

## SHORELINE BY-LAW PIC COMMENT RESPONSE CHART – March 5, 2025

This summary of comments is intended to address all comments received during the two Public Information Centres (PICs) on the Shoreline By-law.

<b>Online comments without name</b>		
#	Comment	Comment Response
1.	This is a major bylaw which will have significant effect on shoreline property owners. Many of these owners have had little or no notice of this meeting. What is the rush? Why not extend the interim control bylaw to give all affected parties a reasonable opportunity to understand what is being proposed and make submissions?	Studies have been on-going for approximately 2 years. The ICBL expires in May 2025 and the project is working towards Council approval prior to the expiry of the ICBL.

<b>Brian</b>		
#	Comment	Comment Response
2.	Will bobcats be acceptable to return sand from our property to the beach each spring	Mechanized equipment can be used to move "blow sand."
3.	What was the significant issue that triggered the interim bylaw?	Not aware of a significant issue. Council passed a resolution to investigate potential controls in shoreline areas.
4.	Each lot at woodland beach is different in terms of how much the shoreline changes year-year... in front of my place, the shoreline hasn't changed in 75 years.... Why is there a 45 metre setback from the high water mark for this specific property	45 metre setback is from the 178 metre G.S.C. elevation (which is a standard elevation that is measured for a 100 year flood) is a provincial standard for dynamic beaches
5.	Are there any beachfront property owners on the Council?	N/A

<b>Jean Beauchesne – Barrie &amp; Simcoe County</b>			
#	Comment	Responder	Comment Response
6.	Will you allow existing buildings to be grandfathered in? As in old summer cottage to erect a new building using the same imprint?		The Zoning By-law currently permits grandfathering of existing buildings and structures, with some exceptions, such as the structure needs to be rebuilt in the same footprint and location.

<b>Karen Zulynik</b>		
#	Comment	Comment Response
7.	Will the public be shown the total costs from 2023 to May 2025 what it cost to do	All the activity and budgets have been identified in the various budget and staff reports over the past 3 years.

<b>Karen Zulynik</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
	this by-law, or will a Freedom Of Information have to be done?	
8.	How does the Township get around this by-law when heavy equipment is used to dredge each spring to fix the boat launch at Jackson's Point?	The Town seeks out permission from the MNRF and DFO every year on this project.
9.	Let's say If at the time of construction it is ok to build, and then the line changes. Do you have to remove the building/landing etc?	That example would be a legal non-complying situation. If you would want to do something else to your property that would require a building permit or otherwise subject to the shoreline or zoning by-law, you would need to have a topographical survey to confirm that 178m line. If that new survey shows that the 178m line has moved, and the structure is now setback less than the minimum, the existing development would show that it is a legal non-complying situation.

<b>Madeline Hanson</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
10.	How will the Township address the problem of many homes existing currently within the 45m zone?	Grandfathering existing buildings and structures – the ZBL has provisions exiting for legal non-complying structures/buildings, and there are provisions for the rebuilding/expansion of these structures. There is updated wording being added to the ZBL for dynamic beaches, but if you are not further encroaching further into the hazard, you can expand your buildings or structures for the most part (if it's legally existing).
11.	Add to question.....Repairs and maintenance of existing building or structures? Is there a grandfather policy?	Yes

<b>Maggie</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
12.	Does the proposed bylaw apply to waterfront property owners who own land extending to the water's edge? If so, how will it regulate their ability to maintain or modify their beachfront property?	Yes, you would required a permit under the dynamic beach/shoreline by-law, and permitting would be scaled depending on what is proposed.  Keep in mind that the zoning by-law currently regulates setbacks and has provisions currently for structures on waterfront properties.
13.	If the bylaw restricts how private waterfront property owners can use or maintain their land, what steps will the township take if these restrictions lead to a decline in property values? Will there be compensation or reassessment of property taxes? Depending on answer....Or do they just need to get a permit to do the work?	Permits are proposed to be required for work within 45 metres of the 178 metre G.S.C. elevation.  No proposal to consider increase or decreases in property value that may result from the proposed dynamic beach/shoreline by-law.

<b>Robert McBride</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
14.	Unlike the report prepared for Tiny Township jointly by Aqua Solutions 5, Gardiner Roberts and Planning Solutions the provisions in sections 4.3 and 6.2 related to existing development in the proposed Dynamic Beach Management Bylaw are extremely limited and very restrictive. How will the Township amend the draft Bylaw so that it is explicitly clear that existing septic systems can be maintained and repaired, existing retaining walls and erosion control measures can be repaired and maintained, existing decks and walkways can be maintained, existing buildings can be maintained and expanded, etc.?	Documents are proposed to be modified to permit septic systems to be installed without a permit. The Township ZBL does not regulate the location of septic systems.

