Draft Plan of Subdivision Application (County File: TI-T-2001) pursuant to Section 51 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended.

**AND TAKE NOTICE** that the Township of Tiny has also received an application from Celeste Phillips, Planning Consultant on behalf of Charlebois Properties Inc., owner, for a Zoning By-law Amendment Application pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended.

**AND TAKE NOTICE** that the County has deemed the Draft Plan of Subdivision Application to be complete as of December 9, 2020 and the Township has deemed the Zoning By-law Amendment Application to be complete as of January 4, 2021. The applications were accompanied by the following studies/reports which are presently being reviewed and assessed by the County and the Township:

- Draft Plan of Subdivision prepared by Raikes Geomatics Inc., dated December 4, 2020;
- Planning Justification Report prepared by Celeste Phillips Planning Inc., dated December 5, 2020;
- Stage 1-2 Archaeological Assessment prepared by AMICK Consultants Limited, dated December 4, 2020;
- Scoped Environmental Impact Statement, including a Species at Risk Assessment, prepared by Orion Environmental Solutions, dated December 3, 2020;
- Functional Servicing and Stormwater Management Report including Traffic Brief and Hydrogeological Assessment prepared by WMI & Associates Limited, dated December 2020;
- Public Communications Memorandum prepared by Celeste Phillips Planning Inc., dated December 5, 2020.

No formal decision will be made on these applications until notice is given and a public meeting is held as required by the Planning Act.

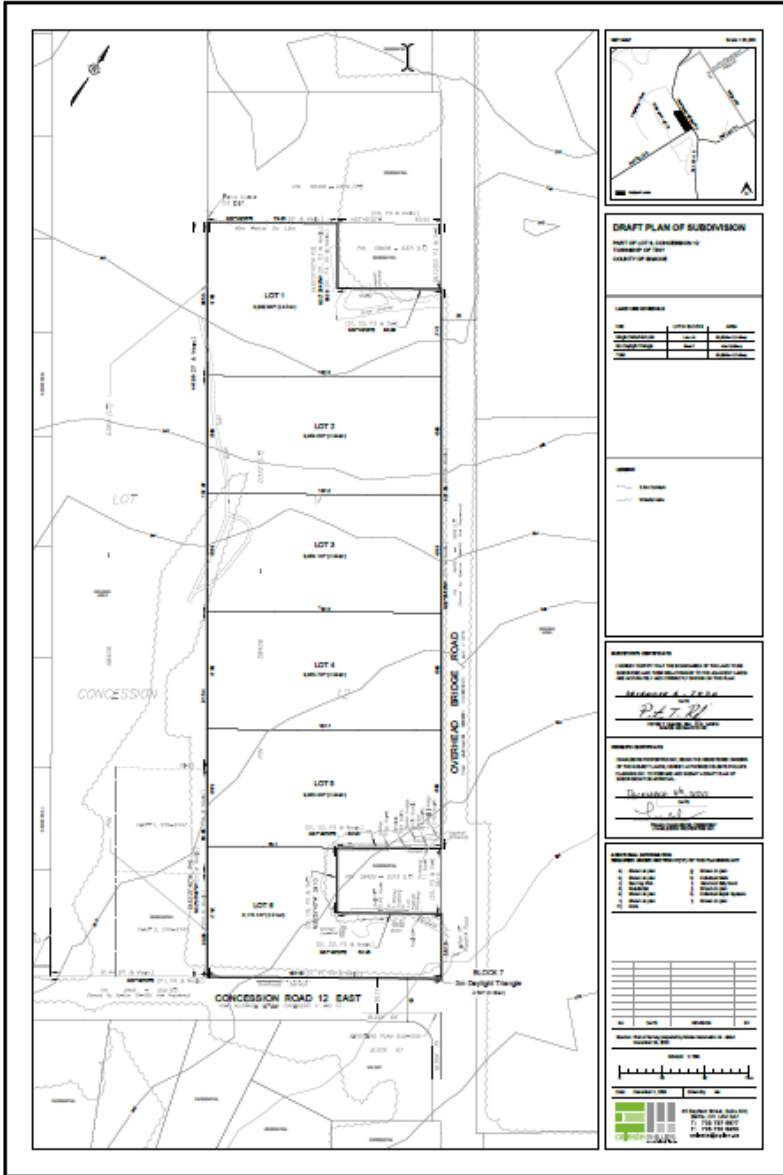
### DESCRIPTION OF LAND (see key map)

Legal Description: Part of Lot 9, Concession 12 E  
Municipal Address: Overhead Bridge Road, Vacant Land  
Roll Number: 8-375-05  
County of Simcoe Official Plan Designation: Rural  
Township of Tiny Official Plan Designation: Country Residential  
Township of Tiny Zoning: Future Development (FD)

### DETAILS OF THE DRAFT PLAN OF SUBDIVISION

The purpose of the application is to create a six (6) lot residential subdivision in order to permit the development of single detached dwellings. The subject property consists of approximately 5.6 hectares and is located on the west side of Overhead Bridge Road, north of Concession 12 East. The property is currently vacant. Below is a plan showing the proposed Draft Plan of Subdivision:

Figure 2: Proposed Plan of Subdivision



**DETAILS OF THE ZONING BY-LAW AMENDMENT**

The purpose of the application is to rezone the subject lands from the Future Development (FD) Zone to the Country Residential (CR) Zone in order to permit the creation of a six lot residential subdivision. The proposed lot frontages and sizes conform to the zoning standards of the CR Zone.

