1 DUNSFORD LANE

ROLL# 436800000521800

TOWNSHIP OF TINY

APPLICATIONS FOR

ZONING BY-LAW AMENDMENT AND CONSENT

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

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ON BEHALF OF

INTERRA LANDS INC. C/O RICHARD WELDON

REVISED FEBRUARY 24, 2026

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1.0 INTRODUCTION

On behalf of the property owners at 1 Dunsford Lane, Innovative Planning Solutions is pleased to submit these revisions to the Planning Justification Report (PJR) dated December 19, 2025. This Revised Report has been prepared in support of the concurrent Zoning By-law Amendment (ZBA) and Consent to Sever applications, which proposed the creation of two (2) new residential lots through the severance of the existing property.

This Report updates the previously submitted PJR to reflect revised information arising from the updated survey, including changes to the proposed lot areas, as well as to address preliminary comments received from Township Planning staff. The purpose of this submission is to provide additional clarification and further planning justification in response to the updated information and staff feedback.

For ease of reference, all amended and supplementary information has been detailed in blue within the document.

Innovative Planning Solutions (IPS) has been retained by Interra Lands Inc. C/O Richard Weldon (owner) to prepare a Planning Justification Report relative to the proposed Zoning By-law Amendment (ZBA) and Consent to Sever applications on lands municipally known as 1 Dunsford Lane (**Figure 1**), legally known as Lot 19, Concession 7, Township of Tiny, County of Simcoe (Subject Lands).

The purpose of this Planning Justification Report (Report) is to review the Proposed Development in terms of consistency, compliance, and conformity with relevant Provincial and Municipal planning policy, plans, guidelines and regulations. The purpose of the Proposed Development is to rezone the lands from 'Shoreline Commercial' to 'Shoreline Residential Exception No. XX (SR-XX)' and a one lot severance, to ultimately permit two (2) single-detached dwellings through the Consent application.

This Report will review the applicable policies found within the documents noted below to demonstrate consistence with good planning principles:

- Planning Act, R.S.O. 1990, As Amended;
- Provincial Planning Statement, 2024 (PPS);
- County of Simcoe Official Plan, 2023;
- Township of Tiny Official Plan, 2021;
- Township of Tiny Zoning By-law 22-075;

LEGEND

Subject Lands

Figure 1
Subject Lands

Source: County of Simcoe Interactive Map

Drawn By: AB | File: 21-1161

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2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Subject Lands are located within the Township of Tiny, on the shores of Georgian Bay. They have an approximate lot area of 0.67 hectares (6,713 m^2) with approximately 174.52 meters of frontage along the Nottawasaga Bay (Georgian Bay) and 143.44 meters along Dunsford Lane.

To the south of the Subject Lands is an unopened road allowance that does not have an assigned street name. The road allowance is used primarily for pedestrian access to the beachfront and as such does not function as a developed roadway.

As shown on **Figure 1**, the Subject Lands are irregular triangular shape. Subject Lands currently hold three (3) vacant buildings, historically used as a small beach front motel/resort, these neglected buildings are to be demolished through the proposed development process. Site photos are included in this submission under **Appendix 9**.

The surrounding land uses are described below (see **Figure 2**):

North: Directly north of the Subject Lands is where Dunsford Lane intersects with the beach area due to the triangular angle an unopened Road Allowance not maintained by the township, providing residents of Tiny Township access to Georgian Bay, specifically Wymbolwood Beach. The lands further north are zoned 'Shoreline Residential (SR)' consisting of single-detached dwellings.

East: East of the Subject Lands is Dunsford Lane and Tiny Beaches Road South, on the other side of which are additional lands zoned 'Shoreline Commercial (SC)' in the form of a small resort offering family cottages. Further east are woodlands designated 'Greenlands' and 'Environmental Protection.' Approximately 100 meters east is a Provincially Significant Wetlands.

South: South of the Subject Lands is an additional unopened not maintained road allowance to provide access to the beach for Tiny residents. The lands further south are zoned 'Shoreline Commercial (SC)' in the form of a small beach front motel/lodge. Further south are lands zoned 'Shoreline Residential (SR)' consisting of single-detached dwellings.

West: West of the Subject Lands is the beach area & shoreline of Nottawasaga Bay, Georgian Bay.

LEGEND

Subject Lands

Figure 2
Surrounding Uses

Source: County of Simcoe Interactive Map

Drawn By: AB | File: 21-1161

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3.0 EXISTING LAND USE PERMISSIONS

This section of the Report provides an overview of existing land use designations that apply to the Subject Lands. It includes the consideration of the:

- County of Simcoe Official Plan, 2023;
- Township of Tiny Official Plan, 2021;
- Township of Tiny Zoning By-law 22-075;

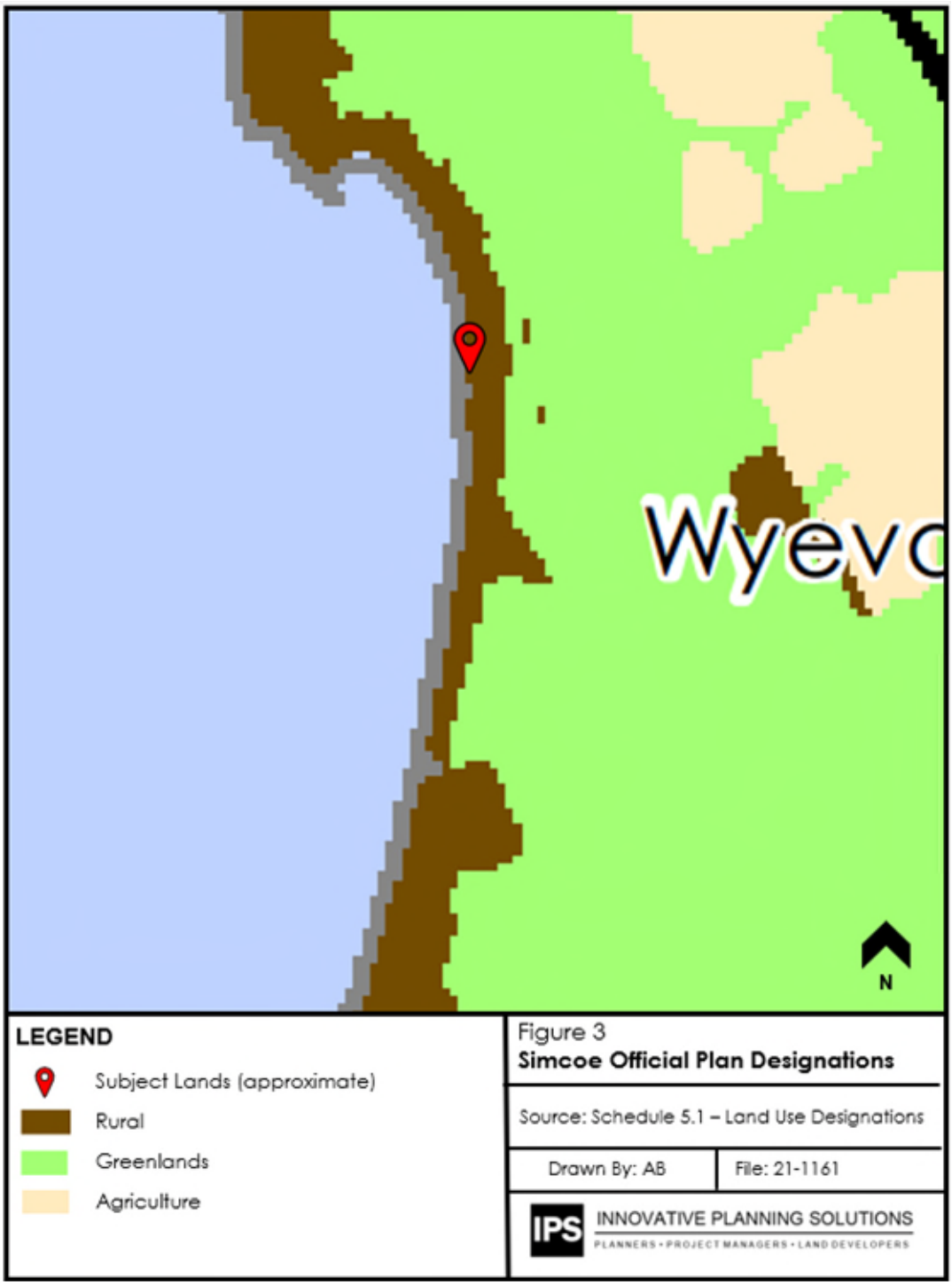
The Township of Tiny is currently undergoing an amendments to their Official Plan and Zoning By-law with respect to the Interim Control Shoreline By-law for shoreline areas in proximity to Georgian Bay. A Special Council Meeting was held on May 26, 2025, pursuant to Section 240 of the Municipal Act, 2001, to:

> *further establish a policy and regulatory framework in the Township planning documents to assist in the management of site alteration, shoreline retaining walls and fences in proximity to Georgian Bay and the 178 metre G.S.C. elevation. The Township has also passed By-law 25- 040 (the 'Shoreline By-law') under the Municipal Act to establish a permitting process for site alteration, shoreline retaining walls and fences in proximity to Georgian Bay.*

These three By-laws were enacted, however, they are currently undergoing an appeal before the Ontario Land Tribunal. This Report has taken these amendments into consideration, while the analysis and conclusions are based on the policies and regulations currently in effect.

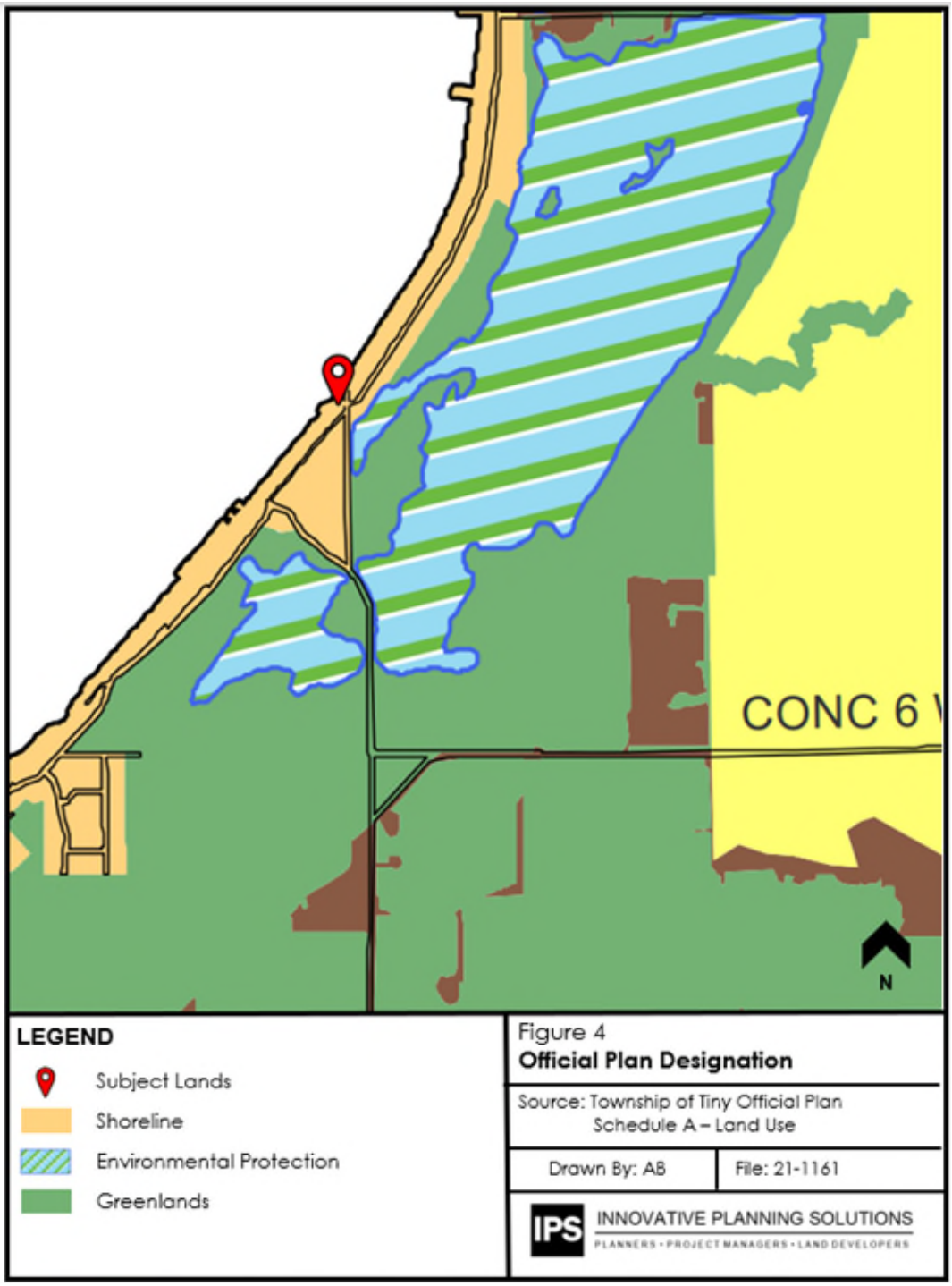
3.1 COUNTY OF SIMCOE OFFICIAL PLAN, 2023

Schedule 5.1 – Land Use Designations of the County of Simcoe Official Plan, 2023, designates the Subject Lands as within the 'Rural' designation (**Figure 3**) and have been identified as being within a Highly Vulnerable Aquifer area (**Figure 4**) per SCOP Schedule 5.2.5.



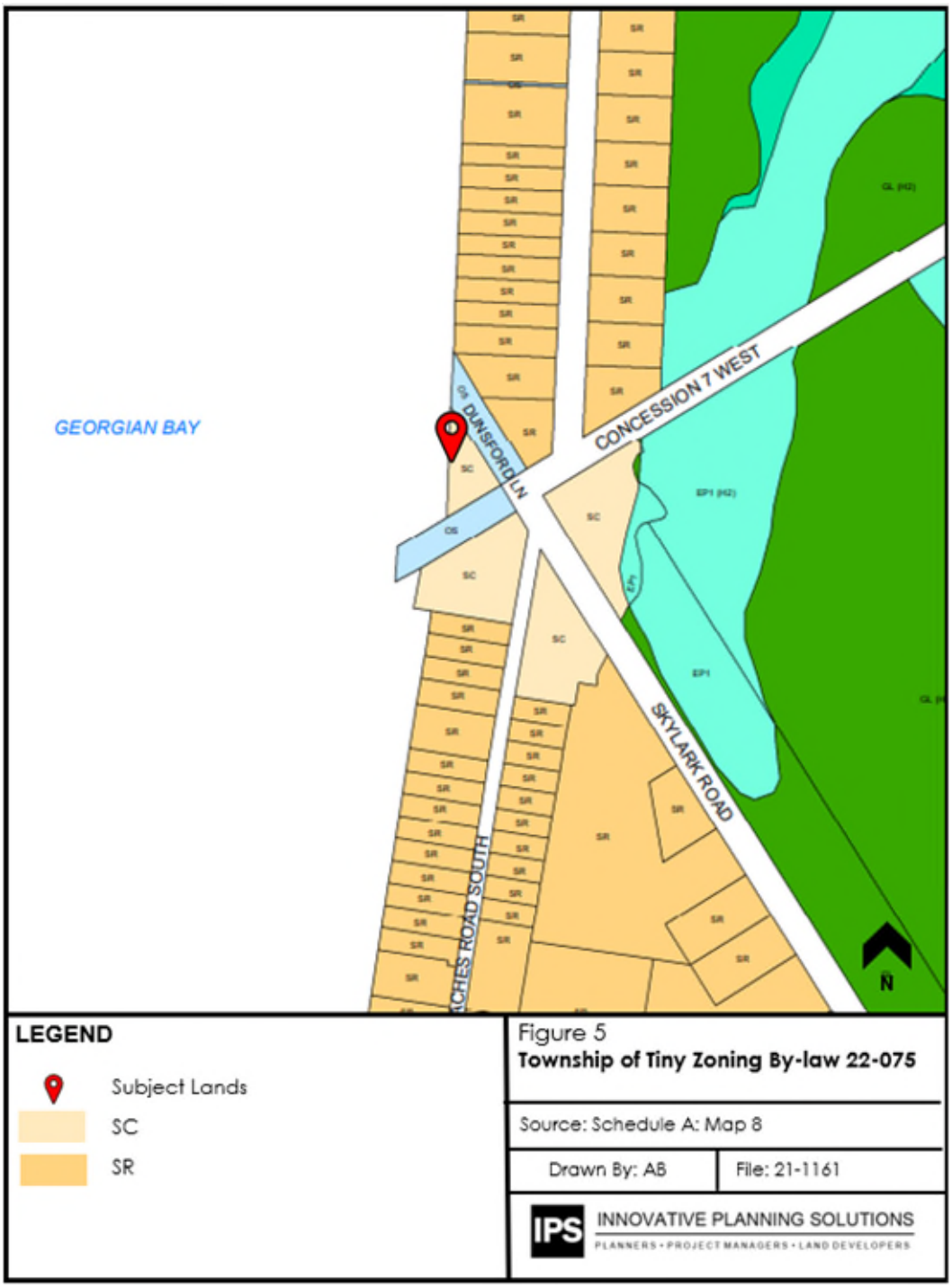
3.2 TOWNSHIP OF TINY OFFICIAL PLAN, 2021

Schedule A of the Township of Tiny Official Plan, 2021, designates the Subject Lands as 'Shoreline' (**Figure 3**). The Shoreline land use designation permits the proposed residential use, and therefore no Official Plan Amendment is required.



3.3 TOWNSHIP OF TINY ZONING BY-LAW 22-075

The Township of Tiny Zoning By-law 22-075 identifies the Subject Lands as 'Shoreline Commercial (SC)' (**Figure 4**).



4.0 DESCRIPTION OF DEVELOPMENT

The proposed development represents an opportunity to develop an underutilized parcel within the Township of Tiny totaling lot area 0.67 hectares (6,713 m^2).

A Zoning By-law Amendment (ZBA) is required to rezone the lands from 'Shoreline Commercial (SC)' to 'Shoreline Residential (SR)' with special provisions as outlined in the Development Standards **Table 1**. The Subject Lands currently contain three (3) vacant structures formerly associated with a resort/motel use. These structures are proposed to be removed through the redevelopment process of two (2) single detached residential dwellings.

The proposal consists of a severance to accommodate two single detached residential dwellings, each with separate pedestrian access to the shoreline of Georgian Bay and vehicular access from Dunsford Lane (**Appendix 1**). The design of the dwellings compliments each other and provides for additional space for habitation and enjoying the amenities the shoreline of Georgian Bay has to offer. Although the north cottage (severed lot) is shown within the Dynamic Beach Limit on the Site Plan (**Appendix 2**) it is cantilevered over the beach, resulting in no physical occupation or disturbance, as shown in the north cottage floor plan and elevation (**Appendix 4**). The south cottage (retained lot) is located entirely outside of the dynamic beach limit as shown on the south cottage site plan (**Appendix 3**) also including floor plans and elevations (**Appendix 5**).

As shown on the updated survey, dated 2/24/26 (provided under separate cover), the total lot area above the 178-meter contour is 3,734.91 m^2. Of this, Part 1 (severed lot) comprises 1,48854 m^2 and Part 2 (retained lot) comprises 2,246.37 m^2.

The Subject Lands are currently configured in a triangular shape, with frontage along Dunsford Lane and an additional frontage along a public road allowance to the south, both of which provide beachfront public access. As a result of this unique lot shape and layout, the proposed severance creates two distinct lot configurations. The proposed south lot (retained lot) is considered a corner lot, as it abuts both Dunsford Lane and the public road allowance. Accordingly, the lot has a front yard along (Dunsford Lane) with proposed access, exterior yard (south), interior yard (north) from lot lines and west lot line abutting the beach classified as the rear yard. The proposed north lot (severed lot) is configured as a standard interior lot, with frontage solely on Dunsford Lane. The interior side yard between the two proposed lots located to the south, the other interior at the northmost point of the lot, and the rear lot abutting the beach area, reflecting the triangular shape of the parent parcel.

The proposed lot lines, frontages, and yard designations have been established in recognition of the triangular nature of the site and are intended to ensure that front and side yard setbacks are applied logically and consistently with the Zoning By-law 22-072. This configuration allows both lots to function appropriately, and to generally comply with applicable setback requirements, with site specific zoning provisions to be addressed through the proposed Zoning By-law Amendment, as detailed in the Development Standards **Table 1**.

Each proposed dwelling will be provided with site access off Dunsford Lane. As required by the Township of Tiny Public Works Department, the road allowance will be improved to municipal standards to accommodate access, road operations, snow storage, plow movements, beach access, and existing permitted parking as seen through the submitted engineering report from Crozier (**Appendix 7 & 8**). In addition, the development has been designed with reference to the features identified within the dynamic beach limit (**Appendix 6**), establishing a protective setback for all structures and ensuring that no building footprint encroaches on the defined dynamic beach hazard area.

The Subject Lands are relatively flat with a slight downwards slope towards the waters of Georgian Bay, to the west. Trees and vegetation are present on the site, generally located throughout, running north south through the middle of the site. The existing vegetation is proposed to be largely preserved to provide a natural buffer and form of environmental preservation, as shown in **Appendix 7**, on the General Servicing and Grading Plan, prepared by Crozier.

Parking for the proposed north dwelling will be provided in the driveway, and for the south lot in the driveway and attached garage. Adequate parking for each lot will be provided in accordance with the Zoning Bylaw regulations.

5.0 PROPOSED APPLICATION

The intent of the subject application is to obtain approval for a Zoning By-law Amendment (ZBA) under Section 34 of the *Planning Act*, with the intent to apply for a future Consent to sever application, under Section 53(1) of the *Planning Act*, to permit the development of two single detached dwellings on separate lots (refer to **Appendix 2 & 3** for north and south Site Plans).

The subject application for ZBA proposes to rezone the Subject Lands from ‘Shoreline Commercial (SC)’ to ‘Shoreline Residential Exception No. XX (SR-XX)’ in order to permit the proposed residential development. The consent application facilitates one severed lot

(north), and one retained lot (south) each comprised of a single detached dwelling. The requested exceptions for the proposed development are listed below and found in **Appendix 10** and **Table 1** below:

Table 1: Development Standards			
Township of Tiny Zoning By-law 22-075: Table 5.2 Residential Zones			
Provisions	**Standard**	**Proposed Severed Lot (North)**	**Proposed Retained Lot (South)**
Minimum Lot Area	4,000 m2	**3,175 m^2**	**3,538 m^2**
Minimum Lot Frontage	30 m	101.90 m	32.29 m
Minimum Required Front Yard	8 m	8 m	8.54 m
Minimum Required Exterior Side Yard	8 m	NA	**3.21 m (South)**
Minimum Required Interior Side Yard	3 m and 1.8 m (Refer to Section 2)	3.69 m (South) Plus 6 m (North)	3.05 m (North)
Minimum Required Rear Yard	7.5m	31.0 m (from water's edge elevation of 176.3)	34.54 m (from water's edge elevation of 176.3)
Maximum Lot Coverage	25%	10.72% Total GFA = 159.65 m^2 Area Above 178m = 1,488.54 m^2	19.91% Total GFA = 447.29 m^2 Area Above 178m = 2,246.3 m^2
Maximum Height	11 m	9.36 m	10.97 m

Township of Tiny Zoning By-law 22-075: Section 2.30 Special Setbacks 2.30.1.1 Setbacks from 178 meter Elevation			
The main building including a covered porch or bunkie shall be setback a minimum of 45 metres from the 178 metre G.S.C. elevation adjacent to Georgian Bay.	45 m	**9.30 m (dwelling)** **6.18 m (deck)**	**12.97 m (dwelling)** **12.14 m (deck)**

5.1 SPECIAL PROVISIONS – Rational

As a result of the proposed Zoning By-law Amendment to permit residential use on the Subject Lands, along with the proposed severance, site specific zoning exceptions are required. Five (5) special provisions to the proposed Shoreline Residential (SR) zone classification are required in order to facilitate the proposed development. The following section will identify each of the expectations requested and provide planning justification for each.

The permitted uses in the SR zone include, but are not limited, to single-detached dwellings. The Proposed Development seeks to facilitate 2 single-detached dwellings, which represent a form of residential development supported by the Provincial, County, and Municipal planning policy. The proposed built form aligns with the established character of the surrounding neighbourhood, which is comprised of residential dwellings and seasonal cottages. Accordingly, the Proposed Development is appropriate within the SR zone and maintains conformity with the applicable planning framework.

5.1.1 Minimum Lot Area

Section 5.0, Zone Standards, Table 5.2 of Zoning By-law 22-075 requires a minimum lot area of 4,000 m^2 for development within the Shoreline Residential Zone. The Proposed Development seeks site specific relief to permit a severed lot (north) with an area of approximately 3,175 m^2 and a retained lot (south) with an area of approximately 3,538 m^2.