<b>Robyn Glassier</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
15.	If the bylaw restricts how private waterfront property owners can use or maintain their land, what steps will the township take if these restrictions lead to a decline in property values? Will there be compensation or reassessment of property taxes?	The by-law does propose limitations on the use of lands in proximity to the 178 m G.S.C contour. There is no proposal for compensation should a decline in property value occur.

<b>Susan Joyce</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
16.	Please explain the 45 m issue and what is the definition of a structure?	45m relates to the dynamic beach hazards that comes from the PPS and from the province that sets the limits of it.  Structure definition: Means anything that is <i>erected</i> , built or constructed, the use of which requires location on or in the ground or which is attached to something having location on or in the ground. For the purpose of this By-law, a light standard, sign, or <i>fence</i> shall be deemed not to be <i>structures</i> .

<b>Ted Chant</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
17.	How would the new structure(s) affect two (2) major issues for my property: The Tiny Island Causeway construction and the shoreline "improvements" made at Lackies Point, both of which I understand were permitted by the	Not able to comment on site specific situation.

<b>Ted Chant</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
	Township under the old permitting structures.	
18.	The point I was trying to make is it seems to me based on my understandings to date that the proposed by-law will give the Township more tools to deal with the kinds of items I referenced..	The proposed new by-law and modifications to the OP and ZBL will provide the Township with additional tools to manage shoreline areas.

<b>Art Barber</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
19.	Does Tiny have a map available to the public, showing the 178m elevation along the whole shoreline?	The Township uses Simcoe County online mapping (also available to the general public online) and that mapping shows some contours. It is rudimentary and not correct in many cases. That is why surveys are requested of the 178m contour.
20.	Since we don't own the waterfront, (it is owned by the Township), then Tiny should publically identify to all the owners which type of hazard is present and needs to be managed. Why is the onus on the owner?	Standard practice for proponents of development applications in any area to undertake supporting studies if required to confirm the appropriateness of proposed development.

<b>Paul MacDonald</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
21.	Given that the Balm Beach washrooms and rock wall are located within the 178-metre marker, how will the proposed bylaw affect their maintenance and potential modifications?	The proposed by-law contains provisions for existing structures. Municipal works are exempt from the By-law.

<b>Lucy Ventresca</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
22.	Is the dynamic beach area limited to only this part of Georgian Bay or are other beach areas in Ontario going to also have designated dynamic beach areas and by-laws? If this isn't going to apply to other areas, can you elaborate on why?	Tiny is the only jurisdiction that is taking on this study because Council has decided it is something they want to undertake. There are other dynamic beaches within the province, and they are obliged to follow the provincial guidelines that go along with those dynamic beaches. Municipalities that have a Conservation Authority will have similar set backs (such as Wasaga Beach).

<b>Nancy Hipkiss</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
23.	What are the limitations if you have a property within the 178 contour? Can I plant a flower? If my current dwelling is	The proposed By-law provides grandfathering provisions for existing buildings and structures, with some exception. The by-law does not apply to internal renovations and exemptions are provided for landscaping, with some exceptions.

<b>Nancy Hipkiss</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
	within the 178 can I replace my kitchen sink?	
24.	The proposed bylaw will without question devalue the property value of beachfront properties. Is there discussion to move the lost tax revenue after MPAC review to the inland properties?	There is no plan to consider the impact of the proposed by-law on property value. Should this be an issue, it could be something that is considered in the future by Council.
25.	Tell me a naturalized solution.	Question unclear
26.	Sure you won't answer, but can the next Council rescind this bylaw ? If you say yes, people will be calmed!	Future Councils could amend or rescind by-laws.

<b>Doug – Live Answered</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
27.	Are there waterfront areas that are not classified as 'dynamic beach'? Or what is the definition of 'dynamic beach'?	There is a map that is included in the presentation that is very general which shows which areas are dynamic and which have potential to be dynamic. It is a very rough outline, it is something that in 2026 we are looking to further refine which areas are dynamic. Definition comes from the Provincial Planning Statement.

<b>Tara</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
28.	There are areas of Tiny's Shoreline where the 178 high water mark plus the 45m goes to within feet of the road allowance of the property. Under the current wording of the DBMP we couldn't replace rotten boards on a deck repair and generally maintain the exterior of the property without permits. This seems rather restrictive and punitive. Will there be accommodations for properties that are engulfed within the 178 + 45m?"	They by-law contains permissions that grandfather existing structures. The by-law also proposes differing classes of permits (simple permits for simple issues and more complex permits for more complex issues)
29.	Is it forecasted that the required permitting process will be a revenue stream for the township?	Yes – it anticipated that the permit costs would fund the administration of the permitting process.
30.	Will snow fences require a permit?	Yes – however, yearly installations could be covered by a class 1 permit (simple permit) that could be valid for a number of year.
31.	Why is the Township exempt from requiring a permit or costal engineering study for site alterations?	Township works are exempt from the proposed by-law. Depending on the scope or any Township work proposed, a coastal engineering study may be required to support the Township works, even without the requirement for a permit under the proposed by-law.