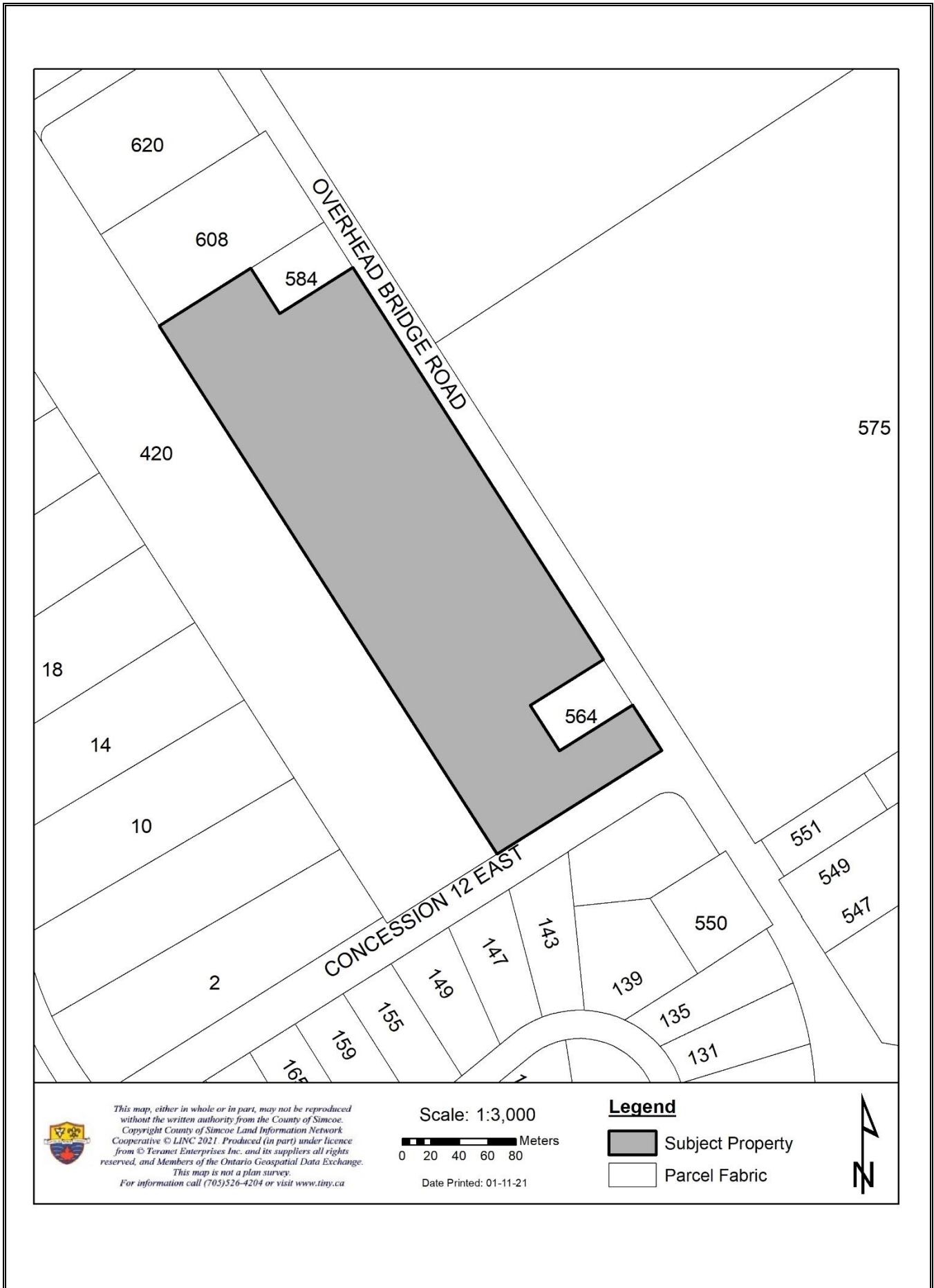
If a person or public body would otherwise have an ability to appeal the decision of Council of the Township of Tiny to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Tiny before the by-law 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information regarding the proposed applications and/or questions regarding this notice must be directed to Shawn Persaud, Director of Planning & Development at the address shown above, emailing [spersaud@tiny.ca](mailto:spersaud@tiny.ca) or by calling 705-526-4204 ext. 240.

Mailing Date of this Notice: January 12, 2021

Shawn Persaud, Director of Planning & Development,  
The Corporation of the Township of Tiny

-KEY MAP-



LEGEND



LANDS AFFECTED BY THE PLANNING APPLICATIONS