The proposed north severed lot represents a reduction of approximately 825 m^2 from the required minimum lot area, about a 20% reduction, while the south retained lot represents a reduction of approximately 462 m^2, about an 11.5% reduction. These reductions are modest in scale and are consistent with the existing pattern of development in the surrounding shoreline neighbourhood, where a significant number of lots are undersized and do not meet the lot area minimum requirement of 4,000 m^2. This is shown in the below **Table 2**.

Table 2: Approximate Surrounding Residential Lot Sizes

Address	Lot Size
636 Tiny Beaches Road South	818.78 m2
634 Tiny Beaches Road South	795.24 m2
Proposed Severed Lot (North)	3,175 m2
Proposed Retained Lot (South)	3,538 m2
616 Tiny Beaches Road South	1,440.92 m2
614 Tiny Beaches Road South	1,608.06 m2
612 Tiny Beaches Road South	1,437.29 m2

The minimum lot area standard is based on the cumulative area required per dwelling type, however Zoning By-law 22-072 does not fully recognize the historical development pattern of the surrounding shoreline area, which was created prior to the introduction of current zoning standards. As a result, many existing SR lots in the area function appropriately although below the required lot area and are classified as legal non-complying lots.

The unique triangular configuration of the Subject Lands directly informs the proposed severance and lot layout. The proposed lot configuration has been carefully designed to efficiently utilize the available land area while maintaining functional lot shapes that can appropriately accommodate parking, vegetation retention, and development outside of identified site constraints, including shoreline-related limitations. Adequate space is provided on each lot to support on-site parking and to protect existing and proposed vegetation, contributing to the maintenance of the established streetscape and shoreline character.

Despite the reduced lot areas, both proposed lots are capable of accommodating single detached dwellings together is improved servicing. The configuration allows for the installation of updated septic systems that are set back from the shoreline of Georgian Bay, which contributes to the enhanced environmental protection of the shoreline area.

Overall, the requested site-specific lot area exemptions are minor in nature, maintain consistency with the surrounding neighbourhood character, and support orderly and

contextual site development that is capable of providing appropriate individual services and site access. The proposed lot areas uphold the general intent of the Zoning By-law while improving servicing, regard for shoreline setbacks, and appropriate redevelopment of an underutilized property.

5.1.2 Minimum Required Exterior Side Yard

Zoning By-law 22-072 required a minimum exterior side yard setback of 8 meters, whereas the Proposed Development requests a reduces exterior side yard setback of 3.21 meters along the southern portion of the south retained lot. Although this represents a reduction from the standard, the requested setback is appropriate and takes into consideration the unique characteristics of the Subject Lands.

The reduced exterior side yard abuts and unopened municipal road allowance, which does not contain and is not intended to accommodate buildings or structures. This road allowance functions as a pedestrian access to the beachfront. The proposed reduced setback does not abut a residential lot and does not present land use compatibility concerns typically associated with exterior side yard reductions.

The lands located south of the unopened road allowance at 628 Tiny Beaches Road South contain a motel/resort structure that is situated approximately 3.5 meters from its property line, based on Simcoe County Interactive Mapping. In this context, the proposed setback of 3.21 meters is consistent with the established built form pattern in the area and will not result in adverse impacts related to privacy, overlook, shadowing, or massing.

Importantly, the Proposed Development continues to maintain the required interior side yard setback of 8 meters between the two proposed dwellings on the north severed lot and the south retained lot. This ensures appropriate building separation, access, and comparability, and reinforces the intent of the Zoning By-law with respect to spacing and neighbourhood character.

The requested exterior side yard setback reduction is a minor and appropriate site specific exemption that is due to the irregular triangular shape of the Subject Lands, maintains functional and visual separation, and supports orderly and efficient redevelopment of the site. Accordingly, the proposed setback reduction maintains the general intent of the Zoning By-law and represents good planning.

5.1.3 Setback from 178m G.S.C. Elevation

The Zoning By-law Section 2.30.1.1 requires a minimum setback of 45 meters from the 178-meter G.S.C. elevation adjacent to Georgian Bay. The Proposed Development requests site specific relief to permit a reduced setback of approximately 6.18 meters for an attached deck and 9.36 metres for the dwelling on the north severed lot and 12.14 meters for an attached deck and 12.97 metres for the dwelling on the south retained lot. While these setbacks are reduced from the standard, they are appropriate and supportable due to site conditions.
It is important to note that should the proposal meet the 45-meter setback from the 178-meter G.S.C. elevation would effectively eliminate the majority of the developable area of the Subject Lands. As demonstrated on the updated survey, the area of the property above the 178-meter contour is limited, and applying the full 45-meter setback would leave little room for a reasonable building envelope on the severed or retained parcels. The Subject Lands were created prior to the enactment of the current Zoning By-law standards, and therefore were not fabricated to accommodate the current setback requirements. The requested site specific relief is necessary to permit reasonable residential use of the lands while still respecting the established dynamic beach limit and maintaining shoreline protection objectives.

As identified in the Dynamic Beach Assessment prepared by ShorePlan (**Appendix 6**), the existing retaining walls located along the shoreline were determined to provide a defined physical barrier between the developable area of the Subject Lands and the beach. These retaining walls were used to establish the dynamic beach limit, ensuring that the proposed development does not encroach on or negatively impact the identified dynamic beach hazard area.

The Proposed Development has been carefully designed to respect the established dynamic beach limit and avoids impacts to the beach environment. Portions of the second-storey floor areas and deck are cantilevered, allowing the building to mass to be set back at the grade while minimizing disturbance within the setback area. This design approach ensures that no additional encroachment occurs toward the beach and that the natural function and character of the shoreline are maintained.

The Subject Lands currently contain existing structures which are situated closer to the shoreline than what is proposed through the redevelopment. The removal of this deck within the dynamic beach and existing structures with the replacement of new residential dwellings is an improvement over existing conditions by increasing shoreline setbacks, reducing site disturbance, and enhancing environmental protection measures.

Overall, the requested watercourse setback reduction does not impact the dynamic beach and is supported by technical studies, existing physical constraints, and thoughtful

building design. The proposed setbacks maintain the intent of the Zoning By-law by protecting shoreline stability and public safety while facilitating redevelopment of the Subject Lands.

The proposed Zoning By-law Amendment to rezone the Subject Lands to Shoreline Residential, together with site-specific zoning provisions is intended to facilitate the proposed severance and redevelopment of the lands for residential use. The requested site-specific provisions appropriately address the unique characteristics and constraints of the site, are supported by technical studies, and represent improvements over existing conditions. The proposal supports orderly development, protects the shoreline environment, and conforms to the broader planning policy framework. As such, the proposed rezoning with site-specific provisions is appropriate and represents good planning.

6.0 TECHNICAL REPORTS AND STUDIES

The following section will provide a summary of the reports and studies conducted in support of the subject applications.

6.1 NATURAL HAZARDS ASSESSMENT

A Natural Hazards Assessment was completed by ShorePlan Engineering Limited, dated December 2021, to assess the Georgian Bay hazards associated with the Subject Lands and identify the natural hazard limits as defined by the PPS.

The Assessment evaluated the existing conditions related to erosion hazard, flood hazard, dynamic beach hazard, and wave uprush limit of the site. A summary of the findings is provided below and a copy of the completed Assessment can be found in **Appendix 6**.

- *The existing stone wall and timber retaining walls are a barrier between the beach where dunes can form and the existing buildings. Sand on the landward side of those walls will not play any role in the natural protection and maintenance of the first dune feature or beach profile. The walls form a physical limit to the dynamic beach allowance.*
- *Cantilevering second storey floors or decks beyond the dynamic beach hazard limit will have no impact on the dynamic beach hazard. Foundation walls constructed close to the hazard limit must have buried scoured protection as an*

additional safeguard should the design conditions be exceeded. It is important that maintenance access to that scour protection not be obstructed.

6.2 FUNCTIONAL SERVICING REPORT

A Functional Servicing Report (FSR) was prepared by Crozier Consulting Engineers, dated December, 2025, and includes details on servicing, stormwater management, and road design. A summary of the findings is provided below and a copy of the completed Reports can be found in **Appendix 7 & 8**:

- *Private onsite sewage systems will be provided for each lot. A Waterloo Biofilter treatment system with a filter bed is proposed for each cottage. The treatment units and filter bed have been located on each lot such that they meet or exceed the minimum distances from structures, property lines, and proposed wells.*
- *The north and south lots will each be serviced by an individual drilled well with a watertight casing to at least 6.0 m below grade.*
- *Individual access to each lot has been provided along with a minimum of 2 parking spaces per lot.*
- *Stormwater management controls will be provided via the proposed LID measures, including soakaway pits and roadside swales. Based on the native soil conditions, the proposed concept grading plan, and the small increase in peak flows expected from this development, it is anticipated that no detrimental downstream impacts will occur.*
- *Dunsford Lane is proposed to be superelevated with a 2% cross-fall toward Georgian Bay. Dunsford Lane is to remain a gravel road, with curbside waste collection where feasible. The hammerhead turnaround and 7.0m road width provide adequate space for snow storage and snowplow maneuvering.*

7.0 PROVINCIAL AND MUNICIPAL LAND USE POLICY

This Section will outline the applicable planning and development policies as they relate to the subject applications. Each section will outline the applicable planning policies and contain planning rational on conformity and development policies.

7.1 PLANNING ACT, R.S.O. 1990

The *Planning Act*, R.S.O. 1990, As Amended (The Act), is a provincial legislation governing land development in Ontario. The approval of any land development application in Ontario must have regard for matters of provincial interest and be consistent or comply with provincial plan statements. It is further recognised that any land development is subject to conformity with municipal land use planning documents. The

purpose of this section is to confirm how these matters have been addressed with regard to the Proposed Development.

Section 2 of the *Planning Act* requires that all land use planning activities under the Act shall have regard for matters of Provincial interest. In our assessment, relevant interests include:

Matter to be Addressed (Section 2)	How Matter is Addressed
(a) The *protection of ecological systems, including natural areas, features and functions;*	The proposal recognises natural hazards related to the Georgian Bay Shoreline and a Natural Hazards Assessment has confirmed that and ensures development is appropriately setback not encroaching on any hazard limits.
(h) *the orderly development of safe and healthy communities;*	The proposal provides for residential re-development on existing underutilized lands, promoting residential intensification outside of agricultural uses and natural areas.
(o) the protection of public health and safety;	A Functional Servicing Report has confirmed that each lot of the proposed development can be serviced via onsite sewage systems, individual drilled wells, and stormwater management controls will be provided, and anticipated that no detrimental downstream impacts will occur or additional hazards.
(p) the appropriate location of growth and development;	The proposed development will be serviced with private water and septic services and appropriate storm water management control providing for the protection of public health and safety.
(r) the promotion of built form that, *(i) is well-designed,*	The proposal provides for safe and orderly residential development adjacent to existing residential uses that efficiently uses land and provides additional housing options to the Township of Tiny where development is permitted and appropriate.

Section 53 of the *Planning Act* provides direction on applications for Consent, specifically regarding the procedural aspects of how severances are granted. Policy 53(12) prescribes the following:

(12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.

As detailed above, the referenced sections in that of 51(24) are appropriate when discussing the approval of a provisional consent. The relevant policies are discussed below and the future consent application to be proposed has regard for Section 51(24) of the *Planning Act* in that:

Matter to be Addressed (Section 51(24))	How Matter is Addressed
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	The proposal maintains regard for Section 2 of the *Planning Act* in that the lands are located within a Shoreline Area where growth and development are permitted; the creation of one new lot would not have any negative impacts on the ecological systems or natural features and functions, the proposed lot is intended to support future residential development to help contribute to a full range of housing options and economic well-being.
(b) whether the proposed subdivision is premature or in the public interest;	The proposed consent application is considered to be in the public interest as it seeks to accommodate the development of additional residential units and brings Dunsford Lane up to municipal standards to support the achievement of a complete community.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposal conforms to the County and Town Official Plans per Sections 6.3 and 6.5 of this Report.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The Subject Lands are suitable for the proposed residential use as the lands are currently designated for Shoreline Resort which handles large groups of people for weekend and longer-term stays, whereas the residential use is less is less intensive for the lands even with dividing the lands to accommodate 2 dwellings.

(f) the dimensions and shapes of the proposed lots;	The dimensions and shapes of the proposed lots are within the standards as set out in the governing Zoning By-law.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	The Proposed Development has been designed to ensure compliance with these requirements without impacting the development of neighbouring lands through appropriate setbacks from the exterior side yards.
(h) conservation of natural resources and flood control;	The Hazard Lands on the property will be preserved with appropriate setbacks. The proposed south cottage is fully outside of the hazard area and the smaller northern cottage cantilevering over the beach in a manner that does not alter or impact the shoreline.

The proposed ZBA application, and Consent application to be applied for upon approval, align with the direction of the *Planning Act* as the proposed development provides for residential re-development on existing underutilized lands, promoting residential development outside of agricultural uses and natural areas. The proposal recognises natural hazards related to the Georgian Bay Shoreline and ensures development is appropriately setback. The proposal provides for safe and orderly residential development adjacent to existing residential uses that efficiently uses land and provides additional housing options to the Township of Tiny where development is permitted and appropriate.

It is our professional opinion that the applications have demonstrated regard for provincial interest in accordance with Section 2, Section 51(24), and Section 53 of the *Planning Act*.

7.2 PROVINCIAL PLANNING STATEMENT, 2024

The Provincial Planning Statement (PPS) is a policy statement under the Planning Act which applies to all decisions in respect to planning matters. The PPS provides direction on matters relating to provincial interests in land use planning and development, setting the foundation for regulating land use province-wide in order to achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for Ontarians. The following policies have been analyzed in relation to the subject application.

While the PPS does not provide any direction relating to Consent applications, there must be regard for the intended use of each severed parcel to ensure that it maintains consistency with the Provincial Direction as provided within the PPS. Given this, the following sections have been reviewed in relation of the proposed ZBA and intended to be applied for Consent application.

7.2.1 Rural Areas & Lands in Municipalities

Section 2.5 and 2.6 of the PPS provides development policies for rural areas and lands within municipalities. Rural areas are recognized as having varying local circumstances dependant on the region, are important to the economic success of the Province, and are interdependent of urban areas. Applicable policies under Sections 2.5 and 2.6, and their rational, are provided below.

> *2.5.1 Healthy, integrated and viable rural areas should be supported by:*
> *a) building upon rural character, and leveraging rural amenities and assets;*
> *c) accommodating an appropriate range and mix of housing in rural settlement areas;*
> *g) conserving biodiversity and considering the ecological benefits provided by nature;*
>
> *2.6.1 On rural lands located in municipalities, permitted uses are:*
> *c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
>
> *2.6.2 Development that can be sustained by rural service levels should be promoted.*

The proposal supports Section 2.5 as it provides for additional housing on an underutilized lot, it maintains the surrounding rural character, and provides for new housing options within the rural area. The proposed development further conforms with the policies of Section 2.6, listed above, as it provides for development that is compatible with the rural landscape and can be sustained by rural services. Additionally, it provides an opportunity for residential development and lot creation that promotes efficient land use patterns and avoids development that may cause environmental or public health and safety concerns.

7.2.2 Infrastructure: Sewage, Water, and Stormwater

Section 3 of the PPS provides policies on infrastructure, with Section 3.6 specific to sewage, water and stormwater services. Applicable policies under Section 3.6 are provided below.

> *3.6.1 Planning for sewage and water services shall:*
>
> *b) ensure that these services are provided in a manner that:*
>
> 1. *can be sustained by the water resources upon which such services rely;*
> 2. *is feasible and financially viable over their life cycle;*
> 3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*
> 4. *aligns with comprehensive municipal planning for these services, where applicable.*
>
> *3.6.4 1. can be sustained by the water resources upon which such services rely; 2. is feasible and financially viable over their life cycle; 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and 4. aligns with comprehensive municipal planning for these services, where applicable.*
>
> *3.6.8 Planning for stormwater management shall:*
>
> *a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
>
> *d) mitigate risks to human health, safety, property and the environment;*
>
> *f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development;*

In alignment with the policies stated above, the proposed development will be serviced by individual on-site sewer and water services as municipal services are not available as mentioned in the FSR prepared by Crozier (**Appendix 7**). The proposed individual on-site services are appropriate for the rural area and are suitable for the long-term. Stormwater management has been designed and integrated with the planning of sewage and water services ensuring the on-site services are feasible and that risk to human health, property, and the environment is mitigated. The stormwater management systems further incorporates low impact development strategies into the design. An FSR was completed by Crozier Consulting Engineers demonstrating that the proposed individual

on-site well and septic systems, as well as the proposed stormwater management systems are appropriate for the Subject Lands.

7.2.3 Natural Hazards

Section 5.2 of the PPS provides policy on natural hazards including erosion hazards, flood hazards, and the dynamic beach hazards. Sections 5.2.2 and 5.2.3 state:

> *5.2.2 Development shall generally be directed to areas outside of:*
>
> *a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
>
> *5.2.3 Development and site alteration shall not be permitted within:*
>
> *a) the dynamic beach hazard;*
>
> *c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*
>
> *d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.*

The Natural Hazards Assessment recognized the Subject Lands as being within a flood hazard and dynamic beach hazard area. The Assessment noted that an existing retaining wall provides a barrier and acts as a limit to the flood hazard and dynamic beach hazard and that general setbacks for such hazards do not apply.

The Natural Hazard Assessment supports the proposed development and demonstrates the proposal is outside of hazardous lands associated with Georgian Bay. In alignment with Section 5.2, the Assessment determined that the proposed dwellings are outside of the dynamic beach hazard, flooding hazards, and floodway. Please refer to the Natural Hazards Assessment for further details.

Overall, the proposed development supports the policies outlined by the PPS through the redevelopment of the Subject Lands. It is our opinion that the proposed development is consistent with the policy framework outlined by the Province of Ontario in the PPS, 2024.

7.3 COUNTY OF SIMCOE OFFICIAL PLAN, 2023

The County of Simcoe Official Plan, 2023 (SCOP) provides upper tier policy direction. The subject property is designated 'Rural' as per the SCOP, Schedule 5.1, and have been identified as being within Highly Vulnerable Aquifer, Schedule 5.2.5. The following policies were analyzed in relation to the proposed development.

7.3.1 Growth Management

Section 3.2 of the SCOP provides a framework for growth management, providing the Township of Tiny with a projected population of 12,500 by the year 2031. The SCOP puts emphasis on growth taking place within Settlement Areas but recognises that certain development will occur outside of settlement areas (3.2.5), such as the proposed. The proposed ZBA will contribute towards the Township meeting the 2031 population projections.

7.3.2 General Development – Lot Creation

In addition to the application for a Zoning By-law Amendment is a Consent, in order to sever the Subject Land and permit the proposed development. Applicable policies have been provided below:

> *3.3.2 Subdivision of land by plan of subdivision or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies.*
>
> *3.3.4 Lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this Plan and the County of Simcoe, the Province of Ontario, or local municipalities.*

The proposed applications maintain the permitted use of the County's 'Rural' designation and therefore permits the subdivision of land by Consent, as the intent of the SCOP objectives and policies are maintained. Additionally, the proposed lots will maintain access and frontage on a local road in accordance with the policies of the County, Province, and local municipality.

7.3.3 Rural

Section 3.7 provides policies for lands in the 'Rural' designation with the objective of recognizing, protecting, and preserving the rural character, with a focus on rural and agricultural land uses. Applicable policies are detailed below:

3.7.4 The following are permitted in the Rural designation:

d) limited residential development, subject to Section 3.7.11;

3.7.8 Limited residential development may be created by consent provided the following are satisfied:

a) Lots should be restricted in size in order to conserve other lands in larger blocks for agricultural uses or environmental purposes. Consent lots should be developed to an approximate maximum size of one hectare, except where larger sizes may be suitable because of environmental constraints or design considerations; and

b) The number of lots on the grid road system shall be restricted in order to maintain the rural character and road function and to avoid strip development.

3.7.11 New multiple lots and units for residential development will be directed to settlement areas, and may be allowed in rural areas in site-specific locations with approved zoning or designation that permits this type of development in local municipal official plans, as of June 16, 2006. Local municipal official plans may continue to recognize this type of development permitted under this policy and provide appropriate policies for development.

3.7.12 The extensive shorelines within the County have historically attracted significant seasonal residential and related tourism development. More recently, shoreline areas have attracted a greater amount of permanent residential development and /or the conversion of seasonal residences into year-round housing. Historically shoreline areas have been developed on private individual services on small lots. Ecologically, shorelines perform and contain a variety of natural functions and features and are important components of the natural heritage system. The ecological sensitivity and importance of shorelines together with the implications of extensive permanent residential development on the ecological functions of shorelines and the growth management strategies of municipalities needs to be further assessed. The County will study the shoreline areas and determine the most appropriate management approach for new

development within these areas in consultation with the local municipalities and other affected stakeholders and bring forward an amendment to this Plan as necessary. In the interim, local municipalities may continue to consider applications and plan for shoreline development or restrictions thereto in accordance with other policies of this Plan.

The proposed development provides for residential development, as permitted by the Rural designation and provided that new lots for residential development are allowed in rural areas in site-specific locations with approved zoning or designations that permit the proposed type of development. The subject applications propose rezoning the Subject Lands to 'Shoreline Residential (SR).' The proposed zone is consistent with the existing zones in the area and is permitted within the Township's 'Shoreline' designation. Furthermore, one (1) severed lot and one (1) retained lot are proposed through a Consent and will maintain the rural character of the area and pose no negative impacts on the adjacent properties. The proposed application meets the general intent of this policy.

As per Section 3.7.8. the proposed development is located among residential and commercial uses and will therefore have no affect on agricultural uses or environmental lands. Additionally, the lands will not contribute towards strip development as they are situated within an existing residential neighbourhood and will each be limited in size to less that 1 hectare. In alignment with Section 3.7.12, a Natural Hazards Assessment has been completed by ShorePlan Engineering to ensure no negative impacts as a result of the proposed development.

7.3.4 Resource Conservation

Section 4.5 provides policy on Resource Conservation specific to water conservation and shoreline hazards. The Subject Lands are located within an area of high aquifer vulnerability and on the shores of Georgian Bay and are therefore subject to the policies of this section.

Section 4.5.1 to 4.5.8 provides policy on water resources and relates to the area of high aquifer vulnerability. Applicable policies are as follows:

4.5.1 Land use planning and development within the County shall protect, improve or restore the quality and quantity of water and related resources and aquatic ecosystems on an integrated watershed management basis.

4.5.2 Water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features

including shoreline areas which are necessary for the ecological and hydrological integrity of the watersheds within the County shall be identified in local municipal official plans, and include policies for their protection, improvement or restoration including maintaining linkages and related functions.

4.5.4 Development in the County shall occur in a manner that will protect human life and property from water related hazards such as flooding and erosion. Flood plain management shall occur on a watershed management basis giving due consideration to the upstream, downstream, and cumulative effects of development.

4.5.6 Aquifers, headwater areas, and recharge and discharge areas shall be identified and protected in the policies and maps of local municipal official plans and/or through the development and subdivision approval process. Development should generally be directed away from areas with a high water table and/or highly permeable soils. In settlement areas or other development centres where this is not possible, potential environmental impacts shall be mitigated using all reasonable methods.

The proposed development protects the water quality and quantity related to resources and water features. The proposed residential development is not considered a risk to the high aquifer vulnerability area and is located outside of hazardous areas associated with the Georgian Bay Shoreline. No risk to human life or property will occur as a result of flooding and erosion hazard, as supported by the Natural Hazards Assessment.

Section 4.5.6 to 4.5.18 provides policies related to flood plains and other hazard lands, stating development as being generally directed outside of flood hazards, erosion hazards, and dynamic beach hazards.

4.5.9 Development shall generally be directed to areas outside of:

a) hazardous lands adjacent to the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;

4.5.10 Development and site alteration shall not be permitted within:

a) the dynamic beach hazards;

b) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and

c) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

The proposed development conforms with these policies as it locates the dwelling outside of hazardous lands, including the dynamic beach hazard, flood hazard, erosion hazard, and floodway. The proposed development is further supported by the Natural Hazards Assessment as detailed above.

Section 4.5.25 to 4.5.32 provides policy on shorelines and watercourses, stating the following:

4.5.25 New development and redevelopment should be sufficiently set back from rivers, streams, and lakes within the County in order to develop vegetative corridors along shorelines and watercourses. The development setback distance shall be determined on-site in consultation with a qualified professional at the applicant's expense. The following factors shall be considered when establishing the setback distance, established through an EIS and slope stability report if necessary, with the intent of protecting significant natural heritage features and ecological functions, providing riparian habitat, and minimizing risk to public safety and property:

i) soil type;
ii) vegetation type and cover;
iii) slope of the land including existing drainage patterns;
iv) natural heritage features and ecological functions including fish habitat;
v) the nature of the development;
vi) defined portions of dynamic beaches; and
vii) flooding and erosion hazards.

4.5.27 Where waterfront or shoreline development is proposed, the preservation of existing public accesses to publicly owned shorelines shall be maintained and the creation of new opportunities for public ownership of and access to shorelines in new developments may be obtained where appropriate. Open space corridors linking shorelines with upland areas should be provided where appropriate.