<b>Caroline</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
32.	I own a vacant lot. Currently there is a variance exception that a shoreline residential single dwelling can be built 15m from the 178 high watermark. SR-110 Is that still valid? How will the dynamic beach by-law impact this?	Unaware of the specific circumstances, but a permit could be issued for the construction of a dwelling within 45 m of the 178 contour, dependent on site circumstances and any Planning Act approvals that may have been given. It is suggested that municipal staff be contacted to review your specific situation.

<b>Axel Vogt</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
33.	The beach has had cottages for at least the last 100 years. Would this bylaw have changed the outcome? Was there any beach protection bylaw prior to this exercise?	Unable to comment on how this by-law could have affected the history of development along the shoreline.  No by-law previously

<b>Bernie</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
34.	Would you consider amending the DBH definition so that it reads DBH is the MNRF plus the lesser of (I) 45 m or (II) the distance from the MNRF to an existing structure?	No. The definition is a provincial definition from the PPS. Township documents and decision must be consistent with the PPS.
35.	Would you consider slowing down the process so that some of these meetings take place over the summer so that part-time residents would have more of a chance to participate in person?	The timing of the process is a decision for Council. It is noted, that if the by-laws are passed, they could be amended by Council at any time. Noted that this process has been in front of Council for over 2 years.
36.	Many of the cottages are within 20 m of the 178 line. Wouldn't it make sense to modify the definition of DBH to take this into account? Do you want the DBH to extend into the yards to the east of the cottages?	The key thing for this by-law is the like for like. If you want to make a cottage that is close to the water bigger, you will have to go through the process. We are not looking backwards to say that structures have to be removed if they are closer to the 178 G.S.C elevation. Best to reach out directly to the Township if there is any confusion on if a permit is required.

<b>Richard</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
37.	Can you please explain what prompted the need to accelerate this by law so quickly?	Background work for the by-law has been on-going for two years. The Township is aiming to have the by-laws in effect prior to the expiration of the ICBL in May 2025.

<b>Mark</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
38.	Will township owned property have the same controls and restrictions? If not, why?	The Township will be exempt from requiring a permit. If necessary, Township projects will still have coastal engineering studies completed.

<b>Andrew</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
39.	I have had a survey and wave uprush study done for my property by coastal engineers a couple of years ago which concluded my property was not a dynamic beach and received a variance under the then existing bylaw - this cost in the neighborhood of \$5000 dollars - I have not yet commenced my build or have the permits in place - will by previous variance be honoured under the new bylaws as well as the coastal engineering report previously accepted by Tiny when I apply for my permits?	Under the by-law, if you have planning approvals in place, you would be grandfathered. You would still be expected to get a permit under the by-law, but effectively you would be grandfathered under the previous approvals. Updates to the ZBL now show that minor variances have a 5 year expiration date and that is something that should be reviewed.

<b>Dana</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
40.	Does the 45 Meter zone apply in both directions of the 178 line?	Yes. The intention is that in-water works would also be regulated by this by-law. The Township currently requires commenting on these under the public lands act so this by-law would be a component of that.

<b>Karen Bowles</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
41.	The map you have provided is confusing. Is the whole of the beachfront fall within the definition of 'dynamic beach'? If so, what is the difference between 'dynamic beach' and 'dynamic beach hazard'?	Mapping is to be removed from the draft documents.  Please refer to the definitions in the by-law.

<b>R. Weldon</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
42.	Are you saying that if you want to build within the 45 metre setback that you need a permit? We have a shoreline study that confirms building can take place without major impact but it will require a site specific permit.	Correct. There are varying levels of permits, depending on the nature of works proposed.
43.	Our property has been co-existing with the dynamic beach for the past 70 years without incident and we are located inside the 45 metre. Our shoreline is naturalized and the vegetation protects the dynamic beach. How does it make any sense for us not to be allowed to expand our	Unable to comment on your specific situation.  The proposed By-law does not specifically prohibit expansions, but would require a permit. A permit would be issued if the requirements of the By-law are satisfied.

