



May 3, 2024

VIA EMAIL

Ray Duhamel, RPP, MCIP
The Jones Consulting Group Limited
229 Mapleview Drive East, Unit 1
Barrie, ON L4N 0W5

Dear Mr. Duhamel,

**RE: Notice of Complete Application
Proposed Draft Plan of Subdivision (West Ridge Developments)
900 County Road 6 South, Township of Tiny
County File Number: TI-T-2401**

This letter is to confirm that on April 4, 2024, the County of Simcoe received the following information related to an application for a Draft Plan of Subdivision on County Road 6 South in the Township of Tiny to facilitate the creation of fourteen (14) lots for detached dwellings, one commercial lot, and one stormwater management block:

- 1 cheque, totalling \$7,000.00 (Draft Plan of Subdivision application fee);
- 1 copy of the Registered Deed of Title;
- 1 digital copy of all of the following requested reports and plans:
 - Planning Justification Report prepared by The Jones Consulting Group Limited, dated October 2023;
 - Functional Servicing Report prepared by ConSALtech Engineering Solutions, dated August 2023;
 - Stormwater Management Report prepared by ConSALtech Engineering Solutions, dated August 2023;
 - Traffic Brief prepared by ConSALtech Engineering Solutions, dated August 2023;
 - Hydrogeological Assessment prepared by Tatham Engineering, dated August 31, 2023; and
 - Draft Plan of Subdivision dated January 9, 2024

In addition to the above, County Planning staff also received the Stage 1-2 Archaeological Assessment prepared by Earthworks Archaeological Services Inc., dated June 15, 2020, on April 30, 2024.

The subject lands are designated Settlement Area in the Township of Tiny Official Plan. County Planning staff understand that a related application for a Zoning By-law amendment (ZBA) on the subject lands was passed by the Township of Tiny on January 31, 2024. The ZBA re-zoned the subject lands from Future Development to Hamlet Residential, Hamlet Commercial, and Environmental Protection Two – Exception. The effect of this change was to permit the development of the lands by draft plan of subdivision, as proposed through the subject application.

With the above items noted, County Planning staff have completed a review of the application and have determined that all of the prescribed and requested information has been provided. Therefore, as of **April 30, 2024**, the application is deemed complete as per Section 51 (17) and (18) of the Planning Act.

When sending correspondence to the County regarding this application, please quote County File: **TI-T-2401** and provide a copy of all correspondence to the Township of Tiny.

If you have any questions please feel free to contact the undersigned at (705) 726-9300 ext. 1114 or calvin.dempster@simcoe.ca.

Sincerely,

The Corporation of the County of Simcoe

A handwritten signature in black ink that reads "Calvin Dempster". The signature is written in a cursive style with a large, stylized initial 'C' and a long, sweeping tail on the 't'.

Calvin Dempster, RPP
Planner III

cc: Nathan Westendorp, Director of Planning/Chief Planner, County of Simcoe
Maryann Hunt, Director of Planning, Township of Tiny