4.5.28 Development in shoreline areas must address, among other matters: the protection of water quality and quantity; the prevention of erosion resulting from surface water runoff and structural development or fill; the conservation of, and where appropriate the enhancement of linkages between the water bodies and

upland areas; opportunities to naturalize the shoreline; and opportunities to conserve, and where appropriate to improve, public access to the shorelines.

4.5.29 In shoreline areas, a Stormwater Management Report shall be prepared in accordance with Section 3.3.19 of this Plan, for developments identified in 3.3.19, to the satisfaction of the appropriate approval authorities.

4.5.32 New development proposed along the shoreline of Lake Huron/Georgian Bay, Lake Simcoe and other large inland lakes may require the preparation of a Coastal Engineering Study. The Coastal Engineering Study, prepared by a coastal engineer, must identify the coastal processes associated with the Lake or Bay. Where development is permitted, the Study must demonstrate the proposed mitigation measures to address the shoreline hazard. The Coastal Engineering Study must be prepared to the satisfaction of the municipality and local conservation authority or appropriate agency.

In alignment with the above, the proposed redevelopment is appropriately setback from Georgian Bay as determined by ShorePlan Engineering and detailed in the Natural Hazards Assessment. The existing natural features of the Subject Lands are protected and maintained, allowing for the regeneration of the sand dunes and associated vegetation.

Public access to Georgian Bay is not available from the Subject Lands but is provided through an existing footpath located south of the Subject Lands within the unopened road allowance. The proposed development maintains access though the adjacent footpath.

A stormwater management report has been prepared in support of the subject application. Individual on-site water and sewage services are proposed and can be accommodated on the proposed lot size with no impact to water quality or quantity, as demonstrated through the FSR.

7.3.5 Infrastructure – Sewage & Water Services

Section 4.7 of the SCOP provides policies in relation to sewage and water services. The Plan states that:

4.7.6 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where a study concludes that the provision of full municipal sewage services and municipal water services or private communal sewage services and private

communal water services cannot be implemented, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling or minor rounding out of existing development.

The proposed method of servicing the development is through private on-site well and septic systems, as municipal services are not available. An FSR, submitted with this application, details the proposed on-site well and septic services, demonstrating their appropriateness for the Subject Lands.

It is our opinion that the ZBA application, and intended future Consent application for the Proposed Development conforms with applicable policies of the County of Simcoe Official Plan (2023).

7.4 TOWNSHIP OF TINY OFFICIAL PLAN, 2021

Amendment Number 5 to the Official Plan for 'Shoreline Management' was adopted on May 26, 2025, by the Township of Tiny (By-law No. 25-035). A decision was then made by the County of Simcoe on November 25, 2025, to approve Amendment No. 5, with the last day to appeal being December 22, 2025. Associated files include Zoning By-law Amendment (By-law 25-039), Shoreline By-law 25-040, and OLT File No. OLT-25-000493. As the Amendment is not in effect until the appeal date has been completed, the proposed applications will be evaluated through the existing Tiny Township Official Plan and have regard to the proposed amendments.

The Township of Tiny Official Plan, 2021, provides goals, objectives, and land use policies, seeking to guide economic, natural heritage and community-building decisions that affect the physical use of land within the Township. The Subject Lands are designated Shoreline on Schedule A of the Township Official Plan, and are identified on Schedule E as being Highly Vulnerable Aquifer and in Proximity to a Significant Groundwater Recharge Area.

7.4.1 Growth Management

Section A3 of the TTOP provides policy on Growth Management with the objective of maintaining the Shoreline designation as an area to accommodate future permanent and seasonal growth. This section seeks to provide orderly development through the efficient use of land, infrastructure, and services. The proposed ZBA application provides for residential growth within the existing Shoreline designation and does not require an

expansion to the Shoreline designation, as prohibited by Section A.3.3.3. Additionally, through the future consent application, the proposed development will provide for the efficient use of land and resources.

7.4.2 Shoreline

Section B4 of the TTOP provides policies specific to the Shoreline designation, stating the following objectives:

> *B.4.2 Objectives*
> *a) To ensure that the scale of new development is consistent with the scale and character of this predominantly residential area;*
> *b) To ensure that the impacts of new development on the natural heritage features and areas, vegetation and groundwater resources in the area are minimized;*
> *d) To ensure that all existing sewage systems are upgraded wherever possible;*
> *e) To encourage improvements to the infrastructure in the Shoreline designation;*
> *f) To minimize the negative impact of public use in the Shoreline designation on the environment and adjacent residential areas;*
> *g) To minimize the negative impact of any new development near the shores of Georgian Bay and Farlain Lake on the quality of those lakes.*

The proposed ZBA aligns with the objectives of the Shoreline designation by rezoning the Subject Lands to the 'Shoreline Residential (SR)' zone, a use that is permitted within the Shoreline designation. The Proposed Development maintains a consistent scale and character of surrounding development and protects the existing natural features and groundwater resources.

In addition, the proposed rezoning facilitates the removal of the existing commercial structures, reducing impacts to the natural environment. The replacement residential dwellings are proposed to be setback at a greater distance from the shoreline that the existing structures and are located entirely outside of the identified dynamic beach hazard area. As a result, the Proposed Development represents an improvement over existing conditions and supports the long-term protection of the shoreline environment.

Section B.4.3.1 states: *"The uses permitted on lands designated Shoreline include single detached dwellings."* Policies specific to residential development within the Shoreline designation provided in Section B.4.4. The applicable policies for residential development are as follows:

B.4.4.1 The establishment of new Shoreline Areas or expansion of the Shoreline designation shall be prohibited.

B.4.4.2 Development on Private Roads is not permitted, except in accordance with the Transportation Policies of Section D.3 (Transportation) of this Plan.

B.4.4.4 Retention of natural vegetation, where appropriate and feasible, shall be considered when reviewing any development application.

The proposed development aligns with the policies of Section B.4.4 as it is located within the existing Shoreline designation and does not require an expansion to the designation. The proposal provides development from Dunsford Lane, which is identified as a Township Road on Schedule C of the Official Plan, and the setback from the shoreline allows for the retention/protection of the natural vegetation.

The consent application along with approval of the ZBA, is subject to the policies of Section B.4.7 New Residential Lots by Consent, which permits the creation of new lots for residential use within the Shoreline designation. The proposed ZBA requests an exception for reduced lot area, which is generally supported by the Township's Official Plan, which states:

B.4.7.1 The creation of new lots for residential use by consent to sever is permitted, provided a Plan of Subdivision is not required in accordance with Section D.6.2. It is a policy of this Plan that new lots created by Consent or by Plan of Subdivision generally have a minimum lot area of 4,000 square metres.

A Plan of Subdivision is not required for the Proposed Development, as the application seeks to create only one (1) additional lot through consent. The proposed lot sizes are 3,186.44m^2 ad 3,532.6m^2, representing a minor deficiency from the required minimum lot area of 4,000m^2 as stipulated by the Zoning Bylaw. Each of the proposed lots can accommodate an appropriately sized dwelling, on-site sewer and water services (ensuring adequate separation distances from the proposed septic bed and well), and accommodates for the appropriate shoreline setback. The reduced lot areas are further supported within the surrounding areas as adjacent lands in the Shoreline designation have an average size lot size of 1,000m^2, based on County of Simcoe Mapping.

Additional policies are provided related to beach access in the Shoreline Area. The Township Official Plan states:

B.4.12.1 In addition to the Beach Parks (as described in Section B.4.11), there are a number of other Township-owned beaches that are used for recreational purposes adjacent to Georgian Bay. These include smaller community beaches and road allowances accessing Georgian Bay. These areas are intended to be used on a low intensity basis by all Township residents.

As stated above, beach access is maintained through the existing footpath to the south of the Subject Lands on an un-opened road allowance.

7.4.3 Environmental Management – Floodplains & Flood Hazards

Section C of the TTOP provides policies for environmental and groundwater seeking to ensure that *"the natural processes and human safety are considered when assessing development applications."* Section C states the following objectives:

C.2 Objectives
a) To recognize and protect all watercourses and other bodies of water in the Township from development that may have an impact on their function as an important component of the natural heritage system;
b) To ensure that development does not occur on land that is unstable or susceptible to flooding;

The proposed development has been designed to ensure all structural footprints and foundation elements are located entirely outside of the defined dynamic beach, as shown on the Site Plan drawings. While there are a few portions of the second storey floors and decks cantilevered over the dynamic beach limit on the proposed north severed lot, this does not result in environmental or hazard impacts, as they do not require foundation support within the hazard area. Accessory structures, including stairs and decks, have also been designed to avoid interference with the shoreline and do not pose safety concern, as confirmed through the supporting technical studies. Overall, the proposal protects the Georgian Bay shoreline, provides for appropriate setbacks from natural features, demonstrates that development is not taking place on unstable lands susceptible to flooding, consistent with the Dynamic Beach Assessment (**Appendix 6**) and the objectives will be further demonstrated through the following sections.

Section C.4.2 provides policies on floodplains and flood hazards adjacent to Georgian Bay, stating the following:

C.4.2.1 The Regulatory Flood Elevation (Flood Hazard Limit) for Georgian Bay is defined as 178.0 metres Canadian Geodetic Datum (CGD).

C.4.2.4 The location of the 178.0 metre Elevation must be established by a qualified professional for all new development.
C.4.2.5 For new development requiring a Planning Act application, an assessment by a professional coastal engineer regarding the location of the proposed new development and its possible impact from shoreline natural hazards may be needed, depending on the scale and location of the development and its nature. Factors to be considered in this assessment include, but are not limited to:
a) The existing and proposed grades on the property;
b) The location of existing man-made structures on the property;
c) The topography and vegetation on the property;
d) The nature of any modifications made, or proposed to be made to the topography on the property; and,
e) The nature and location of man-made structure(s) or other impediments to wave action that exist or are proposed.

The 176.0 meter flood elevation was confirmed by ShorePlan Engineering and located on the site as well as the 178.0 meter contour. ShorePlan Engineering assessed the proposed development within the Natural Hazards Assessment and considered the factors noted above. The Assessment provides additional justification for a reduced building setback from the Regulatory Elevation (178.0m elevation) and ensures no negative impacts as a result of the proposed development. The Assessment also notes that the cantilevered second storey floor of the dwelling is therefore not anticipated to create any risks as the foundation walls are outside of the hazard limits.

7.4.4 Environmental Management – Source Water Protection

The Subject Lands are identified as being within a Highly Vulnerable Aquifer and are therefore subject to the policies of Section C.6. Section C.6.9 defines Highly Vulnerable Aquifers, stating the following:

C.6.9 Highly Vulnerable Aquifers C.6.9.1 A Highly Vulnerable Aquifer (HVA) is an aquifer used as a water supply for a well where the aquifer is particularly susceptible to contamination due to the proximity of the aquifer to the surface or to the type of materials found in proximity to the aquifer.

C.6.9.2 HVAs are identified on Schedule E of this Plan. Where major development applications, such as the storage of bulk fuels or chemicals, are proposed in a HVA, the Township shall encourage the use of mitigative measures in order to protect, improve or restore HVAs.

Single-detached dwellings are not considered major development as stated in Section C.6.9.2; minimal risk to the aquifer is expected due to the proposed.

7.4.5 Infrastructure: Water & Sewer Services

Section D.1 provides policies on water and sewage servicing permitting private services outside of Settlement Areas where municipal services are not provided. This sections seeks to ensure public health, the natural environment, and drinking water are all protected. The Township's Official Plan states:

> *D.1.3.3 The preferred means of servicing in the Shoreline area is by individual onsite sewage services and individual on-site water services.*

The proposed method of servicing the development is through individual on-site well and septic systems and therefore aligns with the policies of this section. The FSR, submitted with this application, demonstrates the appropriateness of the private on-site services and demonstrates that there will be no negative impacts to public health, the natural environment, and drinking water protection.

7.4.6 Infrastructure: Transportation

The proposed development is located off Dunsford Lane, which is identified as a Township Local Road on Schedule C of the Official Plan. The Township's Official Plan states the following:

> *D.3.8.1 Local roads are those roads that carry traffic from the Provincial and County Road system and from the Arterial Roads to individual properties.*
>
> *D.3.8.2 Proposals for development on Local Roads will be evaluated for safety and drainage and may be evaluated for other traffic impacts and buffering.*

Development on local roads is permitted provided there are no safety and traffic impacts. Dunsford Lane is a dead end, and the proposed residential development is not expected to cause unsafe road conditions or contribute towards negative impacts on existing traffic patterns. Traffic generation is anticipated to be lower than the previous commercial use on the site, resulting in a reduction of vehicle movements along the road.

Based on pre-consultation comments provided by Township staff it was determined that Dunsford Land and the adjacent road allowance to the south will require upgrading to accommodate the proposal. The proposed upgrading is shown within the Functional

Servicing Report completed by Crozier and submitted as part of this application. The upgrades to Dunsford Land will provide for safe access to each lot.

Through a review of the applicable Township policies, the Proposed Development demonstrates conformity with the Township Official Plan and no Official Plan Amendment is necessary for the orderly development of the Subject Lands. While the new proposed Official Plan Amendment #5, not currently in effect, includes policies to manage and minimize impacts from site alteration within the shoreline development area (within 45 m of the 178 m G.S.C. contour elevation), the Proposed Development has been carefully designed to respect these policies. The design has been created with the Dynamic Beach Assessment, which ensures that all structures and alterations avoid sensitive areas, maintain appropriate shoreline setbacks, and protect the natural features and functions of the Georgian Bay shoreline. The new OP policies do not conflict with the proposal, and the development represents best practices for shoreline protection and environmentally sensitive planning.

As demonstrated throughout this section of the Report, the proposed ZBA and Consent for lot addition represent an orderly and efficient use of the land, maintains appropriate lot sizes while having regard for shoreline constraints as confirmed through the supporting technical studies. The proposal does not introduce land use conflicts with the surrounding area or neighbouring properties. The proposed lot addition conforms to the Township of Tiny Official Plan and satisfies the intent of the *Planning Act*, as it maintains the character of the neighbourhood and represents good planning in conformity with the TTOP.

7.5 TOWNSHIP OF TINY ZONING BY-LAW 22-075

The Township of Tiny municipally initiated Official Plan and Zoning By-law Amendments with respect to protections and preservation of shoreline areas. A Statutory Public Meeting was held on March 31, 2025. The new shoreline protection and permit process are being appealed to the Ontario Land Tribunal and are temporarily on hold which means that the previously enacted Interim Control By-law remains in full effect until the appeal process becomes complete.

The Subject Lands are currently zoned ‘Shoreline Commercial (SC)’ under the Township of Tiny Zoning By-law. To facilitate the Proposed Development, a ZBA application is required to rezone the lands from the existing SC zone, to ‘Shoreline Residential Exception No. XXX (SR-XX)’ with special provisions.

The Draft Zoning By-law Amendment Text and Schedule are included as **Appendix 11** of this Report.

Table 1 and **Appendix 10** demonstrate zoning compliance of the proposal and identify the required site specific provisions. Detailed planning justification for each of the proposed site specific amendments is provided in Section 5.1 of this Report, which addresses the requested exceptions to the Shoreline Residential (SR) zone to permit the Proposed Development.

In conclusion, the proposed Zoning By-law Amendment, including the site specific zoning provisions, appropriately facilitates the proposed Consent for lot addition and associated residential development of the Subject Lands. The resulting lot configuration reflects physical constraints of the site, and respects shoreline protection limit. The requested zoning provisions ensure that each lot created through consent can function independently and in compliance with the Zoning By-law, while supporting servicing, and environmental protection. Overall, the proposed applications enable an orderly lot creation that maintains the intent of the Zoning By-law

8.0 PUBLIC CONSULTATION STRATEGY

This section outlines to propose public consultation strategy for the subject applications. It is the applicant's intent to have a statutory public meeting, as required under Section 34 (12) of the *Planning Act*. The date of the Public Meeting will be determined by the Township of Tiny.

A Committee of Adjustment hearing date, as required under Section 53 (5) (b) of the *Planning Act*, will also be requested to facilitate public consultation in support of the proposed severance application. The date of the hearing will be determined by the Township of Tiny.

10.0 CONCLUSION

The proposed Zoning By-law Amendment and Consent to sever land will facilitate the development of one new lot and one retained lot, each containing a dwelling with updated septic systems on the Subject Lands located on the Subject Lands. This Report explores the merits of the proposed development as it relates to all levels of applicable planning policies.

The application would amend the Township of Tiny Zoning By-law, to rezone the Subject Lands from 'Shoreline Commercial (SC)' to 'Shoreline Residential Special Exception XX (SR-XX)'.

It is our professional opinion that the Proposed Zoning By-law and the Proposed Consent to sever applications:

- Are consistent with the Provincial Planning Statement
- Conform to the County of Simcoe Official Plan
- Conform to the Township of Tiny Official Plan
- Conform to the Township of Tiny Zoning By-law

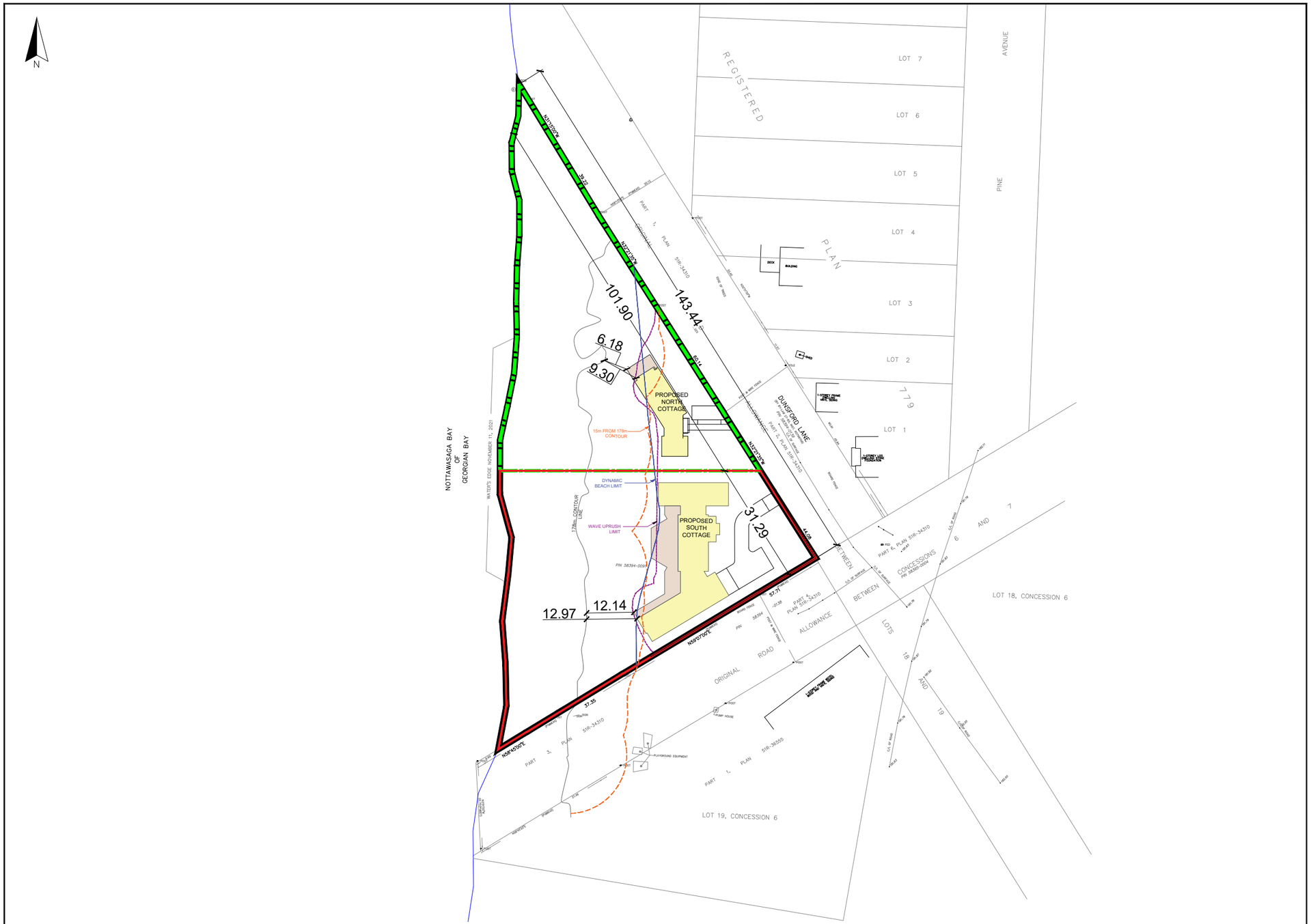
It is our opinion that the proposed ZBA and severance applications represent good planning and should be approved. It is our further opinion that the proposed applications should be advances and considered through the regulatory review process for approval.

Respectfully Submitted,
Innovative Planning Solutions

Kevin Bechard, BES, M.Sc., RPP
Senior Associate

Ashley Blow,
Planner

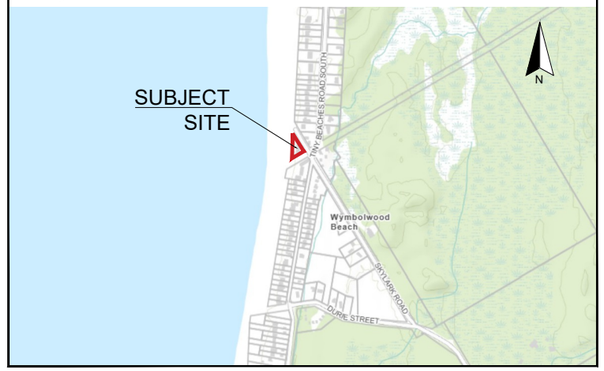
APPENDIX 1: Proposed Lot Division



SEVERANCE SKETCH

1 DUNSFORD LANE, TOWNSHIP OF TINY

Key Map n.t.s.



LEGEND

- Subject Site (Area: 6,719.04m^2 / 0.37 ha.)
- Lands to be Severed:
  - Frontage: 101.90m
  - Area: 3,186.44m^2
- Lands to be Retained:
  - Frontage: 31.29m
  - Area: 3,532.60m^2

Source: Township of Tiny Zoning By-Law 22-075
Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.

0 20 40 60m N

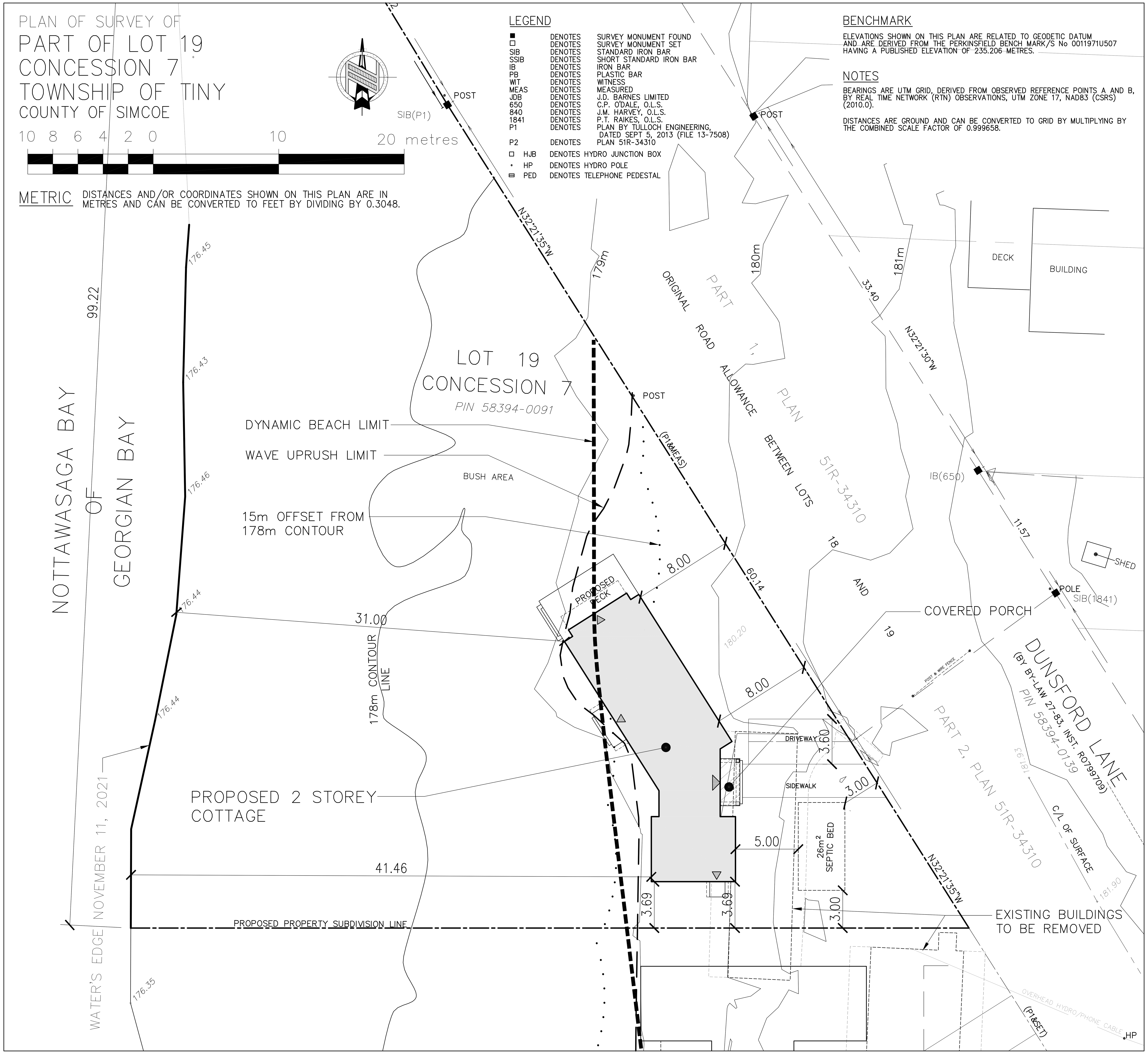
Date:	Dec. 15, 2025	Drawn By:	A.S.
File:	21 - 1161	Drawn By:	N.S.