<b>R. Weldon</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
	property if setback further than what existed for over 70 years but not 45 metres? It is not possible to build at a setback of 45 metres since it is across the road.	
44.	Our waterfront property has co-existed with the dynamic beach for over 70 years and the two have functioned extremely well. I heard yesterday that what is there can stay but what about if there is a rezoning to residential and had existed inside the 45 metres setback line and our plan is to set back further than what has existed for 70 years with no issue.	Without knowing the specifics of the property (specific property inquiries can be brought directly to the Planning Department to work through), that sounds different than what the non-complying provisions allow for. It really is a like for like provision. If you are rezoning, when you go to get your building permit, you will need to adhere to the setbacks of the zoning by-law. There are provisions for existing buildings and you do have some leeway in regards to where new construction is situated. Every property will be different and have to be dealt with on a case by case basis.
45.	My question is can we keep what we have if we have done a shoreline engineering study that confirms no impact on the dynamic beach but is inside the 45 metre setback line? Would we need a permit to allow us to build inside the setback and also committee of adjustment approval? If we abide by the 45 metres setback no buildings could be built at all so our land would become useless which is unfair and not reasonable. If we were allowed to keep what is there and build on that footprint then that would be reasonable. We have naturalized the shoreline with local, indigenous vegetation.	Cannot comment on your specific situation, however, the By-law does provide for grandfathering of existing structures, with exceptions, and permits could be issued for new or redevelopment provided the requirements of the By-law are met.

<b>John Watson</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
46.	How much of the shoreline in Tiny is deemed to be dynamic beach? Are there sections of shoreline that are not considered to be dynamic?	Much of the shoreline is a dynamic beach, however there are sections of the shoreline that are not dynamic beach. We do not have an exact quantity of shoreline.

<b>Trevor Swann</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
47.	"Why do the definition for "dynamic beach hazard" and the buffer zones indicated on the map include beach areas which are not deemed to be dynamic? This does not seem appropriate.	Mapping is proposed to be removed from the By-law.



<b>Trevor Swann</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
48.	Why has dereferencing system CGVD2013 the current referencing system for Canada not been used?	The G.S.C is the standard for measuring water height on Georgian Bay.
49.	What happens to buildings permits which are currently open or revisions to existing building permits?	As drafted, open permits would not require a permit from the Shoreline By-law. Transition provisions are to be included in the draft by-law.
50.	Why are you redefining terms which are already defined in other by-laws or legislations? This just produces conflicts.	Further review of defined terms is ongoing by staff.
51.	How were the buffer zones intervals determined?	Unclear of question.
52.	Including catchall sections in the draft by-laws regarding other pieces of legislation seems inappropriate.	Noted
53.	Why does Tiny need a dynamic beach policy if the Province already has one?	Council is considering options for managing shoreline areas in addition to what the Provincial currently regulates.
54.	The municipality should not rush the study to attempt to be within the timeframes of the interim control by-law.	Noted
55.	The stat meeting for this project seems too soon if you still need to do a significant amount of additional work to finalize this project. It is suggested to continue work and push back the stat meeting.	Noted

<b>Louise White</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
56.	Would a property owner be able to do plantings onto the dynamic beach area or will the owner require a permit to do so? Or alternatively remove any plantings? (Invasive species)	Permits would be required. There are different classes of permits and depending on the nature of the work, some works may be exempted.

<b>Krista Johnston</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
57.	Why does Tiny Township need to regulate beach development when it is already governed by other provincial/federal authorities of jurisdiction? This seems like a duplication of efforts creating another level of red tape to get projects done at potential significant additional costs to the property owner.	Council is considering options for managing shoreline areas in addition to what the Provincial currently regulates.
58.	How many counselors live on a dynamic beach property?	N/A

<b>Krista Johnston</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
59.	It was mentioned in the PIC last night that Tiny Township would be undertaking further studies to identify all dynamic beaches in Tiny. Wouldn't it be prudent to delay the By-Lay until this study has been completed?	The current approach is for proponents to undertake study and/or survey where a permit is required and depending on the scope of the works;.

<b>Will Meyer</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
60.	Has the science behind the dynamic beach study been peer-reviewed, or will it be? How many shoreline engineers have assessed the need for this excessively restrictive by-law? Before implementing such a punitive measure, I urge the council to consult at least a dozen experts with experience in this specific ecological concern. As many of us have seen no change over many decades. Especially in regards to the massive distance of 45m	The Dynamic Beach definition is consistent with the MNRF regulations and is supported by shoreline engineering facts and calculations.

<b>Lynne Archibald</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
61.	My understanding is that ALL beaches are dynamic beaches. I'm unclear on some of the language which seems to suggest that some beaches are dynamic and some aren't. It seems like the first part of working on this by-law should be sharing information with everyone in the township about beaches and coastal processes. Building on that, if the goal is to protect ALL of Tiny's beaches, then can you confirm that the Township will be systematically held to the same standards? With total transparency.	Background work has been completed and is available on the Township website regarding dynamic beaches and coastal process. This background work is part of the foundation of the By-law.

<b>TC</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
62.	Would this affect fences that were present perpendicular to the shoreline when the water was low, and when the water was high the fence was taken down to allow people to walk the beach. Now that the water is receding would that fence be allowed to be erected again in the same manner it was before?	Permits would be required to erect a fence. The proposed by-laws contain restrictions for fences between dwellings and a shoreline.

