

Tiny bylaw controls permanent shoreline residences

Residents who want to build or convert summer homes into permanent residences along the Tiny Township shoreline will have to apply for special permission to do so, according to the terms of a new restricted area bylaw for the township.

The bylaw, which was mailed to all Tiny residents last week, details all zoning restrictions for the township, sets building regulations, regulates minimum property sizes and prohibits development of environmentally sensitive areas.

Residents have until Friday, August 26 to file objections to the bylaw with the Tiny Township offices.

Plans to limit shoreline strip development as much as possible, Tiny has zoned almost all of the shoreline to the high water mark as public open space. No buildings or structures except for bath houses, dock, boat lifts and launching ramps, can be built in this area. The land can only be used either as a park or for a reforestation project.

The major exception occurs in the Nettles Beach to Sawlog Point area where Tiny Township has recognized private ownership of some shoreline area. Private parks, golf clubs or other recreational chartered clubs, golf course, an accessory residential use are the

only permitted uses in this OS2 area. The residential development which now exists and could grow further just behind the shoreline has been designated seasonal residential, meaning only a single family seasonal dwelling unit can be constructed on this property.

Property owners who want to convert summer homes into permanent residences or those who want to build winterized homes in these areas will have to apply to the township for a certificate of conversion to have their property zoned residential conversion. Conversion requirements Seasonal dwellings will

only get conversion certificates if the property area exceeds 6,500 square feet and if the frontage is at least 50 feet and or the property area 15,000 square feet. The minimum sized lot is necessary to ensure a properly drilled well and efficient septic system, both pre-requisites of

obtaining the certificate. The homes will also have to be properly insulated. "We recognize that people eventually want to come here and retire," said Roger Robitaille, Tiny Planning administrator last week. "But we don't want to see 20X20 shacks - and we do want to keep the shoreline

seasonal." Property owners who had permanent residences in the seasonal residential zone before July 28 will automatically be classified as legal, non-conforming. Robitaille however feels it would be to their advantage to apply for a certificate of conversion. "It's only a

formality with these people," he said. Lot severances Planners have also changed the zoning definitions for the township lands from "agricultural" to rural, a category which encompasses all lands, not only arable areas. In

doing so they have changed the minimum requirements to obtain a lot severance from 10 acres severed land to a parcel 125' x 200'. To obtain this smaller severance the property owner however must still maintain a property of at least 49 acres.

In other words, the township has made it possible for farming families to sever a lot and build a second house, or develop one piece of land without having to go for a minimum 10 acre severance, a large chunk of land for someone who only wants to build a home on the land.

At the same time however Robitaille feels the township is discouraging severance of good agricultural in that the minimum property size after severance has to be 49 acres. All land severances, Robitaille emphasized, are at the judgement of the committee of adjustment.

Where is the fairest queen of them all?

Wanted: Good cooks, gardeners, pretty girls and craftspeople, to compete for awards, and have a lot of fun along the way, at Midland's Annual Fall Fair.

Fair dates this year are September 15, 16 and 17 and there is lots of time to enter produce, baked goods, handiworks, or yourself - if you're a single woman between 18 - 22.

"The Queen of Midland's Fall Fair," said Isobel Jones, one of the Fair Directors, "will represent Midland at the Canadian National Exhibition next year. As well, she'll go down to Toronto in February to the Ontario Agricultural Society meetings. She also wins a lot of other lovely prizes in merchandise and in money."

So far, no entries have been received for the Fair Queen contest. Entrants are judged on the basis of personal appearance, poise, personality and deportment. They are



Miss Midland 1975

required to make a short speech before the judges and the Fair audience. Entry forms for the Queen of the Fair contest

can be obtained from Isobel Jones at 526-4987, or from June Westwood at 534-3070.

The prize list can be obtained by phoning Mrs. Jones or any of the fair directors. A glance through the booklet gives a good idea of the wide variety of opportunity for exhibitors...there are prizes for everything from apples to Aberdeen Angus. Entries in the domestic science division must be in the curling rink before 10:00 p.m. on Thursday, September 15.

A school parade is planned for this year, and right now would be a good time to start devising costumes or decorations for bicycles. There are prizes for these entries as well.

In spite of slightly restricted space because of the new arena building at the Fair grounds, Fall Fair '77 is bound to be a happy harvest festival with fun for everyone.

This year's Fair president is Mrs. Betty Rumney who is working with Hugh Riesberry, (past-president) William Jones, Grant Robinson and Mrs. N.W.N. Keefe. Isobel Jones is the head of the Ladies' Division.



Miss Midland 1976



Hopping for home

Dave Kennedy won the obstacle race at the CBO picnic on Sunday with this fine effort in the potato sack final leg. Horst Richter had trouble with his technique and finished with his sack around his ankles. Staff photo



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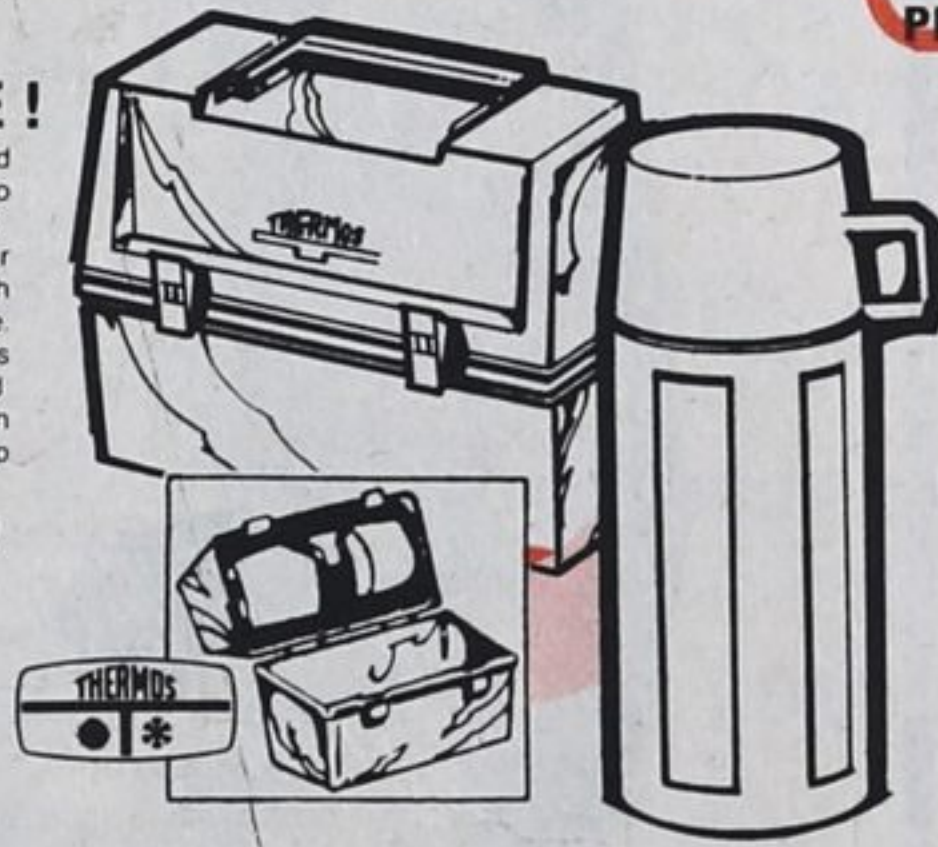
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