SCHEDULE OF REVISIONS

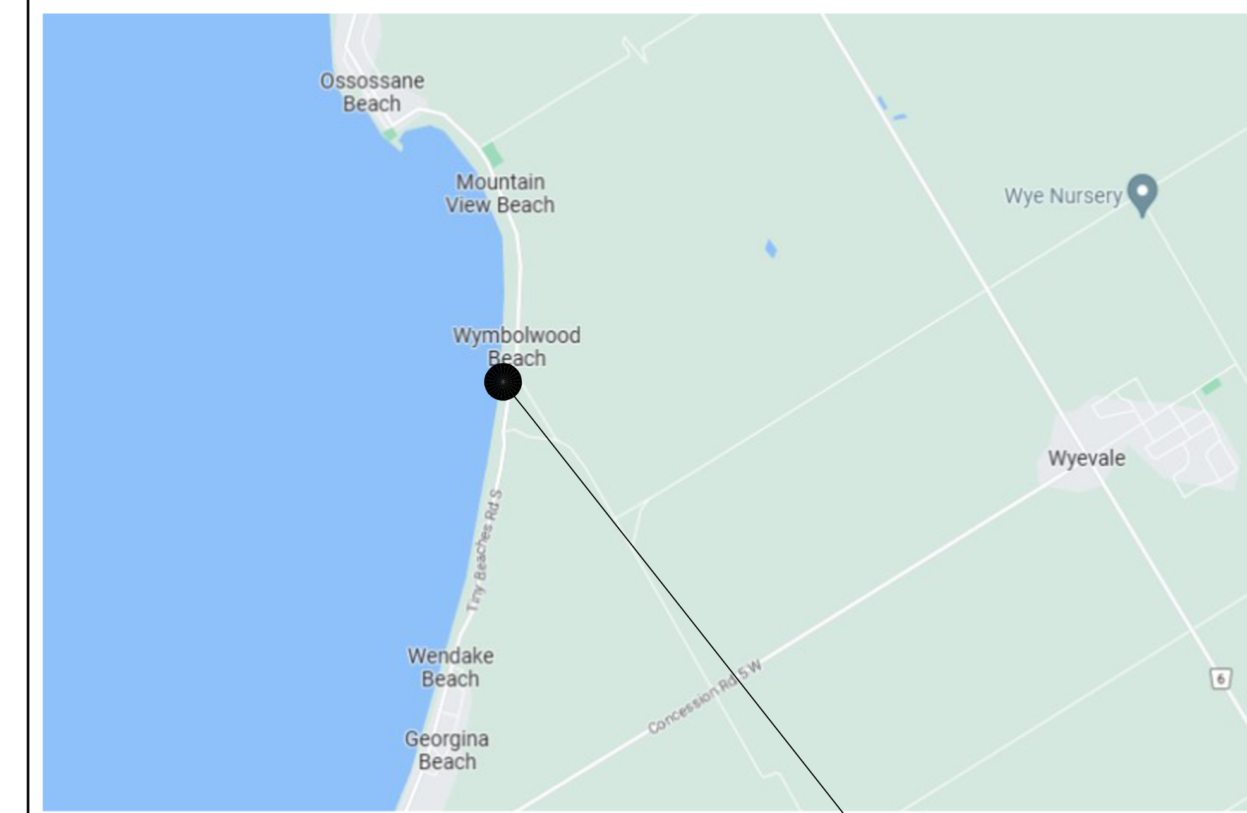
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7 Tel: 705-812-3281
3800 STEELS AVE. W, SUITE 200W, VAUGHAN, ON, L4L 4G9 Tel: 905-291-7525
info@ipsconsultinginc.com / www.ipsconsultinginc.com

APPENDIX 2: North Cottage Site Plan



3 SITE PLAN
A1-2 SCALE: 1:150



1 KEY PLAN
A1-2 SCALE: DNS

OWNER Interra Lands Inc. 7 Hoggs Lane Toronto ON. M5B 2W5	**ARCHITECT** IAN MACLAREN ARCHITECT INC. 295 ROBINSON STREET OAKVILLE, ONTARIO L6J 1G7 ATTENTION: IAN MACLAREN PH: 905-339-1219 EXT. 225
APPLICANT: **OWNER'S AGENT**	

SITE STATISTICS

ZONING:

	%	METRIC	IMPERIAL
LOT AREA: FULL LOT		3,186.44	34,298.55
LOT FRONTAGE:		99.22	325.52
LOT COVERAGE: FULL LOT			
PROPOSED COVERAGE:			
PROPOSED COTTAGE		154.08	1,658.46
PROPOSED COVERED PORCH		5.57	60.00
PROPOSED LOT COVERAGE: (FULL LOT)	5.01%	159.65	1718.46
COTTAGE GROSS FLOOR AREAS:			
GROUND FLOOR		154.08	1,658.46
SECOND FLOOR		105.00	1,130.22
PROPOSED TOTAL COTTAGE FLOOR AREA:		259.08	2788.68

2 SITE STATISTICS
A1-2 SCALE: DNS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

ONTARIO ASSOCIATION OF ARCHITECTS
IAN W.N. MACLAREN
LICENCE 8074

SITE ACCREDITATION:

PART OF:
LOT 19, CONC 7

GEOGRAPHIC TOWNSHIP OF TINY
COUNTY OF SIMCOE
DISTRICT MUNICIPALITY OF PARRY SOUND

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
LAURENCE J. KUELLING
ONTARIO LAND SURVEYORS
2022

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

	SITE LEGEND:
	PROPERTY LINE
82.96	EXISTING GRADE
83.37	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	SURVEY MONUMENT FOUND
	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
IB	IRON BAR

REF.	DATE:	DESCRIPTION:
2	10.24.25	DYNAMIC BEACH LINE ADDED
1	03.07.23	PRELIMINARY REVIEW

REVISION / ISSUANCE:

ian MACLAREN ARCHITECT inc
905.339.1219 www.maclarenarchitect.ca
295 ROBINSON ST. SUITE 300, OAKVILLE, ON L6J 1G7

CLIENT:
WYMBOLWOOD COTTAGE NORTH

ADDRESS: DUNSFORD LANE
MUNICIPALITY: TINY, ON.

DRAWING TITLE:
SITE PLAN & SITE STATISTICS

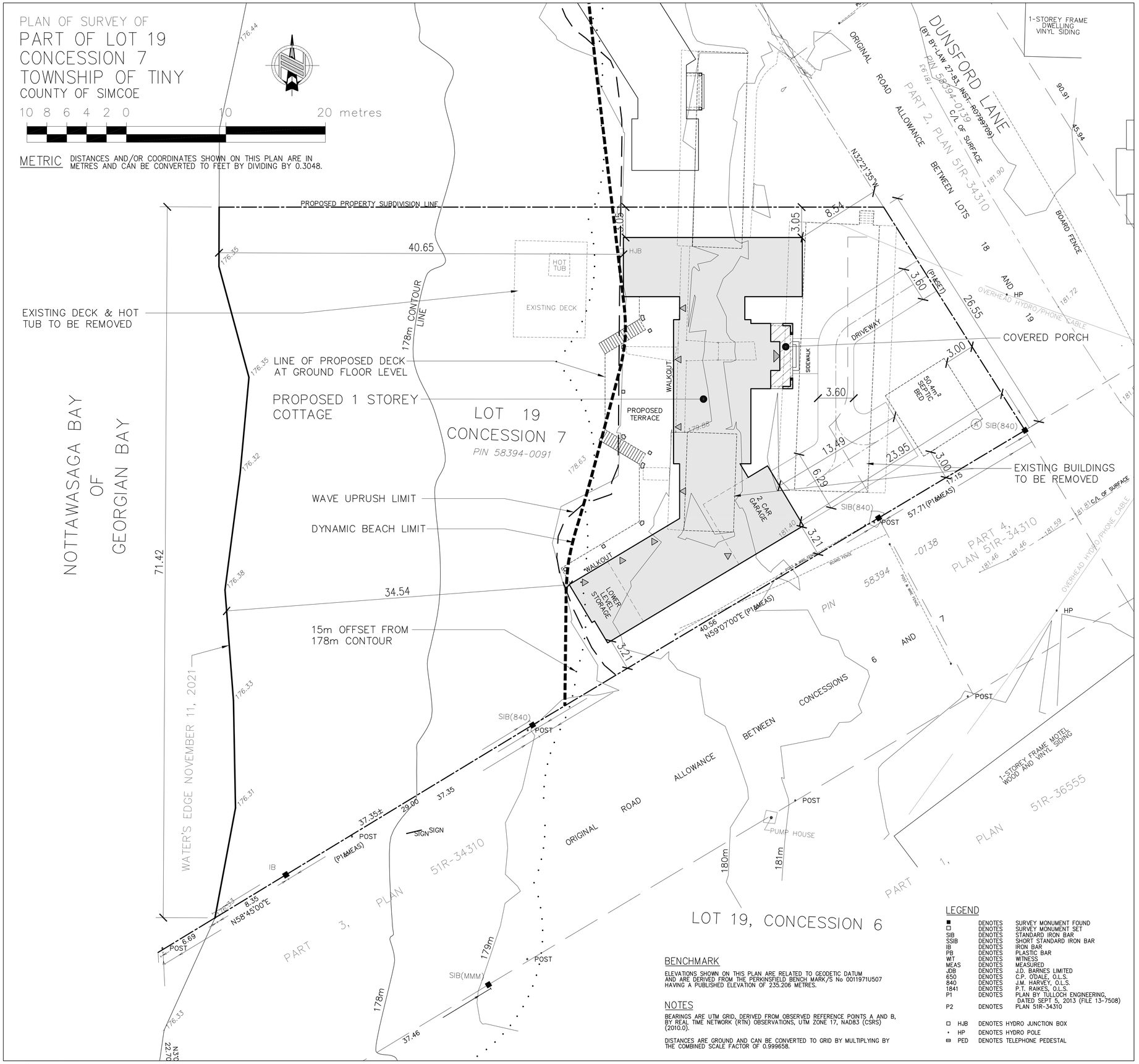
DRAWN: A.B.
DATE: MAR.2023 SCALE: AS NOTED
JOB NUMBER: 20130 SHEET NUMBER: **A1-2**

APPENDIX 3: South Cottage Site Plan

PLAN OF SURVEY OF
PART OF LOT 19
CONCESSION 7
TOWNSHIP OF TINY
COUNTY OF SIMCOE

10 8 6 4 2 0 10 20 metres

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
550	DENOTES	C.P. O'DALE, O.L.S.
840	DENOTES	J.M. HARVEY, O.L.S.
1841	DENOTES	P.T. RAIKES, O.L.S.
P1	DENOTES	PLAN BY TULLOCH ENGINEERING, DATED SEPT 5, 2013 (FILE 13-7508)
P2	DENOTES	PLAN 51R-34310
□ HJB	DENOTES	HYDRO JUNCTION BOX
• HP	DENOTES	HYDRO POLE
▭ PED	DENOTES	TELEPHONE PEDESTAL

BENCHMARK

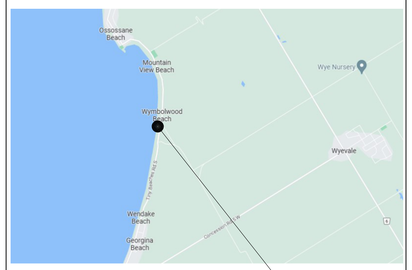
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE PERKINSFIELD BENCH MARK/S No 0011971U507 HAVING A PUBLISHED ELEVATION OF 235.206 METRES.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999658.

3 A1-2 **SITE PLAN**
SCALE: 1:150



1 A1-2 **KEY PLAN**
SCALE: DNS

PROJECT SITE

OWNER	ARCHITECT
Interra Lands Inc.	IAN MACLAREN ARCHITECT INC.
7 Hoggs Lane	295 ROBINSON STREET
Toronto ON.	OAKVILLE, ONTARIO L6J 1G7
M5B 2W5	ATTENTION: IAN MACLAREN
	PH: 905-339-1219 EXT. 225

APPLICANT:
OWNER'S AGENT

SITE STATISTICS

ZONING:

	%	METRIC	IMPERIAL
LOT AREA: FULL LOT		3,532.60	38,024.59
LOT FRONTAGE:		71.42	234.32
LOT COVERAGE: FULL LOT			
PROPOSED COVERAGE:			
PROPOSED COTTAGE		435.46	4,687.24
PROPOSED COVERED PORCH		11.83	127.38
PROPOSED LOT COVERAGE: (FULL LOT)	12.66%	447.29	4814.62

COTTAGE GROSS FLOOR AREAS:

GROUND FLOOR (EXCLUDES GARAGE)	381.19	4,103.10
PARTIAL FINISHED BASEMENT	322.27	3,468.88
PROPOSED TOTAL COTTAGE FLOOR AREA:	703.46	7571.98

2 A1-2 **SITE STATISTICS**
SCALE: DNS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

ONTARIO ASSOCIATION OF ARCHITECTS
IAN W. MACLAREN
LICENCE 8074

SITE ACCREDITATION:

PART OF:
LOT 19, CONC 7

GEOGRAPHIC TOWNSHIP OF TINY
COUNTY OF SIMCOE
DISTRICT MUNICIPALITY OF PARRY SOUND

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
LAURENCE J. KUELLING
ONTARIO LAND SURVEYORS
2022

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE LEGEND:

	PROPERTY LINE
82.38	EXISTING GRADE
83.07	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
IB	IRON BAR

REF.	DATE:	DESCRIPTION:
2	10.24.25	DYNAMIC BEACH LINE ADDED
1	03.07.23	PRELIMINARY REVIEW

REVISION / ISSUANCE:

ian MACLAREN ARCHITECT inc
905.339.1219 www.macslarenarchitect.ca
295 ROBINSON ST., SUITE 300, OAKVILLE, ON L6J 1G7

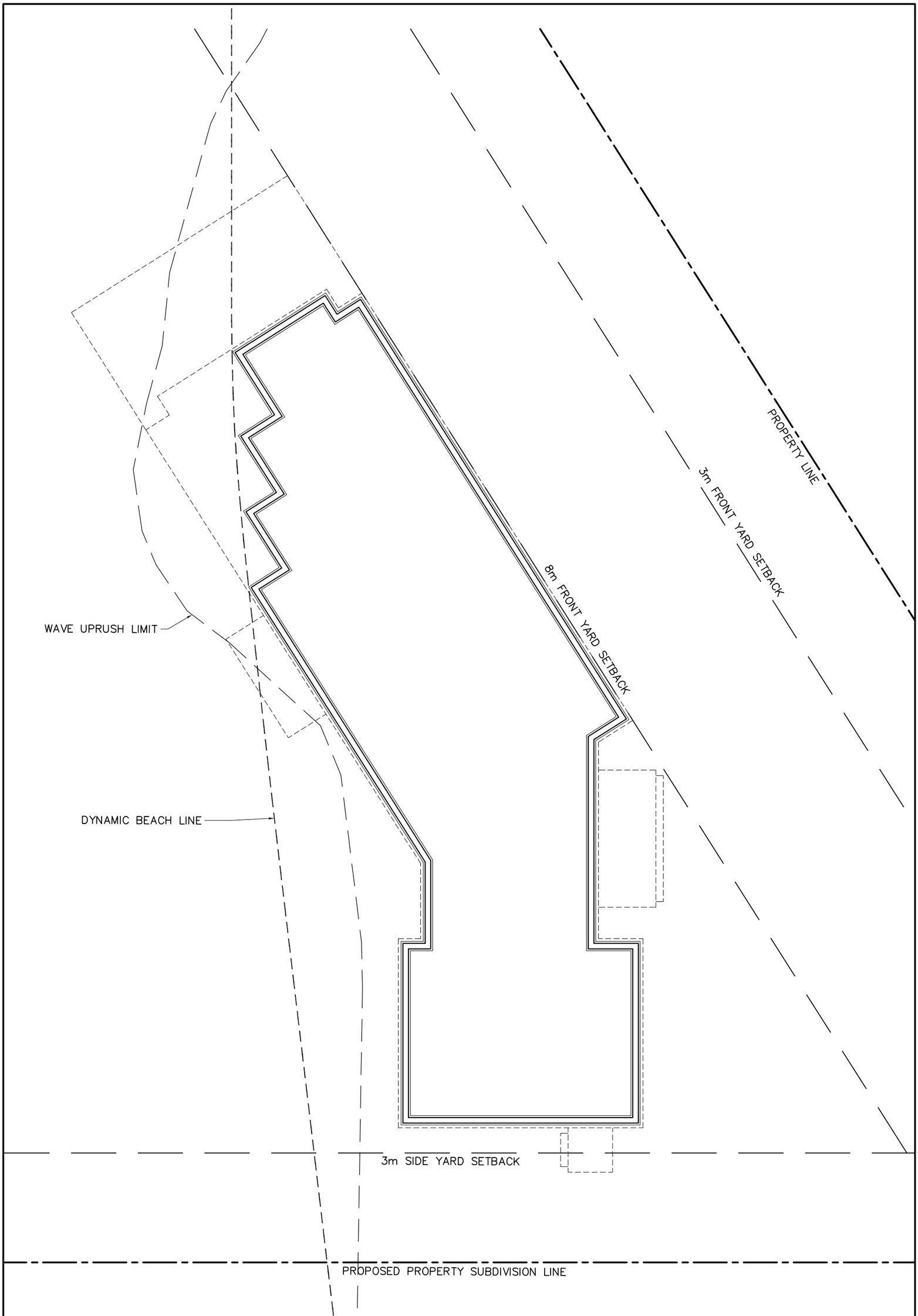
CLIENT:
WYMBOLWOOD COTTAGE SOUTH

ADDRESS: DUNSFORD LANE
MUNICIPALITY: TINY, ON.

DRAWING TITLE:
SITE PLAN & SITE STATISTICS

DRAWN: A.B.
DATE: MAR.2023 SCALE: AS NOTED
JOB NUMBER: 20130
SHEET NUMBER: **A1-2**

APPENDIX 4: North Cottage Floor Plan & Elevations



WYMBOLWOOD COTTAGE NORTH

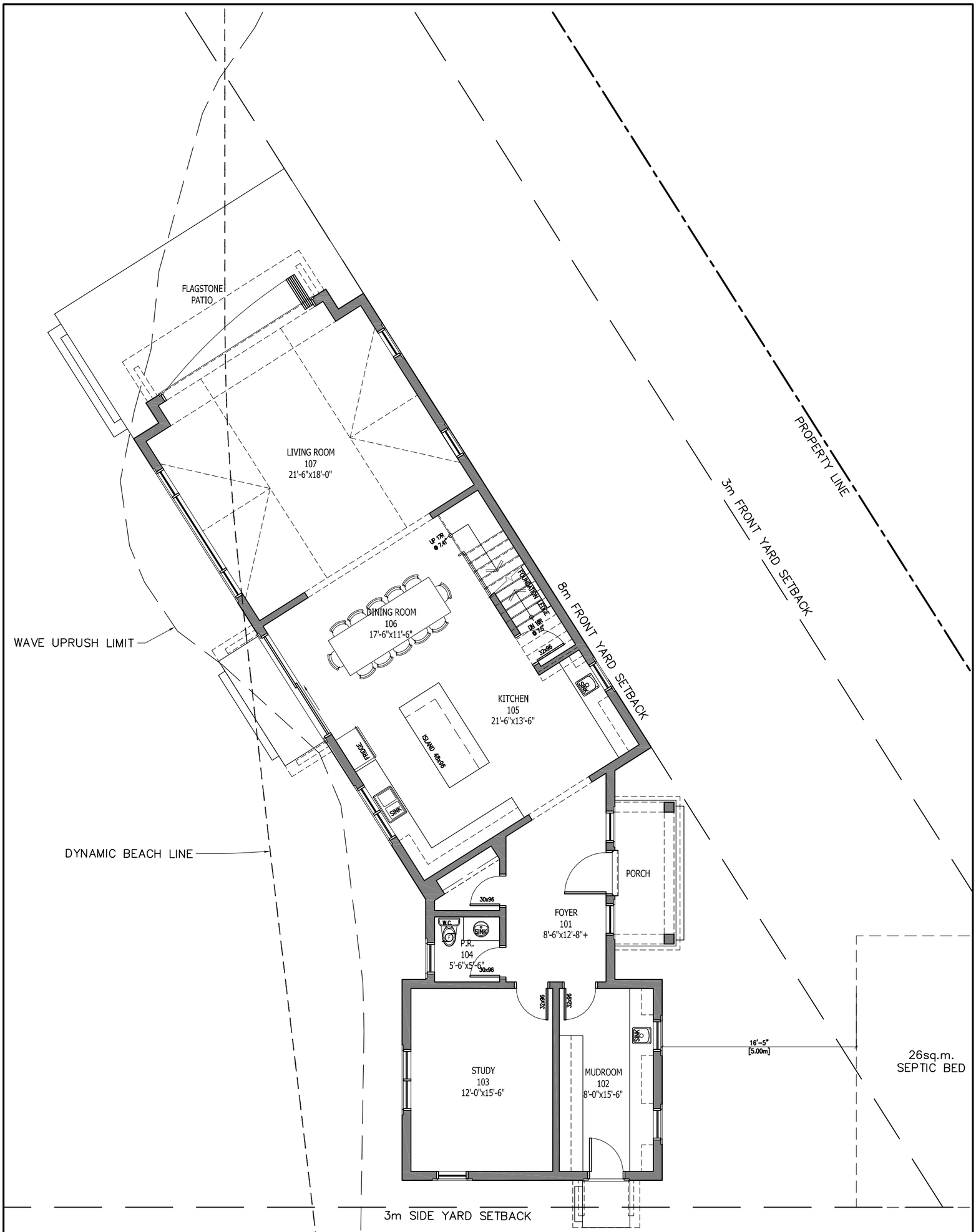
WYMBOLWOOD BEACH, TINY

OCTOBER 27, 2025

21130

BASEMENT/CRAWLSPACE PLAN

1/8" = 1'-0"



WYMBOLWOOD COTTAGE NORTH

WYMBOLWOOD BEACH, TINY

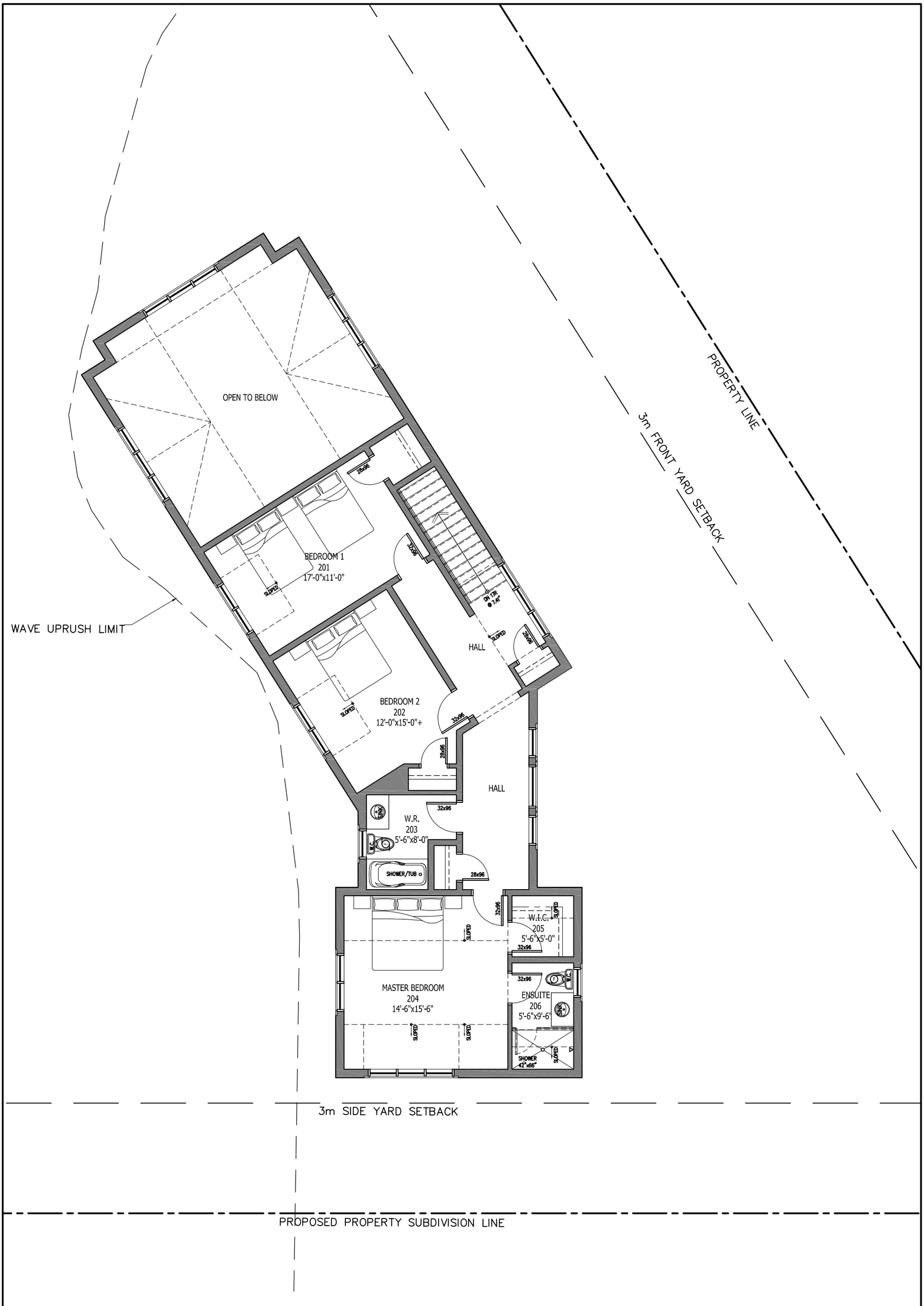
OCTOBER 27, 2025

21130

GROUND FLOOR PLAN

1659 SQ.FT.

1/8" = 1'-0"



WYMBOLWOOD COTTAGE NORTH

WYMBOLWOOD BEACH, TINY

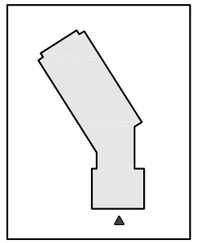
OCTOBER 27, 2025

21130

SECOND FLOOR PLAN

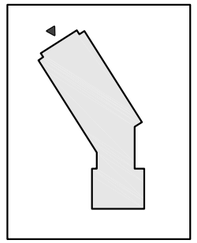
1131 SQ.FT.