<b>Jody</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
63.	A neighbour installed a steel system to store his mini boat on edge of water. Made it impossible to walk down the beach. I have to walk around the track which sometimes has boats too. Will this by law stop such use of water's edge?	Cannot comment on a specific circumstance, but a permit application would need to be applied for and reviewed in context of the By-law, which does place limitations on shoreline structures.

<b>David</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
64.	Following up on Lisa's question from the audience, she asked "what happened - why the new by law". Although you (Tim) suggested Council decided something needed to be done, would you kindly tell us from the existing 178 + 15m by laws in place, and the strict zoning by law - what indeed changed? You had all of the tools in your by law to stop anything that interfered with any beach. If you think you were missing some "angle" or "loophole" why not just close that versus this extremely expensive and cumbersome new process to put a wooden walkway to the beach?	The proposed by-laws would enable the municipality to regulate site alteration and buildings and structures. It was determined that the current by-laws managing shoreline areas could be improved.

<b>Gordon Z</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
65.	Are existing building above the 178m grandfathered in? Even if they exist within the 45m setback?	Yes, for the most part. There are some limited exceptions.

<b>Anton</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
66.	If a person owns property to the water's edge, how will this bylaw be used if that person wants to modify, or even just maintain their beachfront property?	<p>Maintenance: standard permit that could be issued with limited information required, ie hand drawn sketch with what you are planning to do. Onus on the owner to adhere to the parameters. These are reoccurring permits or permits that are for a number of years for things like moving sand.</p> <p>Modifying: These are generally one time permits (ie a retaining wall) that depending on the scale and scope of what you want to do, we may ask for additional information (ie coastal engineering report, engineered drawing) – as long as that information looks good, the permit would be issued. The</p>

<b>Anton</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
		criteria would be on a scaled approach depending on what the project is. (Note: following PIC staff are considering exempting general maintenance from permitting system)
67.	What will be the enforcement process be for the new dynamic bylaw?	Township By-law Enforcement Officers and the process is outlined in the by-law.
68.	Will the matrix of questions received and not addressed in these PIC sessions be available on line to look at?	Yes

<b>Janine Cheeseman</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
69.	Can someone walk us through what has been the most egregious abuse of our dynamic beaches? How bad is this bad behaviour and how frequent is it?	Staff are not aware of specific instances.

<b>Leah Shelly</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
70.	What isn't working with the existing zoning by-laws? I haven't heard a rationale for the augmented oversight on the existing structures.	The ZBL already does regulate the things we are talking about, the dynamic beach/shoreline by-law is adding in the site alteration component that isn't covered in the ZBL.
71.	Where else in Ontario is this extreme oversight in place?	We are not aware of what other municipalities are doing at this time, but it is good to note that other municipalities have a conservation authority within their jurisdiction, and Tiny does not have a conservation authority. Site alteration and structure placement would usually have conservation authority permits required additional to Township permits. We are trying to ensure those features are protected as mandated by the Provincial Planning Statement and provincial policy through land use planning perspective.
72.	In response to how my questions was addressed - you're removing the grandfathering clause that impacts 95% of existing structures, as you mentioned, seemingly for no reason and that answer didn't justify it. You simply pointed to the Dynamic Beach by-law for why the zoning by law is being changed. You've also confirmed that this is not best-practice as highlighted by the fact that there is no knowledge of any other region doing it.	The proposed by-law would grandfather existing development, with some exceptions.

<b>Erin Belcourt</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
73.	Earlier in the meeting, Mr. Robinson referenced that interim control by-laws	Council has recognized that the importance of maintaining the shoreline areas and dynamic beach for generations to come.

<b>Erin Belcourt</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
	are typically only used when Municipalities identify a "significant issue". Later in the meeting, Mr. Robinson referenced "public health and safety" and "ecological value" being the main goals of the dynamic beach by-law. Can you please provide specific examples in Tiny, showing purposeful destruction of the ecological environment or public safety concerns that were the catalysts for the dynamic beach by-law?	As we see more development along the waterfront we want to make sure that the shoreline and dynamic beach objectives are maintained. Examples of the issue include a small fence that with the wind impacted the neighbour's ability to enjoy the beach, another property removed the sand dunes from the front of their property, which ruined section of the beach as well as impacted everyone downstream of that property. Council is also concerned about the natural habitat and various species that live in the dynamic beach areas and are looking to protect this environment with this by-law.
74.	Does this dynamic beach by-law provide for any additional public access for Tiny residents or the public?	No

<b>Jon Cundy</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
75.	How many additional staff will be hired to help review each of the applications that are going to be filed and what will the standard for their experience, education be in order to ensure that a common sense approach can be taken to each site in a timely manner.	Township does not anticipate any additional employees will be required. However, this will be evaluated over-time.