1/8" = 1'-0"



KEY MAP

SOUTH ELEVATION



KEY MAP

NORTH ELEVATION

WYMBOLWOOD COTTAGE NORTH

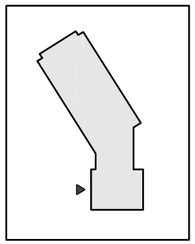
WYMBOLWOOD BEACH, TINY

OCTOBER 27, 2025

21130

SOUTH AND NORTH ELEVATIONS

1/8" = 1'-0"



KEY MAP

WYMBOLWOOD COTTAGE NORTH

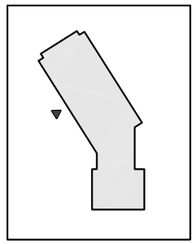
WYMBOLWOOD BEACH, TINY

OCTOBER 27, 2025

21130

WEST ELEVATION 1

1/8" = 1'-0"



KEY MAP

WYMBOLWOOD COTTAGE NORTH

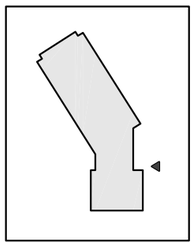
WYMBOLWOOD BEACH, TINY

OCTOBER 27, 2025

21130

WEST ELEVATION 2

1/8" = 1'-0"



KEY MAP

WYMBOLWOOD COTTAGE NORTH

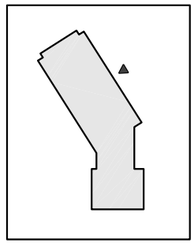
WYMBOLWOOD BEACH, TINY

OCTOBER 27, 2025

21130

EAST ELEVATION 1

1/8" = 1'-0"



KEY MAP

WYMBOLWOOD COTTAGE NORTH

WYMBOLWOOD BEACH, TINY

OCTOBER 27, 2025

21130

EAST ELEVATION 2

1/8" = 1'-0"

APPENDIX 5: South Cottage Floor Plan & Elevations

WYMBOLWOOD COTTAGE SOUTH

GEORGIAN BAY, TINY TOWNSHIP

OCTOBER 27, 2025

20130

GROUND FLOOR
(4570 sq.ft.)

3/32" = 1'-0"

3m SIDE YARD SETBACK

WAVE UPRUSH LIMIT

DYNAMIC BEACH LINE

PROPERTY LINE

NORTH

3m SIDE YARD SETBACK

PROPERTY LINE

DECK ABOVE

STORAGE
15'-6" x 14'-0"

BEAMS SHERWOOD ROOF

BEDROOM 7
10'-6" x 13'-6"

ENSUITE
6'-0" x 9'-4"

HALL

BEDROOM 8
10'-6" x 13'-6"

ENSUITE
6'-0" x 9'-4"

HALL

CLOSET

CLOSET

UNEXCAVATED

UP AS REQ'D BY CODE

TERRACE
DECK ABOVE

STAIR OPEN TO ABOVE

UP 10R @ 7.33"

GAMES ROOM
22'-8" x 23'-6"

FAMILY ROOM
22'-8" x 23'-6"

WOOD BURNING FIREPLACE RAISED HEARTH VENTED @ CHIMNEY

UP 10R @ 7.33"

LANDING ABOVE

BAR
96"X48" ISLAND

28x96 POCKET

STORAGE CLOSET

UNEXCAVATED

BEDROOM 9
17'-5" x 14'-0"

ENSUITE
10'-6" x 5'-6"

GYM
12'-0" x 17'-7"

32x96

P.R.
5'-6"x5'-6"

STORAGE
6'-3" x 5'-6"

UTILITIES
16'-10" x 12'-4"

PROPOSED 8m FRONT YARD SETBACK

WYMBOLWOOD COTTAGE SOUTH

GEORGIAN BAY, TINY TOWNSHIP

OCTOBER 27, 2025

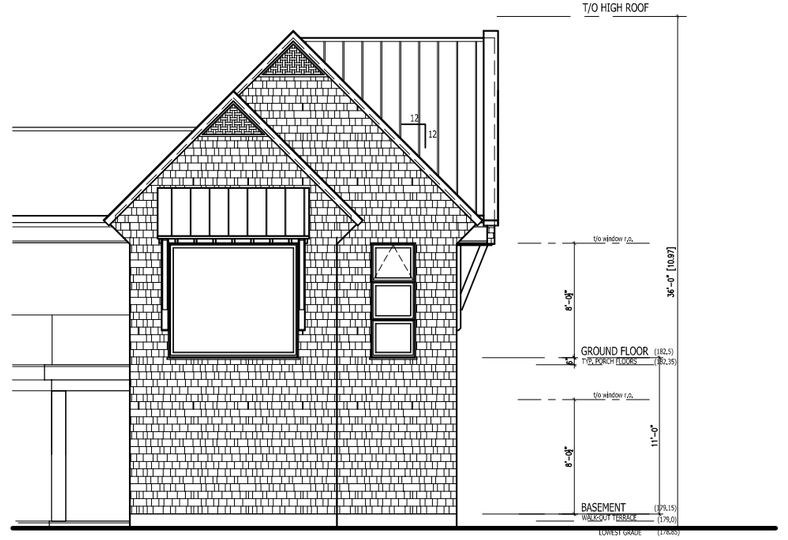
20130

BASEMENT
(3794 sq.ft.)

3/32" = 1'-0"

WEST

NORTH



WYMBOLWOOD COTTAGE SOUTH

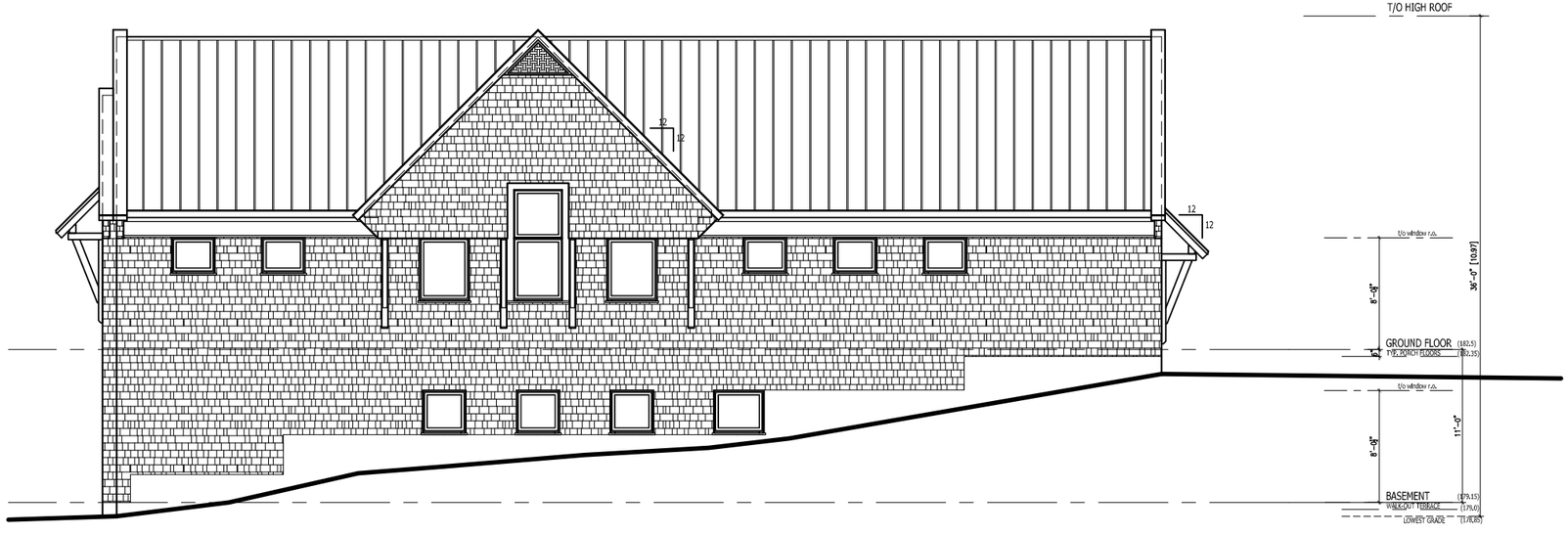
GEORGIAN BAY, TINY TOWNSHIP

OCTOBER 27, 2025

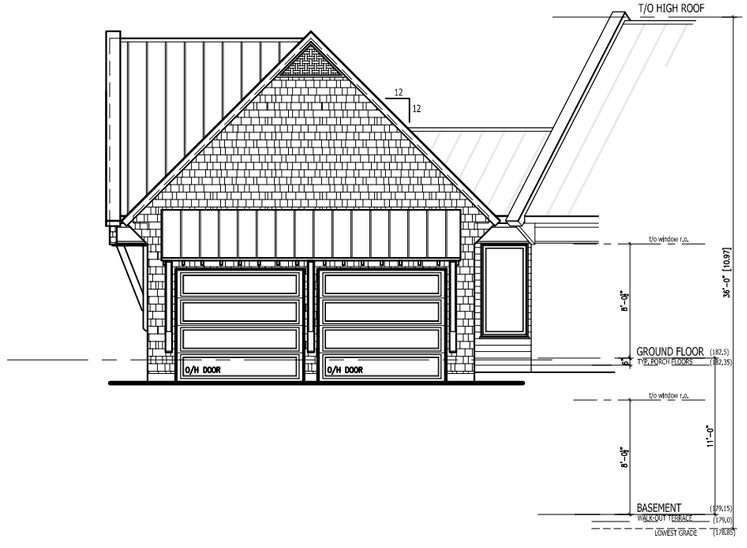
20130

ELEVATIONS

3/32" = 1'-0"



SOUTH-EAST



NORTH-EAST

WYMBOLWOOD COTTAGE SOUTH

GEORGIAN BAY, TINY TOWNSHIP

OCTOBER 27, 2025

20130

ELEVATIONS

3/32" = 1'-0"

APPENDIX 6: Dynamic Beach Assessment

14. 1 Dunsford Lane – Dynamic Beach Assessment.pdf

APPENDIX 7: Functional Servicing Report

FUNCTIONAL SERVICING REPORT

WYMBOLWOOD BEACH HOUSES
1 DUNSFORD LANE

TOWNSHIP OF TINY
COUNTY OF SIMCOE

PREPARED FOR:

INTERRA LANDS INC.

PREPARED BY:

C.F. CROZIER & ASSOCIATES INC.
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON L9Y 1A1

DECEMBER 2025

CFCA FILE NO. 2251-6304

CROZIER
CONSULTING ENGINEERS

Revision Number	Date	Comments
Rev.1	December 2025	Issued for First Submission

TABLE OF CONTENTS

LIST OF TABLES

LIST OF APPENDICES

LIST OF FIGURES

1.0 INTRODUCTION

C.F. Crozier & Associates inc. (Crozier) was retained by Interra Lands Incorporated (Interra) to prepare a Functional Servicing Report in support of the Zoning Bylaw Amendment and proposed severance for the Subject Lands located at 1 Dunsford Lane in the Township of Tiny. The property is legally described as Lot 19, Concession 17, Township of Tiny, Simcoe County. The triangular property is located on the east shore of Nottawasaga Bay, north of 7th Concession. The property is bounded by the shoreline and two local access roads. Refer to Figure 3 for the Site Location.

The following documents were reviewed as part of this engineering study:

- Preliminary Geotechnical Investigation Wymbolwood Beach Resort (SPL Consultants Ltd., April 2015)
- Natural Hazards Assessment Letter (Shoreplan Engineering Ltd., December 2025)

This report has been prepared to document details associated with the functional servicing and stormwater management design for the proposed development. Contained in this report is a description of the existing site (Section 2.0); the shoreline hazard assessment (Section 3.0), the sanitary servicing strategy (Section 4.0); the water servicing strategy (Section 5.0); the drainage & stormwater management strategy (Section 6.0); road design and driveway access (Section 7.0); and a concluding discussion (Section 8.0).

2.0 SITE DESCRIPTION

The property currently has 3 single-storey framed buildings used as a resort. Along the shoreline boundary of the site, the structures are fronted by a low stone wall that blends into the dunes near the edges of the site. The current water's edge of Nottawasaga Bay is approximately 20m from the 178m contour line.

The site is currently serviced by a private well and an onsite sewage system. The locations of any existing wells or sewage systems are unknown and there is no record of the size or function of the sewage system. There are no municipal water and wastewater systems available in the area. It has been assumed that the existing well will be located and decommissioned in accordance with O.Reg. 903.

According to the architectural plans prepared by Ian Maclaren Architect Inc. (November 20, 2025), the proposed development will include two residential lots with municipal road access to each unit, individual private onsite sewage systems and individual private drilled drinking water wells. Lot 1 refers to the north lot with the North Cottage and Lot 2 refers to the south lot with the South Cottage. Please refer to Figures 1 & 2 that show the north and south cottages respectively. The Severance Sketch prepared by Innovative Planning Solutions (IPS) describes the lands to be severed and the lands to be retained. Please refer to Figure 3 in the Figures Appendix.

The site is accessed on both sides from public road allowances with gravel driveways. The beachfront property features highly permeable sand and currently, there are no existing stormwater management controls on the site.

3.0 SHORELINE HAZARD ASSESSMENT

A Natural Hazards Assessment prepared in December 2025 by Shoreplan Engineering Limited (Shoreplan) documents the existing natural hazards and their implications on the proposed development**.** The natural hazards considered for the assessment include the erosion hazard, the flood hazard, and the dynamic beach hazard as defined in the Natural Hazards Policies (3.1) of the Provincial Policy Statement (PPS).

The location of the proposed buildings, wells, and septic units are to be located outside the development setback line. Please refer to the Natural Hazards Assessment prepared by Shoreplan in Appendix C for full details and recommendations.

4.0 SANITARY SERVICING – PRIVATE ONSITE SEWAGE SYSTEMS

Based on a review of the Township's available mapping there is no municipal sanitary infrastructure available in the area of the Site. Therefore, it is proposed that the North and South Cottages will each be serviced by an individual private onsite sewage system. The onsite sewage system for each lot will be designed and installed in accordance with the Ontario Building Code (OBC), Township of Tiny, and County of Simcoe guidelines.

4.1 Sewage System Design Flows

Peak daily sewage flows for each lot were calculated using Table 8.2.1.3.A of the OBC for residential occupancies.

4.1.1 North Cottage

The North Cottage consists of a 4-bedroom dwelling and has an approximate finished floor area of 242 m^2. The North Cottage will have 3-bathroom groups and additional fixtures for a total of 35.5 fixture units. The total daily design sewage flow is shown in Table 1. Detailed calculations are provided in Appendix A.

Table 1: Total Maximum Day Sewage Flow Calculation for the North Cottage

Description	Number of Units	Additional Flow per Unit (L)	Total Daily Design Flow (L/day)
Base Flow			2,000
Additional Flow			
i) Each bedroom over 5, or	0	500	0
ii) Area over 200 m^2,			
A) Each 10 m^2 over 200 m^2 to 400 m^2	5	100	500
B) Each 10 m^2 over 400 m^2 to 600 m^2	0	75	0
C) Each 10 m^2 over 600 m^2	0	50	0
iii) Fixture Units over 20	15.5	50	775
Additional Flow (greatest of i, ii, iii)			775
Total Daily Design Flow:			**2,775**

Therefore, the total maximum day sanitary sewage flow for the North Cottage is 2,775 L/day.

4.1.2 South Cottage

The South Cottage consists of a 9-bedroom dwelling and has an approximate finished floor area of 403 m^2. The South Cottage will have 8-bathroom groups and additional fixtures for a maximum of 70 fixture units. The total daily design sewage flow is shown in Table 2. Detailed calculations are provided in Appendix A.

Table 2: Total Maximum Day Sewage Flow Calculation for the South Cottage

Description	Number of Units	Additional Flow per Unit (L)	Total Daily Design Flow (L/day)
Base Flow			2,500
Additional Flow			
i) Each bedroom over 5	4	500	2,000
ii) Area over 200 m^2,			
A) Each 10 m^2 over 200 m^2 to 400 m^2	20	100	2,000
B) Each 10 m^2 over 400 m^2 to 600 m^2	1	75	75
C) Each 10 m^2 over 600 m^2	0	50	0
iii) Fixture Units over 20	50	50	2,500
Additional Flow (greatest of i, ii, iii)			2,500
Total Daily Design Flow:			**5,000**

Therefore, the total maximum day sanitary sewage flow for the South Cottage is 5,000 L/day.

Properties with a total daily design sanitary sewage flow not exceeding 10,000 L/day are regulated by the Ontario Building Code. As shown above, the total daily design sanitary sewage flows for each property are less than 10,000 L/day. Therefore, a building permit will be required for each onsite sewage system prior to construction.

4.2 Soils Evaluation

SPL Consultants completed a test pitting program at the site on February 26, 2015. Based on the reported surficial geology of the area (OGS) and the field observations by SPL Consultants, the soils of the site were identified as sand with trace amounts of gravel deposits. Three (3) test pits were completed; refer to the Geotechnical Report prepared by SPL Consultants for the locations of TP15-01, TP15-02, and TP15-03 (provided in Appendix C).

The geotechnical report indicates that the following surficial geological materials were present in the test pits:

- The soils encountered in TP15-01 consisted of approximately 1.9 m of sand fill, underlain by approximately 0.3 m of fine light brown native sand. The test pit was excavated to a termination depth of 2.2 meters below ground surface (mbgs). No signs of groundwater were observed in TP15-01 and the test pit walls were dry and stable.

- TP15-02 consisted of approximately 0.1 m of topsoil, underlain by approximately 2.1 m of fine to medium grain light brown sand. The test pit was excavated to a termination depth of 2.2 mbgs. Groundwater was observed in TP15-02 at 1.0 mbgs and the sand was observed to be saturated at 1.0 mbgs. It is important to note that TP15-02 is located close to the 178 m contour line and higher groundwater elevations are expected near the shoreline.

- TP15-03 consisted of approximately 50 mm of topsoil, underlain by approximately 100 mm of sand fill with trace amounts of gravel, 400 mm of fine to medium grey sand, and 700 mm of compact grey sand. The test pit was excavated to a termination depth of 2.4 mbgs. Groundwater was not found but a wet cave was observed from the surface of the termination depth at 2.4 mbgs.

Based on the results of the grain size analysis provided in the SPL report, we have classified the soil as an SP soil, which has a T-time range of 2 – 8 min/cm, as described in Supplementary Standard SB-6 of the OBC. A percolation time (T-time) of 6 min/cm has been assigned for design purposes.

4.3 Proposed Sanitary Servicing Strategy

The Class 4 Sewage System proposed for each lot comprises of a Waterloo Biofilter Level IV treatment unit meeting the CAN/BNQ 3680-600 standard discharging to a leaching bed constructed as a filter bed for treatment and dispersal of the treated effluent. Each proposed filter bed will include a sand and stone layer sized in accordance with OBC Sentence 8.7. 5. Refer to Figure 2 for the Sanitary Servicing Plan and layout of the proposed onsite sewage systems.

4.3.1 North Cottage

The proposed treatment unit for the North Cottage is a Waterloo Biofilter basket tank configuration, Model AD-BA30, with a treatment capacity of 3,000 L/d. Sewage will flow from the North Cottage by gravity to the inlet of a 9,000 L Waterloo Biofilter anaerobic digester tank (ADIPC-9000) equipped with an innertube on the inlet and an internal pump chamber to dose the biofilter basket tank.

A 7,480 L Basket Biofilter Tank Model BT-7480 equipped with (2) basket filters filled with Biofilter medium is proposed. The effluent is distributed evenly over the surface of the biofilter medium, and effluent is treated as it infiltrates through the foam. All pumps and controls will be designed and supplied by Waterloo Biofilter. Treated effluent from the BT-7480 is pumped to the filter bed.

The filter bed has been designed to meet the total daily design flow of 2,775 L/d and will be located southeast of the proposed North Cottage. According to OBC 8.7.5.2.(3)., the loading rate on the effective (stone) area is 100 L/m^2/day for filter beds with Level IV Treatment. Considering OBC 8.7.5.2 (5), the minimum filter bed area at the surface must be 28 m^2. An area of 30.0 m^2 is proposed.

The filter bed will be equipped with three (3) runs of 75 mm diameter perforated pipe, each pipe will be 6.0 m long, spaced 1.0 m apart, and will be constructed within the stone layer.

The stone area will be underlain with filter sand meeting the grading requirements of OBC 8.7.5.3 (3) and will be a minimum of 750 mm thick below the stone layer. With a percolation rate of T = 6 min/cm for the underlying native soil, a minimum contact area of 20 m^2 is required at the base of the filter bed in accordance with OBC 8.7.5.3 (6). This area will be increased to 30.0 m^2 to match the area of the stone.

4.3.2 South Cottage

The proposed treatment unit for the South Cottage is a Waterloo Biofilter basket tank configuration, Model AD-BA50, with a treatment capacity of 5,000 L/d. Sewage will flow from the South Cottage by gravity to the inlet of a 13,500 L Waterloo Biofilter anaerobic digester tank (ADIPC-13500) equipped with an innertube on the inlet and an internal pump chamber to dose the biofilter basket tank.

An 11,250 L Basket Biofilter Tank Model BT-11250 equipped with (2) basket filters filled with Biofilter medium is proposed. The effluent is distributed evenly over the surface of the biofilter medium, and

effluent is treated as it infiltrates through the foam. All pumps and controls will be designed and supplied by Waterloo Biofilter. Treated effluent from the BT-11250 is pumped to the filter bed.

The filter bed has been designed to meet the total daily design flow of 5,000 L/d and will be located east of the proposed South Cottage. According to OBC 8.7.5.2.(3)., the loading rate on the effective (stone) area is 100 L/m^2/day for filter beds with Level IV Treatment. Considering OBC 8.7.5.2 (5), the minimum filter bed area at the surface must be 50 m^2.

The filter bed will be equipped with seven (7) runs of 75 mm diameter perforated pipe, each pipe will be 6.0 m long and spaced 1.0 m apart and constructed within the stone layer.

The stone area will be underlain with filter sand meeting the grading requirements of OBC 8.7.5.3 (3) and will be a minimum of 750 mm thick below the stone layer. With a percolation rate of T = 6 min/cm for the underlying native soil, a minimum contact area of 35 m^2 is required at the base of the filter bed in accordance with OBC 8.7.5.3 (6). An area of 50.0 m^2 will be provided to match the area of the stone.

5.0 WATER SERVICING – PRIVATE WELL

Based on a review of the Township's available mapping, there is no municipal sanitary infrastructure available in the area of the Site. Therefore, potable drinking water will be provided to Lots 1 and 2 with a new individual drilled water well. The locations of the wells are shown in Figure 1 and each well shall be located to adhere to the minimum setback requirements as described in Ontario Regulation 903 and in the Ontario Building Code. Please note that a well with a watertight casing 6.0 m below grade will be required in order to achieve a 15 m setback to the onsite sewage system. It is assumed that there is a suitable groundwater regime to support the lots, which should be confirmed prior to construction. The new wells must be drilled by a licensed well contractor in accordance with O. Reg. 903.

6.0 STORMWATER MANAGEMENT

Based on the site conditions and the nature of the proposed development, stormwater management design criteria are summarized below:

- Based on the existing sandy soils and the associated high infiltration rate, the proposed redevelopment is an ideal location to implement Low Impact Development practices to reduce peak runoff as well as provide quality control and water balance benefit.
- Quality control will be provided to an 'enhanced' level as defined by MOE's Stormwater Management Planning and Design Manual.
- Low Impact Development (LID) practices are to be employed in an effort to improve site hydrology and meet water balance initiatives.

Detailed LID design will be assessed at the SPA submission.

6.1 Drainage

Under existing conditions, stormwater from the buildings and access roads is directed toward Nottawasaga Bay via uncontrolled sheet flow. The existing drainage patterns will be maintained upon development. Road drainage will be directed toward Nottawasaga Bay via roadside ditches.

6.2 Stormwater Quantity Control

Table 3 presents a comparison between the overall site runoff coefficient in existing and proposed conditions. As shown in Table 3, the site's runoff coefficient increases from 0.40 to 0.53 in the proposed condition. As a result, a minor increase in peak stormwater runoff is expected upon development.

Table 3: Runoff Coefficient Comparison

Surface	Existing Conditions		Proposed Conditions (No Mitigation)	
	Area (m^2)	Runoff Coefficient	Area (m^2)	Runoff Coefficient
North Roof, South Roof, Decks	488	0.90	815	0.90
Gravel Driveway	138	0.80	178	0.80
Landscape Area	1582	0.25	1215	0.25
Total	**2208**	**0.40**	**2208**	**0.53**

It is our opinion that the small increase in peak stormwater runoff generated by this development will not impact the downstream Nottawasaga Bay due to the proximity and size of the water body. In an effort to provide water quantity control, Low Impact Development (LID) practices are proposed. Soakaway pits have been preliminarily sized to infiltrate runoff from the roof of the north and south cottages as indicated in Figure 1. Based on the Geotechnical Report prepared by SPL Consultants, the soakaway pits have been designed with a maximum drawdown time of 48 hours, a design infiltration rate of 24mm/hr and a clearance of 1m from the groundwater table. The proposed location of the soakaway pits meet the required setbacks from the wells, septic beds, property lines and buildings. The preliminary sizing of the soakaway pits is provided in Appendix B.

Road drainage will be collected within the roadside flat-bottomed infiltration swales and discharged downstream of the hammerhead via culverts. The swales have been designed with a longitudinal slope of 0.5% to promote infiltration and quality treatment.

7.0 ROAD DESIGN & DRIVEWAY ACCESS

Access to the site will be provided exclusively via Dunsford Lane, which will extend approximately 92 m east from Tiny Beaches Road South. Street A will not provide access to individual lots but will remain part of the overall site layout for connectivity and servicing purposes. Both Dunsford Lane and Street A will have the following parameters:

- 7.0 m road width;
- 1.2 m shoulders;
- Cross-fall of 2%;
- Flat-bottomed infiltration swales;
- Hammerhead turn-around along Dunsford Lane;
- Hammerhead turn-around along Street A (Subject to change pending Town comments).

Our preliminary road design and grading provides positive drainage toward Nottawasaga Bay. The road will be superelevated with a 2% cross-fall toward Georgian Bay to promote runoff and reduce ice buildup. The 7.0 m width exceeds the 6.0 m minimum required for emergency vehicle access under the Ontario Building Code. Detailed grading will be completed at the detailed design stage.

The proposed development will provide individual access to each lot via Dunsford Lane, which will remain a gravel road as noted acceptable by the Town. Each driveway will also be constructed with gravel within the property line and will include a minimum of two parking spaces.

7.1 Waste Management Considerations (Simcoe County)

Based on discussions with the County of Simcoe, curbside waste collection will be provided for all residential lots with frontage on publicly owned and maintained roads. Access to individual lots will be exclusively via Dunsford Lane, supporting curbside collection where feasible.

Should collection along Dunsford Lane not be practical due to operational constraints, a designated common collection point will be established at the intersection of Dunsford Lane and Tiny Beaches Road South. This approach ensures efficient waste management for the development while aligning with County guidance.

7.2 Winter Maintenance Considerations (Township of Tiny)

The turnaround area at the end of Dunsford Lane has been designed to enhance winter maintenance functionality, with its length maximized within boundary limits to provide snow storage while reasonably minimizing impacts on manoeuvring space, development area, and the adjacent driveway.

Shifting the access further south was reviewed to improve offset and snow storage; however, the driveway location shown on the current plans has limited flexibility due to septic system sizing requirements. These measures, combined with the hammerhead turnaround and 7.0 m road width, aim to provide adequate space for snowplow manoeuvring and snow storage on a best-efforts basis.

Additional refinements may occur during detailed design.

8.0 CONCLUSIONS & RECOMMENDATIONS

We conclude that the proposed development of the subject lands can be readily serviced and meet the objectives of the regulatory agencies.

1. A Natural Hazards Assessment prepared by Shoreplan Engineering Ltd. verified that the proposed location of the units does not encroach on any hazard limits.

2. On-site soils are primarily classified as sand with trace amounts of gravel deposits. Groundwater was observed to be 1.0 m to 2.2 m below ground surface (SPL Consultants, February 26, 2015). Additional soils and groundwater information is provided in the Geotechnical Investigation Report (SPL Consultants, April 2015).

3. Private onsite sewage systems will be provided for each lot. A Waterloo Biofilter treatment system with a filter bed is proposed for each cottage. The treatment units and filter bed have been located on each lot such that they meet or exceed the minimum distances from structures, property lines, and proposed wells.

4. A new onsite sewage system, rated for 2,775 L/day is proposed for the North Cottage. Effluent from the advanced treatment unit will be pumped to the proposed filter bed with a total surface area of 30.0 m^2. The stone area will be equipped with three (3) runs of 75 mm diameter, 6.0 m long effluent distribution pipe, and spaced 1.0 m apart.

5. A new onsite sewage system, rated for 5,000 L/day is proposed for the South Cottage. Effluent from the advanced treatment unit will be pumped to the proposed filter bed with a total surface area of 50.0 m^2. The stone area will be equipped with seven (7) runs of 75 mm diameter, 6.0 m long effluent distribution pipe, and spaced 1.0 m apart.

6. The north and south lots will each be serviced by an individual drilled well with a watertight casing to at least 6.0 m below grade.

7. Individual access to each lot has been provided along with a minimum of 2 parking spaces per lot.

8. Stormwater management controls will be provided via the proposed LID measures, including soakaway pits and roadside swales. Based on the native soil conditions, the proposed concept grading plan, and the small increase in peak flows expected from this development, it is anticipated that no detrimental downstream impacts will occur.

9. Dunsford Lane is proposed to be superelevated with a 2% cross-fall toward Georgian Bay. Dunsford Lane is to remain a gravel road, with curbside waste collection where feasible. The hammerhead turnaround and 7.0m road width provide adequate space for snow storage and snowplow maneuvering.

Therefore, we recommend approval of the Zoning Bylaw Amendment application and severance submission for the subject lands from the perspective of engineering servicing requirements.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.

Nicole O'Connor, P.Eng.
Project Engineer

C.F. CROZIER & ASSOCIATES INC.

Raphael de Mesa, EIT
Engineering Intern

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APPENDIX A

Sanitary Design Flow Calculations

ONSITE SEWAGE SYSTEM RESIDENTIAL CALCULATION SHEET

CROZIER CONSULTING ENGINEERS

Project Name: 1-Dunsford Lane
Project Number: 2250-6304
Date: 2022.01.12
Designed By: A.L,R.D.M.
Checked By: K.R

input required

House Details: 4 bedroom
242 m2

References

Description		Number of Units	Additional Flow per Unit (L)	Total Flow (L/day)
Base Flow				2000
Additional Flow				
i) Each bedroom over 5		0	500	0
ii) Area over 200m^2,				
A) Each 10m^2 over 200m^2 to 400m^2		5	100	500
B) Each 10m^2 over 400m^2 to 600m^2		0	75	0
C) Each 10m^2 over 600m^2		0	50	0
	Total Additional Sewage Flow from Area			500
iii) Fixture Units over 20		16	50	775
			Addition flow (greatest of i,ii,iii)	**775**
			Total Daily Design Sanitary Sewage Flow (L/day):	**2775**

Pre-Treatment Options

Required septic tank size = 5550 L minimum

Propose Level IV Treatment (Y/N): Y

Native Percolation time, T = 6 min/cm

Imported Sand Percolation time = 10 min/cm

Option #1 - Filter Bed

Minimum required contact area = 28 m^2 7.0m x 3.7m and 7.0m x 4.9m — 30 m2 provided

Required extended contact area = 20 m^2 — 3 runs of 6m at 1.0m O.C.

Maximum loading rate = 10 L/m^2/day

Minimum loading area = 278 m^2

CROZIER
CONSULTING ENGINEERS

ONSITE SEWAGE SYSTEM RESIDENTIAL CALCULATION SHEET

Project Name: 1-Dunsford Lane
Project Number: 2251-6304

Date: 2022.01.12
Designed By: A.L,R.D.M.
Checked By: K.R

input required

	Number of Fixtures			Fixture Units per Fixture	Total Fixture Units
Fixtures	basement	1st floor	2nd floor		
Bathroom Group (flush tank)	1		2	6	18.0
2 Piece Bathroom		1		5.5	5.5
Basement Rough-in				6	0.0
Sinks (Domestic Lavatory w. 1/2" trap, kitchen sink		4		1.5	6.0
Clothes Washer	1			1.5	1.5
Dishwasher (if not connected to kitchen sink)				1	0.0
Shower (from 1 head)				1.5	0.0
Floor drain	1			3	3.0
Laundry Tub	1			1.5	1.5
				Total Fixture Units	**35.5**

ONSITE SEWAGE SYSTEM RESIDENTIAL CALCULATION SHEET

Project Name: 1-Dunsford Lane
Project Number: 2250-6304
Date: 2022.01.12
Designed By: A.L,R.D.M.
Checked By: K.R

input required

House Details: 9 bedroom
403.36 m2

References

Description		Number of Units	Additional Flow per Unit (L)	Total Flow (L/day)
Base Flow				2500
Additional Flow				
i) Each bedroom over 5		4	500	2000
ii) Area over 200m^2,				
A) Each 10m^2 over 200m^2 to 400m^2		20	100	2000
B) Each 10m^2 over 400m^2 to 600m^2		1	75	75
C) Each 10m^2 over 600m^2		0	50	0
	Total Additional Sewage Flow from Area			2075
iii) Fixture Units over 20		50	50	2500
			Addition flow (greatest of i,ii,iii)	**2500**
			Total Daily Design Sanitary Sewage Flow (L/day):	**5000**

Pre-Treatment Options

Required septic tank size = 10000 L minimum

Propose Level IV Treatment (Y/N): Y

Native Percolation time, T = 6 min/cm

Imported Sand Percolation time = 10 min/cm

Option #3 - Filter Bed

Minimum required contact area = 50.00 m^2 7.04m x 7.1m 50.0 m2

Required extended contact area = 35 m^2

Maximum loading rate = 10 L/m^2/day

Minimum loading area = 500 m^2

CROZIER
CONSULTING ENGINEERS

ONSITE SEWAGE SYSTEM RESIDENTIAL CALCULATION SHEET

Project Name: 1-Dunsford Lane
Project Number: 2251-6304

Date: 2022.01.12
Designed By: A.L,R.D.M.
Checked By: K.R

input required

Fixtures	Number of Fixtures	Fixture Units per Fixture	Total Fixture Units
Bathroom Group	8	6.0	48.0
2 Piece Bathroom	2	5.5	11.0
Basement Rough-in	0	6.0	0.0
Extra Bathtub/Shower	1	1.5	1.5
Extra Bathroom Sink	2	1.5	3.0
Clothes Washer	1	1.5	1.5
Laundry Tub	1	1.5	2
Kitchen Sink	1	3.0	3
Dishwasher	0	1.0	0
		Total Fixture Units	**69.5**

APPENDIX B

Stormwater Management Calculations

CROZIER & ASSOCIATES
Consulting Engineers

Project Name:	Dunsford Lane
Project Number:	2251-6304
Date:	2022.11.24
By:	KS

Stormwater Management Summary - Soakaway Pit Design

Storage Parameters	
Rooftop Area (m^2) (1)	315
Rainfall Depth (mm)	25
Runoff Coefficient	0.90
Required Storage Volume (m^3)	7.0875
Void Ratio	0.4
Required Infiltration Trench Volume (m^3)	17.72

Infiltration Parameters	
Native Soil Infiltration Rate (mm/hr) (2)	60
Safety Factor	2.5
Design Infiltration Rate (mm/hr)	24
Drawdown Time (hr)	48
Maximum Soakaway Depth (m)	1.15

Soakaway Pit Design - North Cottage	
Proposed Length of Soakaway Pit (m)	7.0
Proposed Width of Soakaway Pit (m)	3.0
Proposed Depth of Soakway Pit (m) (3)	1.10
Proposed Soakaway Pit Volume (m^3)	9.24

Soakaway Pit Design - South Cottage	
Proposed Length of Soakaway Pit (m)	5.1
Proposed Width of Soakaway Pit (m)	3.9
Proposed Depth of Soakway Pit (m) (3)	1.1
Proposed Soakaway Pit Volume (m^3)	8.7516

Total Proposed Soakaway Pit Volume (m^3)	17.99
Total Rainfall Depth Retained (mm)	25

Notes:

(1) Half of roof from North and South Buildings proposed to drain to soakaway pits.

(2) Based on soils identified in Geotechnical Report by SPL Consultants

(3) A clearance of 1m between the groundwater table and the footprint of each LID will be maintained.

APPENDIX C

Background Reports

SPL Consultants Limited | ENGINEERING SOLUTIONS

REPORT ON
PRELIMINARY GEOTECHNICAL INVESTIGATION
WYMBOLWOOD BEACH RESORT
1 DUNSFORD LANE, TOWNSHIP OF TINY, ONTARIO

Prepared For:

BILL ULICKI
ROMSPEN INVESTMENT CORPORATION
162 CUMBERLAND STREET, SUITE 399
TORONTO, ONTARIO, M5R 3N5

SPL Project No.:10001448
April 13, 2015

Table of Contents

Drawings

1. INTRODUCTION

SPL Consultants Limited (SPL) was retained by Romspen Investment Corporation to undertake a geotechnical investigation for the proposed development of four residential buildings on the property currently identified as Wymbolwood Beach Resort, 1 Dunsford Lane, Township of Tiny, Ontario.

The municipal address of the site is 1 Dunsford Lane, Township of Tiny, Ontario. The site is located on the eastern shore of the Georgian Bay, as shown on **Drawing 1.**

It is our understanding that the existing hotel structures currently located on the site are to be demolished for the proposed development of four detached residential buildings, which will result in the sub-division of the current property and include the installation of separate septic and water supply systems for each of the four proposed building/properties.

The purpose of the geotechnical investigation was to characterize the subsurface soil and groundwater conditions, by means of test pits at three locations, and based on this information provide recommendations for the bearing capacity of the soils with regards to building foundations and roadway design.

The work plan included *in-situ* infiltration testing, using a double ring infiltrometer, to determine percolation rates for the soils but due to ground frost, and groundwater being encountered during the excavation of the test pits, this testing will be completed in the later portion of April 2015.

This report is provided on the basis of the terms of reference presented above and on the assumption that the design will be in accordance with the applicable codes and standards. If there are any changes in the design features relevant to the geotechnical analyses, or if any questions arise concerning the geotechnical aspects of the codes and standards, this office should be contacted to review the design. It may then be necessary to carry out additional borings and reporting before the recommendations of this office can be relied upon.

The site investigation and recommendations follow generally accepted practice for geotechnical consultants in Ontario. The format and contents are guided by client specific needs and economics and do not conform to generalized standards for services. Laboratory testing for most part follows ASTM or CSA Standards or modifications of these standards that have become standard practice.

This report has been prepared for Bill Ulicki at Romspen Investment Corporation. Third party use of this report without SPL consent is prohibited.

2. FIELD AND LABORATORY WORK

To characterize the type and depth of soil materials present at the site, three test pits (TP15-01 – TP15-03) were excavated on February 26, 2015. The test pits were excavated in accessible areas, the locations of the test pits are shown on **Drawing 1.**

Excavation of the test pits was completed by Charles Morden Construction using a CAT 420E IT front-end loader equipped with an excavator bucket. The test pits were excavated to depths ranging between 2.2 and 2.4 m below ground, and encountered soil materials consisting of topsoil, fill materials containing sand with trace gravel and rootlets, and sand extending beyond the final depth investigated. Groundwater was encountered in TP15-02 and TP15-03, at 1.0 m and 2.1 m below ground, respectively. Bedrock was not encountered in any of the test pits. A test pit log for each location is attached in **Appendix A.** Selected soil samples were collected from the test pits and delivered to SPL laboratory for testing of moisture content and grain size distribution analysis. The results of the detailed laboratory analysis are presented in **Appendix B.**

3. SITE AND SUBSURFACE CONDITIONS

3.1 Soil Conditions

The soils present at the site from the existing ground surface to the explored depth of the test pits predominantly consisted of fill over sand. More specifically, topsoil was encountered at the ground surface in TP15-02 and TP15-03 and ranged in thickness from 50 mm to 100 mm. Fill material was encountered in TP15-01 and TP15-03 and extended to depths of 0.4 m & 1.9 m below ground. The undisturbed native sand, underlying the fill (TP15-01, TP-03) and topsoil (TP-15-02) was observed to be in a compact to dense state.

During the excavation of the test pits, six representative grab samples were obtained at varying depths for moisture content calculations and grain size distribution via sieve analysis. The six tested samples of the soil material contained 0 to 6% gravel, 93 to 100% sand, and 0 to 1% silt and clay size soil particles. The grain size distribution curves for the samples are presented in **Appendix B.**

3.2 Groundwater Conditions

During the excavation and at the completion of the test pits, wet-cave was observed from surface in test pits TP15-02 and TP15-03. TP15-01 was open and dry upon completion. Observation of the groundwater conditions were made during the excavation of the test pits, and are summarized in **Table 1** below.

Table 1.0 – Groundwater Observations in Test Pits

TP No.	Date Excavated	Depth to Water (mbg* / elevation)
15-01	February 26, 2015	NA
15-02	February 26, 2015	1.0 / 177.6
15-03	February 26, 2015	2.1 / 178.1

***mbg – Meters below grade**

4.0 DISCUSSION AND RECOMMENDATIONS

4.1 General

Topsoil was encountered at ground surface in TP15-02 and TP15-03 and ranged in thickness from 50 mm to 100 mm. Sand was encountered underlying the topsoil to the final depth of the test pits, up to 2.4 mbg. Manual probing of the sand indicated that the material is in a in a compact state.

Groundwater was encountered in two of the test pits (TP15-02 @ 1.0 mbg & TP15-02 @ 2.1 mbg). It should be noted that the groundwater levels can vary and are subject to seasonal fluctuations in response to major weather events.

4.2 Foundations

The footprint of the four proposed buildings will range between 185.76 m^2 and 198.67 m^2. The native compact sand, at a minimum depth of 0.9 m below the original ground surface is considered capable of safely supporting the proposed building foundations with a design allowable bearing pressure of up to 75 kPa. Variations in the soil conditions are expected between the test pit locations. The bearing pressures should be confirmed by a qualified inspector from SPL Consultants prior to the placement of concrete.

4.3 Other Comments on Foundations

Groundwater control will be required for any excavation below the water table, which was identified as high as 1.0 mbg during the test pits.

All footings exposed to seasonal freezing conditions should be provided at least 1.5 m of earth cover or equivalent thermal insulation against frost.

It should be noted that the recommended bearing capacities have been calculated by SPL from the test pit information for the design stage only. The investigation and comments are on-going as new information of the underground conditions becomes available. For example, more specific information is available with respect to conditions between test pits when foundation construction is underway. The

interpretation between test pits and the recommendations of this report must therefore be checked through field inspections provided by SPL to validate the information for use during the construction stage.

Depending on the depth of fill generated as a result of demolition, consideration may be given to the replacement of unsuitable existing material with an engineered fill where required. Detailed requirements for the construction of an approved engineered fill are provided in Appendix C.

Once the site has been adequately dewatered to a depth that will allow the removal of any unsuitable material the sub-excavation operation may begin. The type of dewatering system would depend on the ultimately exposed depth of unsuitable material. A vacuum well point system would effectively dewater the site if operated continuously until the engineered fill is completed. However, depending upon the depth of fill and season of construction, it may be possible to install a system of interceptor ditches and sump pumps at each corner of the required engineered fill pad to control seepage. Regardless, a dewatering specialist should be consulted.

In this regard, once the structurally sensitive areas of the structures have been adequately stripped of any organic material, disturbed soil and/or fill and the site dewatered the construction of the engineered fill pad would begin. The exposed subgrade must then be inspected by personnel from SPL Consultants Limited in order to assess the stability and compacted if necessary. Due to the sandy nature of the underlying soil, it is recommended that the stripping for and construction of engineered fill proceed during the dry summer months of the year in order to minimize subgrade instability.

Following subgrade inspection, the area may be raised to the floor slab subbase level with a well-graded, granular material with a maximum 8% silt content. In this regard, some on-site material may be assessed for reuse as engineered fill. Otherwise an imported Granular B type material or equivalent is recommended. All fill must be compacted in lifts not exceeding 20 cm in thickness, to 100% of the Standard Proctor Dry Density. The moisture content of the fill material placed should be within 2% of the Optimum Moisture Content in order to achieve optimum compactive effort.

Finally, the engineered fill must extend at least one meter beyond the proposed building envelope and slope down to the surrounding subexcavated level at 45°.

In order to ensure the above criteria are satisfied, the removal of the any organically included or disturbed soil as well as the placement of engineered fill must be supervised on a continuous basis by a qualified soil technologist from our office. In addition, all footings founded on engineered fill and the top of the poured concrete foundation walls must be reinforced with, at minimum, two 15 M continuous reinforcing bars in order to minimize the effects of variations in the degree of compaction of the engineered fill. Finally, for the purpose of frost protection, all exterior footings and footings exposed to frost action should be covered by at least 1.5 m of soil.

Building footings founded on an engineered fill constructed as described briefly above and detailed in Appendix C may be designed using an allowable design bearing pressure of 75 kPa (SLS).

4.4 Pavement Design

The subgrade is expected to consist of native soils or clean earth fill materials. Approved earth fill materials encountered on the site may be utilized for subgrade preparation provided they are environmentally acceptable and do not contain excessive amounts of organics and deleterious materials, as well as their in-situ moisture content is within 2 percent of the optimum moisture content. The pavement subgrade should be proof-rolled; and any loose, soft, wet or unstable areas should be sub-excavated, and backfilled with clean earth fill placed in 150 mm thick lifts and compacted to a minimum of 98 percent SPMDD. Local sub-excavation may be required in areas where incompetent (loose/firm) subgrade conditions and significant organic/topsoil inclusions are encountered. Removal of all fill materials is not necessary, provided the subgrade is proof-rolled to detect soft areas. The entire pavement subgrade should be compacted to a minimum of 98 percent SPMDD prior to the granular sub-base placement.

Based on the above and assuming that traffic usage will be Urban Local Residential, Urban Local Divided Road or Urban Collector, the following minimum pavement thickness is recommended.

Table 2: Recommended Minimum Pavement Structure Thickness

Pavement Layer	**Compaction Requirements**	**Minimum Thickness (Urban Local Residential, Urban Local Divided Road or Urban Collector)**
Asphaltic Concrete	Minimum 97% BRD	50 mm OPSS HL 3 70 mm OPSS HL 8
OPSS Granular A Base	100% SPMDD**	150 mm
OPSS Granular B Sub-base	100% SPMDD	300 mm

* Use high stability mix, 100 % virgin crushed aggregates for heavy duty parking areas

** Denotes Standard Proctor Maximum Dry Density, ASTM-D698

The subgrade must be compacted to 98% SPMDD for at least the upper 300 mm unless accepted by SPL

The long term performance of the pavement structure is highly dependent upon the subgrade support conditions. Stringent construction control procedures should be maintained to ensure uniform subgrade moisture and density conditions are achieved.