<b>Gord Alderdice</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
76.	If sand blows from the beach and piles of on my patio or driveway and I want to wheelbarrow it back to the beach, do I need a permit? If so, will there be a charge to obtain the permit for this ongoing maintenance?	Permit will be required. It would likely be a Class 1 permit, that could last for a number of years. Permit fees are yet to be determined.

<b>Duff Conacher</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
77.	On p. 7 of the Public Works Dept. Report submitted to Council on Dec. 10th designates several areas along the coastline as "Possible Dynamic Beach". How and when will the decision be made about whether these areas are "Dynamic Beach" or "Non-Dynamic Beach", and how can we have, and who do we contact at the Township office, to have our area designated as a "Non-Dynamic Beach"	The 2005 report gave us the idea of where the dynamic beaches are or have the potential to be dynamic. At this point we do not have a final map that shows where all the dynamic beaches are which is something we are looking at getting completed in the future. In the interim, we will be requesting the coastal engineer reports to determine if it is/is not a dynamic beach and we will determine on a case by case basis.

<b>Duff Conacher</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
	given that it is clearly a stable shoreline that has not changed in any significant way (other than the water going up and down) in almost 100 years.	

<b>Greg Roberts</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
78.	Are septic systems considered a structure and if non compliant are they handled by the same request for exception and as other non compliant structures such as a boathouse or shed?	Septic systems are proposed to be exempt from the by-law, they are not considered structures as per the ZBL and they have their own separate permitting process. However, it would need to be taken into account the condition and treatment of the ground cover impacts after the septic system is installed.
79.	How does the DB bylaw apply to cases where the property owner's deed for the waterfront property confirms that a property is owned to waters edge?	By-law applies to lands within 45 metres of 178 m G.S.C. elevation, regardless of ownership.

<b>Alex Musial</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
80.	Does Tiny Township have any maps showing the dynamic beach area, delineating the 178m contour, as well as the 15m and 30m setback? If so can this link be posted on the township website?	No. at this point we do not have this. Where a survey is required due to the scope or other aspect of the works, the 178m G.S.C. elevation will have to be determined by a surveyor for each individual property.
81.	Can the township work with Simcoe GIS to have the 178m contour added to the maps?	The 178m G.S.C. elevation needs to be surveyed and often changes with the dynamic nature of shorelines in the area.
82.	What does the status of not in compliance vs grandfathered mean specifically?	Means that structures that do not meet the by-law requirements of today, are still legal, given they predated the enactment of the By-law.
83.	What is the impact of implication of using the term "not in compliance"?	This applies when a building does not comply to a by-law.
84.	When will the permitting requirements be solidified?	Prior to the enactment of the By-law.
85.	Is the Dynamic Beach Area By-Law applicable to township property?	The idea is that the by-law would exempt municipal properties, but with the understanding that the municipality would be held to the same standards and going through the process as if we were subject to the by-law. Much in the same way that the zoning by-law allows public authorities to do work and uses on lands that they own.

<b>Henry Rodrigues</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
86.	Will the new bylaws give you the power to dismantle the causeway from Kinnock Island which is illegal and prevents free	By-law would not require the removal of existing structures.

<b>Henry Rodrigues</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
	movement of sand? It has resulted in a huge volume of sand building up north of Kinnock and scarcity of sand south of it.	
87.	Is there any current structure that could be removed because it causes detrimental and very substantial damage to the coastal shoreline?	Not within this By Law, however we would encourage residents that have structures that impact dynamic beaches to consider changes to minimize the impact.

<b>Courtney Murgatroyd</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
88.	When the water is high, the MNR can issue an emergency permit to fix retaining walls. How will Dynamic Beach Bylaw work in parallel to meet short timelines?	By-law enables permits to be issued in a timely manner and in special circumstances

<b>Jessie – Bluewater Beach Dunes</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
89.	If you have a cottage within the dynamic beach area and you seek to alter it – will you not need two permits now? One for construction, one for dynamic beach, essentially doubling the cost for people doing renovations.	Yes – if you are expanding and within the 45 metres and subject the dynamic beach by-law, you would need a building permit and a permit under the dynamic beach by-law. If you are renovating what is exiting without expanding it is likely that a permit will not be required.  Fee structure – To be determined. Approach is to make the process as seamless as possible with a scaling approach in terms of fees (ie a smaller permit application may be less costs associated versus a larger construction project)
90.	When you're removing sand, are there specific rules to where you put it back? (speaking to the jackson boat launch)	There are reasons that the MNRF and DFO would not permit the sand at Jacksons Point Boat Launch back into the water. It is being used for construction projects.
91.	What about sand that has drifted up someone's property?	The sand is redeposited back onto the beach which is what they typically do, but it is determined on a case by case basis as determined by a coastal engineer/DFO and MNRF.