The site subgrade and weather conditions (i.e. if wet) at the time of construction may necessitate the placement of thicker granular sub-base layer in order to facilitate the construction. Furthermore, heavy

construction equipment may have to be kept off the newly constructed roads before the placement of asphalt and/or immediately thereafter, to avoid damaging the weak subgrade by heavy truck traffic.

The granular materials should be placed in lifts 150 mm thick or less and be compacted as referenced in Table 2 Asphalt materials should be rolled and compacted as per OPSS 310.

We trust that the information contained in this report is satisfactory. Should you have any questions, please do not hesitate to contact this office.

SPL CONSULTANTS LIMITED

Gord Jarvis
Project Manager

REVIEWED BY

Kent Malcolm, P.Eng.
Senior Geotechnical Engineer

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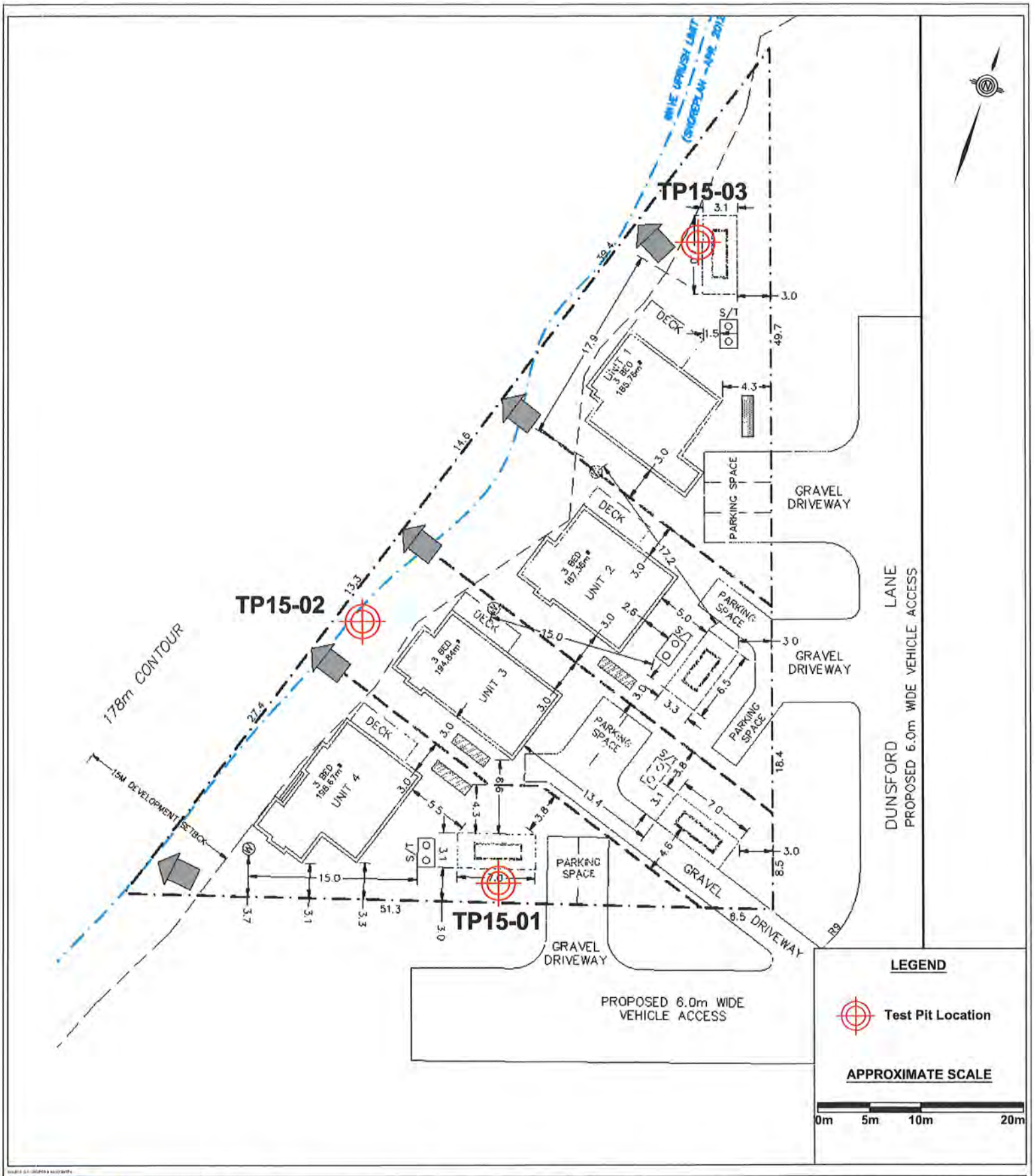
Drawings



Client:	ROMSPEN INVESTMENT CORPORATION		Project No.:	10001448	Drawing No.: 1
Drawn:	MV	Approved: GJ	Title:	TEST PIT LOCATION PLAN	
Date:	MARCH, 2015	Scale: As Shown	Project:	PRELIMINARY GEOTECHNICAL INVESTIGATION 1 DUNSFORD LANE, TOWNSHIP OF TINY, ONTARIO	
Original Size:	Letter	Rev: N/A	SPL Consultants Limited | ENGINEERING SOLUTIONS		

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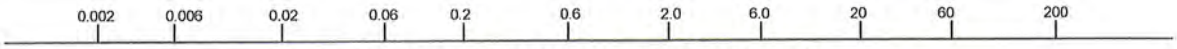
Drawing 1A: Notes On Sample Descriptions

1. All sample descriptions included in this report generally follow the Unified Soil Classification. Laboratory grain size analyses provided by SPL also follow the same system. Different classification systems may be used by others, such as the system by the International Society for Soil Mechanics and Foundation Engineering (ISSMFE). Please note that, with the exception of those samples where a grain size analysis and/or Atterberg Limits testing have been made, all samples are classified visually. Visual classification is not sufficiently accurate to provide exact grain sizing or precise differentiation between size classification systems.

ISSMFE SOIL CLASSIFICATION

CLAY	SILT			SAND			GRAVEL			COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE		



EQUIVALENT GRAIN DIAMETER IN MILLIMETRES

CLAY (PLASTIC) TO	FINE	MEDIUM	CRS.	FINE	COARSE
SILT (NONPLASTIC)	SAND			GRAVEL	

UNIFIED SOIL CLASSIFICATION

2. Fill: Where fill is designated on the borehole log it is defined as indicated by the sample recovered during the boring process. The reader is cautioned that fills are heterogeneous in nature and variable in density or degree of compaction. The borehole description may therefore not be applicable as a general description of site fill materials. All fills should be expected to contain obstruction such as wood, large concrete pieces or subsurface basements, floors, tanks, etc., none of these may have been encountered in the boreholes. Since boreholes cannot accurately define the contents of the fill, test pits are recommended to provide supplementary information. Despite the use of test pits, the heterogeneous nature of fill will leave some ambiguity as to the exact composition of the fill. Most fills contain pockets, seams, or layers of organically contaminated soil. This organic material can result in the generation of methane gas and/or significant ongoing and future settlements. Fill at this site may have been monitored for the presence of methane gas and, if so, the results are given on the borehole logs. The monitoring process does not indicate the volume of gas that can be potentially generated nor does it pinpoint the source of the gas. These readings are to advise of the presence of gas only, and a detailed study is recommended for sites where any explosive gas/methane is detected. Some fill material may be contaminated by toxic/hazardous waste that renders it unacceptable for deposition in any but designated land fill sites; unless specifically stated the fill on this site has not been tested for contaminants that may be considered toxic or hazardous. This testing and a potential hazard study can be undertaken if requested. In most residential/commercial areas undergoing reconstruction, buried oil tanks are common and are generally not detected in a conventional preliminary geotechnical site investigation.

3. Till: The term till on the borehole logs indicates that the material originates from a geological process associated with glaciation. Because of this geological process the till must be considered heterogeneous in composition and as such may contain pockets and/or seams of material such as sand, gravel, silt or clay. Till often contains cobbles (60 to 200 mm) or boulders (over 200 mm). Contractors may therefore encounter cobbles and boulders during excavation, even if they are not indicated by the borings. It should be appreciated that normal sampling equipment cannot differentiate the size or type of any obstruction. Because of the horizontal and vertical variability of till, the sample description may be applicable to a very limited zone; caution is therefore essential when dealing with sensitive excavations or dewatering programs in till materials.

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Appendix A

Test Pit Logs

SPL Consultants Limited
Geotechnical Environmental Materials Hydrogeology

LOG OF TEST PIT TP1

PROJECT: Preliminary Geotechnical Investigation
CLIENT: Romspen Investment Corporation
PROJECT LOCATION: 1 Dunsford Lane, Township of Tiny, Ontario
DATUM: Geodetic
BH LOCATION:

DRILLING DATA
Method: Excavator
Diameter:
Date: Feb/26/2015

REF. NO.: 10001448
ENCL NO.: 1

(m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES: NUMBER	SAMPLES: TYPE	SAMPLES: 'N' BLOWS 0.3 m	GROUND WATER CONDITIONS	ELEVATION	DYNAMIC CONE PENETRATION RESISTANCE PLOT (20 40 60 80 100) / SHEAR STRENGTH (kPa) (50 100 150 200 250) ○ UNCONFINED ● QUICK TRIAXIAL + FIELD VANE × LAB VANE	PLASTIC LIMIT w_P / NATURAL MOISTURE CONTENT w / LIQUID LIMIT w_L / WATER CONTENT (%) (10 20 30)	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (Mg/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
181.4												
0.0	**FILL:** sand, fine, trace gravel, trace rootlets, brown, frozen at surface						181					
180.9												
0.5	depth of frost											
			1	GRAB			180		○			0 99 1 0
179.5												
1.9	**SAND:** sand, fine, layered, light brown, moist											
179.2												
2.2	**END OF TEST PIT:** Notes: - test pit was open and dry upon completion - concrete mass encountered from surface to depth of 1.9m at south wall of test pit											

GRAPH NOTES: $+^{3}$, $\times^{3}$: Numbers refer to Sensitivity; ○ $^{\varepsilon=3\%}$ Strain at Failure

SPL SOIL TEST PIT 10001448 - TEST PIT LOGS.GPJ SPL.GDT 4/8/15

SPL Consultants Limited
Geotechnical Environmental Materials Hydrogeology

LOG OF TEST PIT TP2

PROJECT: Preliminary Geotechnical Investigation
CLIENT: Romspen Investment Corporation
PROJECT LOCATION: 1 Dunsford Lane, Township of Tiny, Ontario
DATUM: Geodetic
BH LOCATION:

DRILLING DATA
Method: Excavator
Diameter:
Date: Feb/26/2015

REF. NO.: 10001448
ENCL NO.: 2

(m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES "N" BLOWS/0.3 m	GROUND WATER CONDITIONS	ELEVATION	DYNAMIC CONE PENETRATION RESISTANCE PLOT (20 40 60 80 100) / SHEAR STRENGTH (kPa) ○ UNCONFINED ● QUICK TRIAXIAL + FIELD VANE × LAB VANE (50 100 150 200 250)	PLASTIC LIMIT w_P / NATURAL MOISTURE CONTENT w / LIQUID LIMIT w_L / WATER CONTENT (%) (10 20 30)	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (Mg/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
178.6												
0.0 / 178.5	**TOPSOIL** 100mm											
0.1	**SAND:** fine to medium, light brown, very moist to wet						178					
177.7 / 0.9 / 177.6	compact					▽	W. L. 177.6 m upon completion					
1.0	saturated		1	GRAB								0 100 0 0
							177					
176.7 / 1.9	trace gravel		2	GRAB								6 93 1 0
176.4 / 2.2	**END OF TEST PIT:** Notes: - water level was at 1.00m upon completion - wet cave observed from surface											

GRAPH NOTES: $+^3$, $\times^3$: Numbers refer to Sensitivity ○ $^{\varepsilon=3\%}$ Strain at Failure

SPL SOIL TEST PIT 10001448 - TEST PIT LOGS.GPJ SPL.GDT 4/8/15

SPL Consultants Limited
Geotechnical Environmental Materials Hydrogeology

LOG OF TEST PIT TP3

PROJECT: Preliminary Geotechnical Investigation
CLIENT: Romspen Investment Corporation
PROJECT LOCATION: 1 Dunsford Lane, Township of Tiny, Ontario
DATUM: Geodetic
BH LOCATION:

DRILLING DATA
Method: Excavator
Diameter:
Date: Feb/26/2015

REF. NO.: 10001448
ENCL NO.: 3

(m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES: NUMBER	SAMPLES: TYPE	SAMPLES: BLOWS 0.3 m "N"	GROUND WATER CONDITIONS	ELEVATION	DYNAMIC CONE PENETRATION RESISTANCE PLOT (20 40 60 80 100) / SHEAR STRENGTH (kPa) ○ UNCONFINED ● QUICK TRIAXIAL + FIELD VANE × LAB VANE (50 100 150 200 250)	PLASTIC LIMIT w_p / NATURAL MOISTURE CONTENT w / LIQUID LIMIT w_L / WATER CONTENT (%) (10 20 30)	POCKET PEN. (CU) (kPa)	NATURAL UNIT WT (Mg/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
180.2												
180.0	**TOPSOIL** 50mm											
0.1	**FILL:** sand, stained, trace gravel, trace rootlets, greyish brown, moist						180					
179.8												
0.4	**SAND:** fine to medium, greyish brown, wet											
179.5												
0.7	compact		1	GRAB					○			0 100 0 0
							179					
			2	GRAB					○			0 99 1 0
								W. L. 178.1 m upon completion				
178.2												
2.0	reddish brown. saturated					▽						0 99 1 0
			3	GRAB			178		○			
177.8												
2.4	**END OF TEST PIT:** - water level was 2.0m below grade upon completion - wet cave was observed from surface - clay-tile piping											

GRAPH NOTES: $+^3$, $\times^3$: Numbers refer to Sensitivity; ○ $^{\varepsilon=3\%}$ Strain at Failure

SPL SOIL TEST PIT 10001448 - TEST PIT LOGS.GPJ SPL.GDT 4/8/15

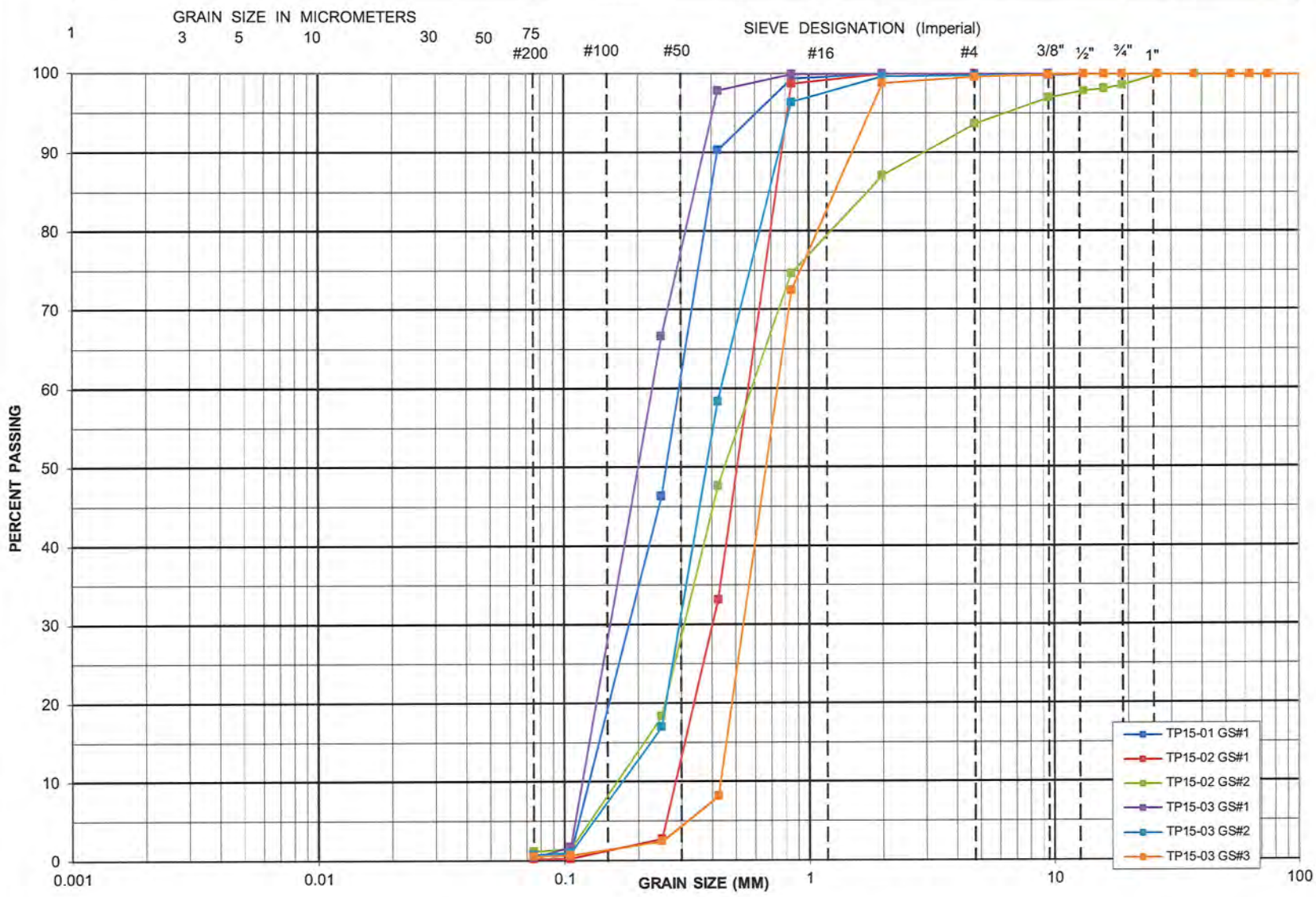
SPL Consultants Limited | ENGINEERING SOLUTIONS

Appendix B

Grain Size Analysis Results

UNIFIED SOIL CLASSIFICATION SYSTEM

CLAY AND SILT	SAND			GRAVEL	
	Fine	Medium	Coarse	Fine	Coarse



SPL Consultants Limited
Geotechnical Environmental Materials Hydrogeology

GRAIN SIZE DISTRIBUTION 10001448
Preliminary Geotechnical Investigation

APPENDIX B

Project No. 10001448

Date : March 03, 2015

SPL Consultants Limited | ENGINEERING SOLUTIONS

Appendix C

General Requirements For Engineered Fill

GENERAL REQUIREMENTS FOR ENGINEERED FILL

Compacted imported soil that meets specific engineering requirements and is free of organics and debris and that has been continually monitored on a full-time basis by a qualified geotechnical representative is classified as engineered fill. Engineered fill that meets these requirements and is bearing on suitable native subsoil can be used for the support of foundations.

Imported soil used as engineered fill can be removed from other portions of a site or can be brought in from other sites. In general, most of Ontario soils are too wet to achieve the 100% Standard Proctor Maximum Dry Density (SPMDD) and will require drying and careful site management if they are to be considered for engineered fill. Imported non-cohesive granular soil is preferred for all engineered fill. For engineered fill, we recommend use of OPSS Granular 'B' sand and gravel fill material.

Adverse weather conditions such as rain make the placement of engineered fill to the required degree of density difficult or impossible; engineered fill cannot be placed during freezing conditions, i.e. normally not between December 15 and April 1 of each year.

The location of the foundations on the engineered fill pad is critical and certification by a qualified surveyor that the foundations are within the stipulated boundaries is mandatory. Since layout stakes are often damaged or removed during fill placement, offset stakes must be installed and maintained by the surveyors during the course of fill placement so that the contractor and engineering staff are continually aware of where the engineered fill limits lie. Excavations within the engineered fill pad must be backfilled with the same conditions and quality control as the original pad.

To perform satisfactorily, engineered fill requires the cooperation of the designers, engineers, contractors and all parties must be aware of the requirements. The minimum requirements are as follows, however, the geotechnical report must be reviewed for specific information and requirements.

1. Prior to site work involving engineered fill, a site meeting to discuss all aspects must be convened. The surveyor, contractor, design engineer and geotechnical engineer must attend the meeting. At this meeting, the limits of the engineered fill will be defined. The contractor must make known where all fill material will be obtained from and samples must be provided to the geotechnical engineer for review, and approval before filling begins.

2. Detailed drawings indicating the lower boundaries as well as the upper boundaries of the engineered fill must be available at the site meeting and be approved by the geotechnical engineer.

3. The building footprint and base of the pad, including basements, garages, etc. must be defined by offset stakes that remain in place until the footings and service connections are all constructed. Confirmation that the footings are within the pad, service lines are in place, and that the grade conforms to drawings, must be obtained by the owner in writing from the surveyor and SPL Consultants Limited. Without this confirmation no responsibility for the performance of the structure can be accepted by SPL Consultants Limited. Survey drawing of the pre and post fill location and elevations will also be required.

4. The area must be stripped of all topsoil and fill materials. Subgrade must be proof-rolled. Soft spots must be dug out. The stripped native subgrade must be examined and approved by a SPL Consultants Limited engineer prior to placement of fill.

5. The approved engineered fill material must be compacted to 100% Standard Proctor Maximum Dry Density throughout. Engineered fill should not be placed during the winter months. Engineered fill compacted to 100% SPMDD will settle under its own weight approximately 0.5% of the fill height and the structural engineer must be aware of this settlement. In addition to the settlement of the fill, additional settlement due to consolidation of the underlying soils from the structural and fill loads will occur and should be evaluated prior to placing the fill.

6. Full-time geotechnical inspection by SPL Consultants Limited during placement of engineered fill is required. Work cannot commence or continue without the presence of the SPL Consultants Limited representative.

7. The fill must be placed such that the specified geometry is achieved. Refer to the attached sketches for minimum requirements. Take careful note that the projection of the compacted pad beyond the footing at footing level is a minimum of 2 m. The base of the compacted pad extends 2 m plus the depth of excavation beyond the edge of the footing.

8. A bearing capacity of 75 kPa at SLS (125 kPa at ULS) can be used provided that all conditions outlined above are adhered to. A minimum footing width of 500 mm (20 inches) is suggested and footings must be provided with nominal steel reinforcement.

9. All excavations must be done in accordance with the Occupational Health and Safety Regulations of Ontario.

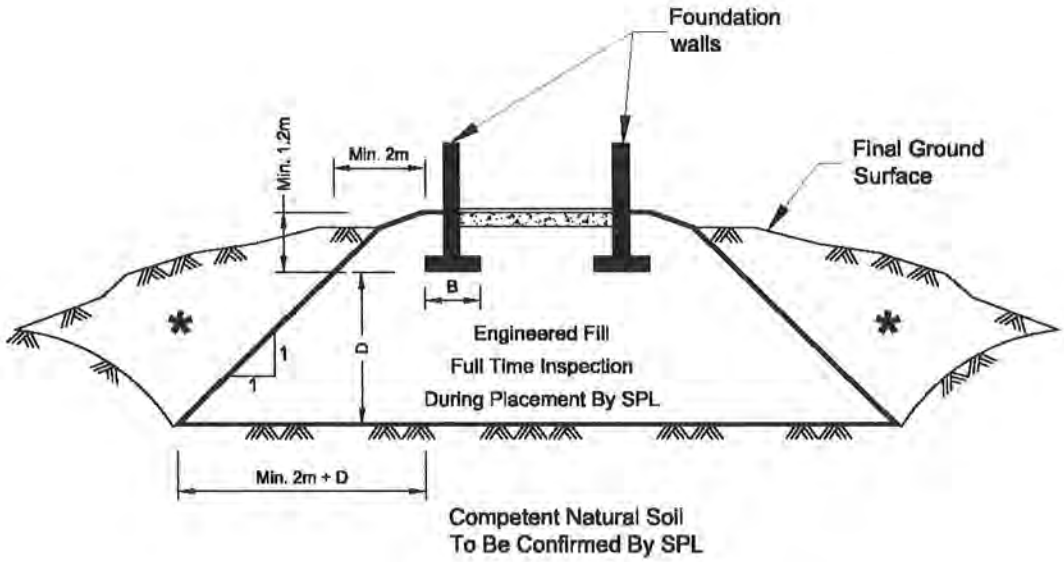
10. After completion of the engineered fill pad a second contractor may be selected to install footings. The prepared footing bases must be evaluated by engineering staff from SPL Consultants Limited prior to footing concrete placements. All excavations must be backfilled under full time supervision by SPL Consultants Limited to the same degree as the engineered fill pad. Surface water cannot be allowed to pond in excavations or to be trapped in clear stone backfill. Clear stone backfill can only be used with the approval of SPL Consultants Limited.