<b>Steven Macnamara</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
92.	How does the by-law apply to township owned beaches?	The idea is that there will be exemptions in the by-law – ie if township lands are exempt from the process, it would only be administratively. In most cases, the Township would be required to prepare supporting studies.
93.	Is there an appeals process for Township owned lands that go through a site alteration process in dynamic beaches?	Effectively, any decision to construct public works, would be a decision of council. There is an opportunity to make a deputation to Council in opposition, but no appeal.

<b>David Smith</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
94.	Minor repairs: would coastal engineering reports be required for repairs to docks/decks/structures within the dynamic beach and how does the sliding scale reflect on the needs for a coastal engineering report.	Minor repairs would not require a coastal engineering report. Coastal engineering reports are proposed to be required for new or expanded in-water works or structures within 15 metres of the 178m G.S.C, with some exceptions.

<b>Kelly</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
95.	Emergency situations ie septic failures/foundation erosion failures etc	Septic systems are proposed to be exempt from this by-law. The Chief Building Official can issue an order to comply with the Ontario Building Code which would effectively order an individual to fix the problem for safety reasons. This would not require a permit.
96.	Please explain 12.6 actually means	This section deals with orders. Staff have revised this section in the current draft.

<b>Phil Pantling</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
97.	Are there any plans to do any mass appraisals on shoreline properties?	No plans at this point for appraisals of non municipal properties.
98.	Looking for clarification on what exemptions are going to be included	The by-law will be refined and application forms will be laid out and be as clear as possible by the statutory public meeting.

<b>Cody Morden</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
99.	There is a large percentage of the Tiny shoreline that has existing structures that are existing within the 178m – it is only recently within the last 2 years that the 45m setback has existed. Our company installs boarder walls and waterfront walls, it is hard to hear that naturalization measures are to be encouraged. Finding it difficult to go from the 178m to a 45m setback. Looking for balance between what as been previously allowed to the updated by-law.	We are looking to the future to protect the shoreline and that there are avenues to protect the dynamic beach when development is proposed and occurs.  There are provisions in place in the Zoning By-law for examples like a boathouse/reconstruction so those items would be taken into account at that stage. If there are variances required, they would go through the committee of adjustment.
100.	If there is already a permit required by the DFO and MNR, it seems redundant that there is another level of permitted and red tape required for these works.	The other agencies are looking at other goals and items for their permitting review so we are looking at different items to review and control with the Township permitting process.
101.	When was the 15m setback initiated from Tiny?	New ZBL came into effect in 2022 and established the boathouse setback of 15m.  Prior to 2022, other accessory structures had setbacks to the 178m G.S.C. elevation, but in 2022 that's when the boathouse specifically had the 15m setback.



	<b>In-person questions (no names provided) – PIC #1</b>	
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
102.	What is the significant event that led to the Council starting this process?	Council has concerns with some of the development that has been occurring in the shoreline area.
103.	By-law comes across as one-sided. Also says things like "absolute and final decisions". Looking to implore the Township to look into the language and update it to read more collaboratively.	Modifications have been made to the By-law since the Public Information Centre.
104.	Appeals – are there provisions for appeals to this by-law	Decisions of the Director can be referred to Council, subject to a delegation.
105.	Schedule seem really aggressive, what happens if you don't meet your deadlines?	If the interim control by-law expires the current ZBL and its provisions would again apply.
106.	Fee schedules and application forms – will they be available for review?	Yes – prior to the public meeting at the end of March those documents are to be drafted and available on the website for public review.

	<b>Reubin</b>	
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
107.	Will the 15m setback currently on boathouses be removed?	There is no plan to remove that setback in these by-laws but it is something we can look at during this process.

	<b>Janet – Cawaja Beach Homeowners Association</b>	
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
108.	Depth of properties on Cawaja Beach is generally 200m, so how does the 45m from the 178m setback apply to those properties? Including planting trees, old cottages etc.	<p>Currently, in the ZBL is if there is a cottage within the setback required, it is non-complying. The ZBL contains provision that permits the replacement of existing non-conforming buildings. For those that want to expand, it is likely that a Planning Act approval (minor variance etc) would be required. That is how it stands today.</p> <p>Under the proposed By-law changes, The ZBL would carry that forward the non-complying provisions. There are some allowable expansions (ie if you expand further from the water and not closer) you may not need planning approval. In most instances, we find there is a need for a planning approval.</p> <p>Permit will also be required under the proposed shoreline by-law.</p> <p>Major works within 15 metres of the 178 m G.S.C elevation will require additional study to ensure that those works are not negatively affecting the neighbouring properties nor the dynamic beaches themselves.</p>
109.	When the interim control by-law came in, we noticed that surveys only started having the 178m highwater mark about 5 years ago, so some homeowners are confused about how to figure out where the line is.	Property owners can get a survey that shows where the 178m line is, but if they are not making any changes to the property, they don't need to know where that line is and they wouldn't need to get a survey done.

<b>Tim Crocus</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
110.	Rock goins in the water: in the past we have the ability with a notice of work with MNR to complete this work with either existing rock groins or customers who want new ones implemented. How does this by-law affect their ability to get this done?	You would need a permit through the process in addition to the permit from the MNR permit. The by-law proposes that repairs of existing features would be a class 2 permit while new groins would be class 3 permits. Class 2 permits would not require a coastal engineering study while class 3 permits would require a coastal engineering study.
111.	Would the rock groins be abolished by this by-law?	Nothing is abolished by this by-law, the work has to be reviewed and the proper (if any) studies need to be completed in order to have support. Each permit application will be reviewed on a case by case basis.

<b>Robert McBride</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
112.	Can you explain the section of the by-law that says that interior renovations are exempt?	This section is trying to give information that interior renovations and anything within the existing structure is not subject to the by-law. Anything structurally, or to change the size of the structure will be subject to the by-law but may not require a permit.
113.	Given the intention to response to what the public has been saying, it seems like the next draft of the by-law may have new features of considerable interest to the public. What additional opportunities will we have to review the by-law and ask questions/provide input before it goes to Council?	There will be a statutory public meeting that will be held March 31, 2025. In advance of that meeting (minimum 20 days) we will be releasing a revised draft of the documents. People are also encouraged to write in advance of the public meeting as well as attend the public meeting to provide their comments. Following the public meeting we take any further comments received and will prepare another comment summary matrix and recommendation report that will be provided to Council.
114.	What about invasive species that wash upon the beach? Some people bring heavy equipment in to deal with those species. Does that kind of activity fall under the by-law?	Fragmities is something that is impacting our beaches, it would fall under a permit. Proposals for removal would be reviewed on a case by case basis through the permitting process.

<b>Cameron Smiley</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
115.	Would this permit process replace a COA meeting if a proposed development meets all the other setbacks other than the 45m setback?	This process wouldn't replace the Committee of Adjustment. The permitting would be in addition to the Committee of Adjustment process and would occur concurrently.
116.	Who approves the applications?	The directors of planning and development and public works will issue the dynamic beach permits in conjunction with other staff input as well as reviewing other documentation provided during the application process. (ie coastal engineering study)

<b>Michelle Data – Local Consulting Engineer</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
117.	Have you consulted any shoreline by-laws of other municipalities (ie Innisfil) to see if there is any way to change the way it is presented (ie with more concrete guidelines)	We can look at the way it is presented, the Innisfil situation is different because of a different Community Planning Permit (CPP) system (which roles site planning process and zoning into one by-law and permit). What is being proposed here isn't a CPPS by-law, it is a by-law under the Municipal Act instead of the Planning Act so there are different things they can do under that process that we cannot do under this process.
118.	With respect to the current by-law it seems like it's been two years of regulatory framework research and it doesn't take into consideration what the current situation is across the Township.	The proposed changes do take into consideration existing circumstances. Non complying regulations are provided in the zoning by-law and different classes of permits are proposed in the shoreline by-law.

<b>Chuck Lassiter</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
119.	Township of South Bruce has a dynamic beach by-law that was passed in 2012. It remains in effect but it cannot be enforced as it remains illegal for enforcement to occur on private property without the approval of the property owner. The Township was given a legal opinion by their own counsel, and it escalated to the point where local residents brought legal charges against their mayor. The question is why does the Council believe that we will not experience the same problem that South Bruce faced if this by-law is approved?	The context of the South Bruce by-law is specific to a situation there which is a different situation than in Tiny Township. We have consulted Township lawyers with the preparation of the draft by-law and they will be consulted prior to the public meeting as well as after. Council will have the information related to the appropriateness of implementing the by-law at their disposal.

<b>Flo Levigne</b>		
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
120.	Why is the town exempt?	The Township has different infrastructure needs that has to be addressed on town properties.  Certain township projects, by their nature, will require coastal engineering studies, environmental reviews or other supporting studies.
121.	Are wells exempt as well this by-law if they have to be re-dug or re-drilled?	The location of the well is not regulated by the Township so we wouldn't regulate where a well is located. Where a well is removed, a permit would be used to ensure the treatment of the ground after the well has been dug and replaced is not impacting the dynamic beach. New wells would not be permitted on Municipal properties and any new wells in the permitting area can be reviewed.
122.	If you have a large tree that needs to be cut down, but it is within the 45m, do you need to get a permit? And what happens if while you are waiting for that permit something	We do not have specific details ironed out about that and that is a really good point. We will take this back for consideration, there has to be exemptions built into the by-law for safety issues.

	<b>Flo Levigne</b>	
<b>#</b>	<b>Comment</b>	<b>Comment Response</b>
	happens to your house (ie foundation or falling on the roof)?	
123.	Will the permit process be quicker?	We will continue to process applications and permits as quickly as possible.