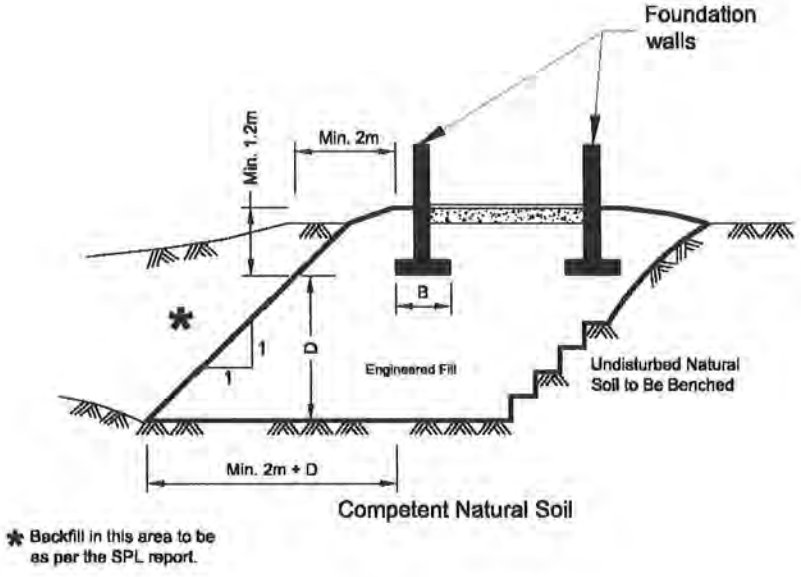
11. After completion of compaction, the surface of the engineered fill pad must be protected from disturbance from traffic, rain and frost. During the course of fill placement, the engineered fill must be smooth-graded, proof-rolled and sloped/crowned at the end of each day, prior to weekends and any stoppage in work in order to promote rapid runoff of rainwater and to avoid any ponding surface water. Any stockpiles of fill intended for use as engineered fill must also be smooth-bladed to promote runoff and/or protected from excessive moisture take up.

12. If there is a delay in construction, the engineered fill pad must be inspected and accepted by the geotechnical engineer. The location of the structure must be reconfirmed that it remains within the pad.

13. The geometry of the engineered fill as illustrated in these General Requirements is general in nature. Each project will have its own unique requirements. For example, if perimeter sidewalks are to be constructed around the building, then the projection of the engineered fill beyond the foundation wall may need to be greater.

14. These guidelines are to be read in conjunction with SPL Consultants Limited report attached.





* Backfill in this area to be as per the SPL report.

Shoreplan Engineering Limited
55 Eglinton Avenue E., Suite 800
Toronto, ON Canada M4P 1G8
T) 416.487.4756 F) 416.487.5129
E) mail@shoreplan.com

December 12, 2025

Mr. Richard Weldon
Interra Lands Corporation
7 Hoggs Lane
Toronto ON M3B 2W5

Dear Sir,

Re: Dynamic Beach Assessment
1 Dunsford Lane, Tiny Township
Our File: 11-1673

This letter report describes an updated dynamic beach assessment completed for your Wymbolwood Beach property at 1 Dunsford Lane, Tiny. It was intended to determine the dynamic beach hazard limit along a section of the shore not included in a previous assessment, but it also confirmed our previous findings. The dynamic beach hazard is one of the three natural hazards defined by the Provincial Planning Statement (PPS) and the MNR (2001) Technical Guides prepared to support the PPS. It is our understanding that this letter will be submitted to Tiny Township in support of an application for site development to allow you to re-build closer to Georgian Bay than permitted by municipal bylaws.

Previous Assessments

Shoreplan completed an initial natural hazards assessment for this property in 2013. That report, dated June 26, 2013, described the erosion hazard, the flooding hazard, and the dynamic beach hazard as defined in the MNR (2001) Technical Guides. There is no erosion hazard at this site. The flooding hazard was calculated from a wave uprush analysis using typical profiles derived a survey completed by Shoreplan staff. Existing retaining walls were determined to provide a physical barrier to beach profile adjustments and thus defined the dynamic beach limit.

A second assessment was completed on December 20, 2021 to update the flood hazard assessment following a period of record high Georgian Bay mean water levels. That assessment used a provided topographic survey prepared by J. D. Barnes Ltd and a design wave condition determined from an updated wave hindcast produced by the U.S. Army Corps of Engineers.

Existing Conditions

The subject property is located on the east shore of Nottawasaga Bay immediately north of the 7th concession road allowance in the Township of Tiny. We originally reviewed the site on December 21, 2011 when the water level was approximately 176.0 metres. It was revisited on November 11,

2021 when the water level was approximately 176.6m, although that water level was measured during an approximately 0.4m setdown due to easterly wind conditions. A final site review was completed on June 30, 2025 when the water level was approximately 176.4m

Site details and grades were obtained from the topographic plan provided for our 2021 assessment (Plan of Survey Part of Lot 19 Concession 7 Township of Tiny County of Simcoe, prepared by J D Barnes Limited, dated 11/30/2021). Figure 1 of this report is based on that plan. All elevations discussed in this letter are relative to the geodetic datum CGVD1928:1978.

The property is triangular with a width in the order of 125 metres in the vicinity of the 178 metre contour line. Figure 1 shows a plan of the site. There are three existing building structures on the property, as shown in Figure 1. In the central part of the site, the structures are fronted by a low stone wall that blends into the dunes near the edges of the site. The land above the wall has been terraced with graded berms and stone and timber retaining walls. The dunes were once re-graded in front of the stone wall, but a new foredune has started to form.

Photo 1 to Photo 4 show matched pairs of 2021 and 2025 photographs with similar views in each matched pair. These show the extent of new dune formation that has occurred since our 2021 review.

Dynamic Beach Hazard Limit

There is no doubt that this site meets the criteria for a dynamic beach as defined in the MNR 2001 Technical Guides. Dynamic beach limits can be established in the field by mapping the edge of the foredune on undisturbed beaches, but prior re-grading of the dunes precludes that option for this property. The technical guides' default definition of the dynamic beach allowance is a 30-metre setback from the limit of wave uprush under design conditions, but there is no scientific basis for that value, and it is always found to be excessive when detailed analyses are completed for sites like Wymbolwood Beach. The technical guides note that the default dynamic beach allowance is used in the absence of a site-specific study using accepted scientific and engineering methods. This report describes such a study and therefore supersedes the default allowance.

There are two key aspects to the dynamic beach allowance. One is to ensure that profile changes during design events do not damage infrastructure. The second is to ensure that new development does not encroach on the defined portion of the dynamic beach. The technical guides note that "*Defined portions of the dynamic beach means those portions of the dynamic beach which are highly unstable and/or critical to the natural protection and maintenance of the first dune feature and/or beach profile where development would create or aggravate flooding or erosion hazards, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.*"

The existing stone wall and timber retaining walls are a barrier between the beach where dunes can form and the existing buildings. Sand on the landward side of those walls will not play any role in the natural protection and maintenance of the first dune feature or beach profile. The walls form a physical limit to the dynamic beach allowance.

The current development plans show proposed buildings both to the north and south of the existing walls, so a more detailed assessment was required to determine the dynamic beach limit in those areas.

We have completed several peer reviewed dynamic beach hazard limit assessments on the Lake Huron shoreline within the jurisdiction of the St. Clair Region Conservation Authority (SCRCA) consistent with their prescribed methods. Their procedure is described in the following extract from correspondence with SCRCA:

> **SCRCA General Policies and Guidelines for Determining the Dynamic Beach Hazard Limit and Re-Development within the Dynamic Beach Hazard**
>
> Determining the Dynamic Beach Hazard Limit
>
> *A proper study to further evaluate the dynamic beach limit typically involves a two-step process. The first step is an initial site reconnaissance to determine if further, more detailed analysis would be warranted. The initial reconnaissance would be accompanied by a review of existing data on the coastal processes and geomorphology of the area. The second step involves site specific field surveys of the nearshore and beach/dune profiles, compiling offshore bathymetric data, collecting sand samples and testing for grain size, determining design flood levels and wave conditions and numerical modeling of the likely limit of the dynamic beach hazard under storm and high water conditions using appropriate cross-shore beach profile models. (SCRCA SMP)*

We applied this same approach for 1 Dunsford Lane. Our site review showed that a more detailed analysis was required so we completed a numerical analysis of the dynamic beach hazard limit under storm and high water conditions using the DHI Litpack profile evolution model, which is an appropriate cross-shore beach profile model and is based on accepted scientific and engineering principles.

Storm conditions were selected from the results of the U.S. Army Corps of Engineers WIS hindcast for station 93383, which is located offshore of the site, where the water depth is 31m. The WIS data consists of hourly significant wave height, peak wave period and mean wave direction for the

45-year period from 1979 to 2023. The station 93383 WIS data was used for the wave uprush analysis described in our 2021 assessment report.

A storm selection process identified 10 storm events where the minimum peak event wave height was 3.75m and the event had at least 12 hours of wave heights greater than 1.0m. Figure 2 shows the wave height profiles for the top 5 of those storms, ranked by the peak wave height. Two of those storms were selected for the profile evolution modeling: Event 3 and Event 8. Event 3 had a duration of 45 hours. The storm peak wave condition had a significant wave height of 4.0m, a peak wave period of 9.3s and a mean wave back azimuth direction of 310 degrees at the hindcast location. Event 8 had a duration of 45 hours. The storm peak wave condition had a significant wave height of 4.4m, a peak wave period of 8.4s and a mean wave back azimuth direction of 300 degrees at the hindcast location.

Each of these storm events was transferred into a point on the 6m contour (chart datum), offshore of the site. Recorded water levels during the storm events were scaled up so that the peak of the storm was modeled at the 100-year instantaneous water level. Representative sediment parameters were taken from grain size distribution plots presented in SPL (2015). Those plots are presented in Figure 3. Sample TP15-03 GS#2, which was a medium sand with a median diameter of 0.45mm, was considered representative of the beach sand at this site. Sample TP15-03 GS#1, which was a fine sand with a median diameter of 0.2mm, was the finest sand sampled and was used for sensitivity testing during the profile evolution modeling.

Figure 1 shows the location of 6 profile lines labeled A to F. Profiles A to E were used during our 2021 wave uprush analysis and profile F was added for this assessment. These profiles were derived from the 2021 J.D. Barnes topographic survey and represent beach conditions following a period of high lake levels. This makes them well suited for profile evolution modeling under design conditions as no adjustment is necessary to represent a high water level equilibrium condition.

Baseline condition modeling was completed by considering both storm event 3 and storm event 8, described above, with the medium beach sand. The profile changes were similar, with each storm eroding away the beach both above and below the waterline and forming a nearshore bar. Figure 4 shows an example of the baseline condition modeling results for profile F.

Model sensitivity analyses were considered for both storm duration and sediment size. Storm duration sensitivity was tested by modeling storm events 3 and 8 back-to-back, which effectively ignores the beach rebuilding that occurs between major storm events. Sediment size sensitivity was tested by modeling the fine sand distribution rather than the medium sand representative of site conditions. Figure 5 and Figure 6 show the results of those analyses for profile F. The profile change modeling is more sensitive to storm duration than to sediment size.

Table 1 summarizes the distances that the 178m contour receded on each profile for the storm events modeled with the medium beach sand. The 178m contour was selected to provide a consistent benchmark for comparison. These values do not represent the full width over which the beach profile changed.

Table 1 178m Contour Recession Distances

Profile	Storm Event 3	Storm Event 8	Storm Events 3 & 8
A	9.8	10.2	11.9
B	12.2	12.3	14.1
C	17.4	17.3	19.5
D	11.0	11.0	12.8
E	13.8	14.0	15.4
F	13.2	13.5	14.5
minimum	9.8	10.2	11.9
maximum	17.4	17.3	19.5
average	12.9	13.0	14.7

Using the same approach as applied for similar studies on Lake Huron, the dynamic beach hazard limit was defined using the results of the worst-case sensitivity analysis profile evolution modeling. That produced the dynamic beach hazard limit shown on Figure 7.

Development Plans

A GIS shapefile of the dynamic beach hazard limit shown on Figure 7 has been provided to the project team to assist other aspects of the project. Development that takes place landward of this limit will not impact the dynamic beach. It will not create or aggravate flooding or erosion hazards, cause updrift and/or downdrift impacts, or cause adverse environmental impacts.

Cantilevering second storey floors or decks beyond the dynamic beach hazard limit will have no impact on the dynamic beach hazard. Foundation walls constructed close to the hazard limit must have buried scoured protection as an addition safeguard should design conditions be exceeded. It is important that maintenance access to that scour protection not be obstructed.

Conclusions

This report describes a site-specific analysis of the dynamic beach hazard limit using accepted scientific and engineering methods. The dynamic beach hazard is the governing natural hazard at this site. Its location is shown on

Figure 7. Development that takes place landward of this limit will not impact the dynamic beach. It will not create or aggravate flooding or erosion hazards, cause updrift and/or downdrift impacts, or cause adverse environmental impacts.

Closing Comments

We trust that these comments will assist you in your dealings with Tiny Township. Do not hesitate to call should you have any questions regarding this letter report.

Yours truly

Shoreplan Engineering Limited

Bruce Pinchin, P.Eng.

References

MNR, 2001. Great Lakes - St. Lawrence River System and Large Inland Lakes. Technical Guides for flooding, erosion and dynamic beaches in support of natural hazards policies 3.1 of the provincial policy statement. Watershed Science Centre. ISBN: 9780968819616

SPL (2015). Report on Preliminary Geotechnical, Investigation Wymbolwood Beach Resort, 1 Dunsford Lane, Township of Tiny, Ontario. Unpublished report prepared by SPL Consultants Limited for Romspen Investment Corporation. SPL Project No. 10001448. April 13, 2015

Photo 1, November 2021

SHOREPLAN

Photo 2, June 2025

Photo 3, November 2021

SHOREPLAN

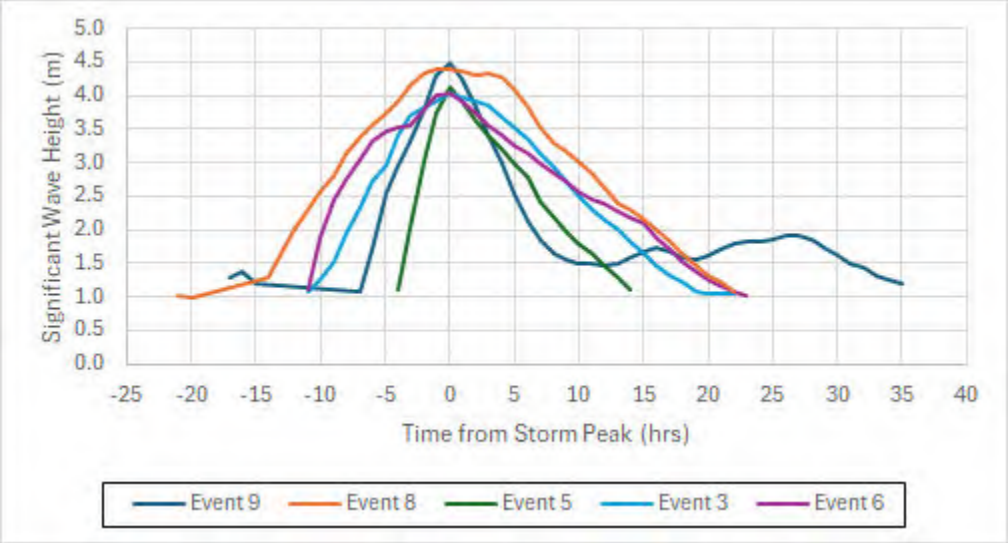
Photo 4, June 2025

Project # 11-1673
Scale 1:400
SHOREPLAN

Figure 1
Wymbolwood, Tiny, 2021 Update
Existing Conditions Site Plan

Drawing Location: S:\Shoreplan Project Files\Files 1500-1999\Files 1600-1699\11-1673 Wymbolwood Tiny (Weldon)\2021 update\drawings\1673-r0e.dwg

Figure 2 Top Storm Events from WIS Hindcast



SHOREPLAN

Figure 3 Grain Size Distribution Plots

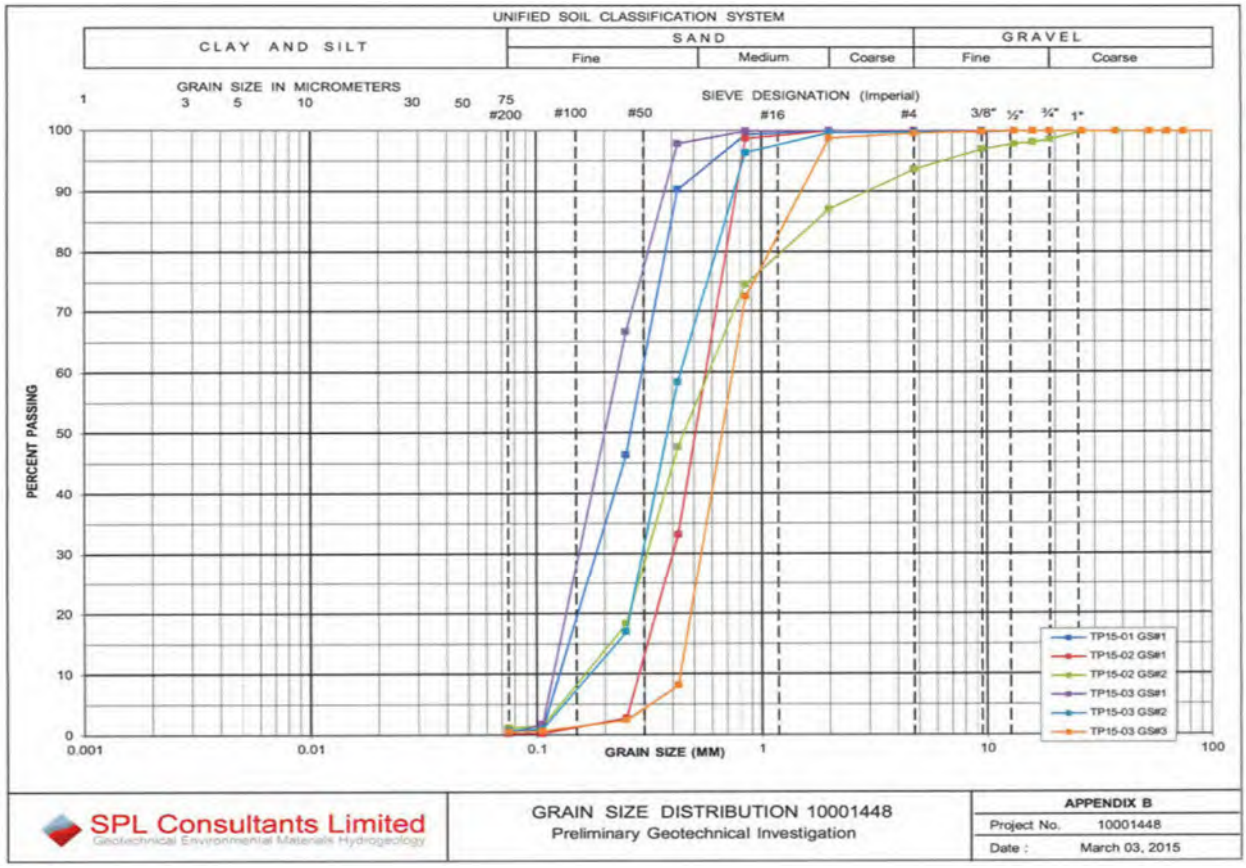
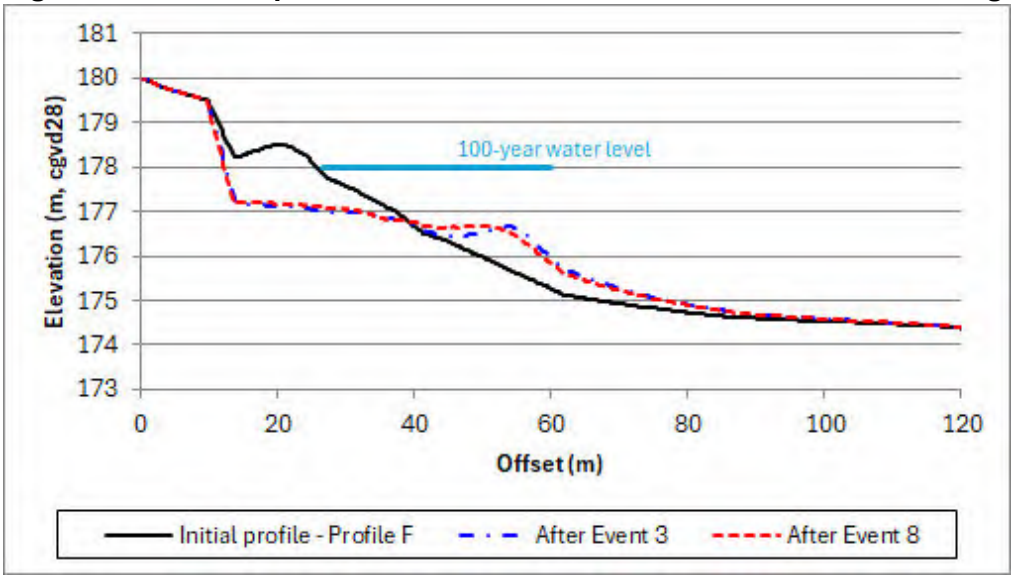


Figure 4 Example of Baseline Condition Profile Evolution Modeling



SHOREPLAN

Figure 5 Profile Evolution Sensitivity to Storm Duration

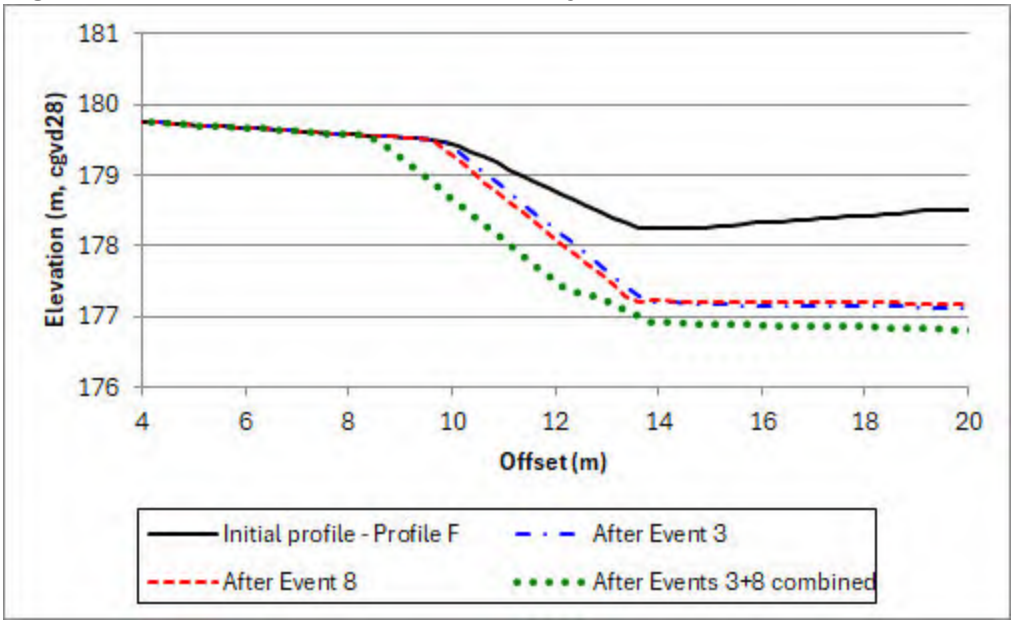
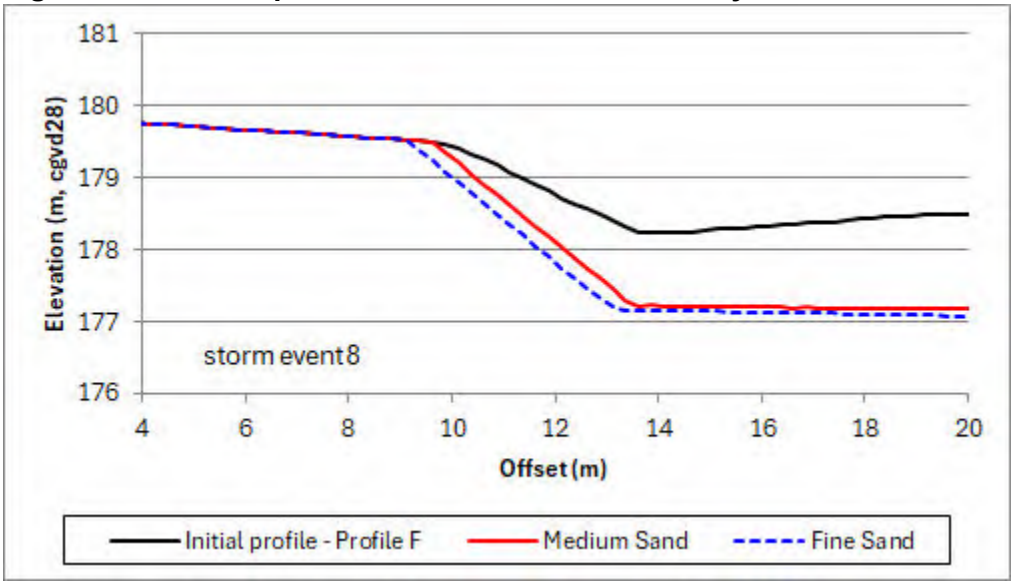


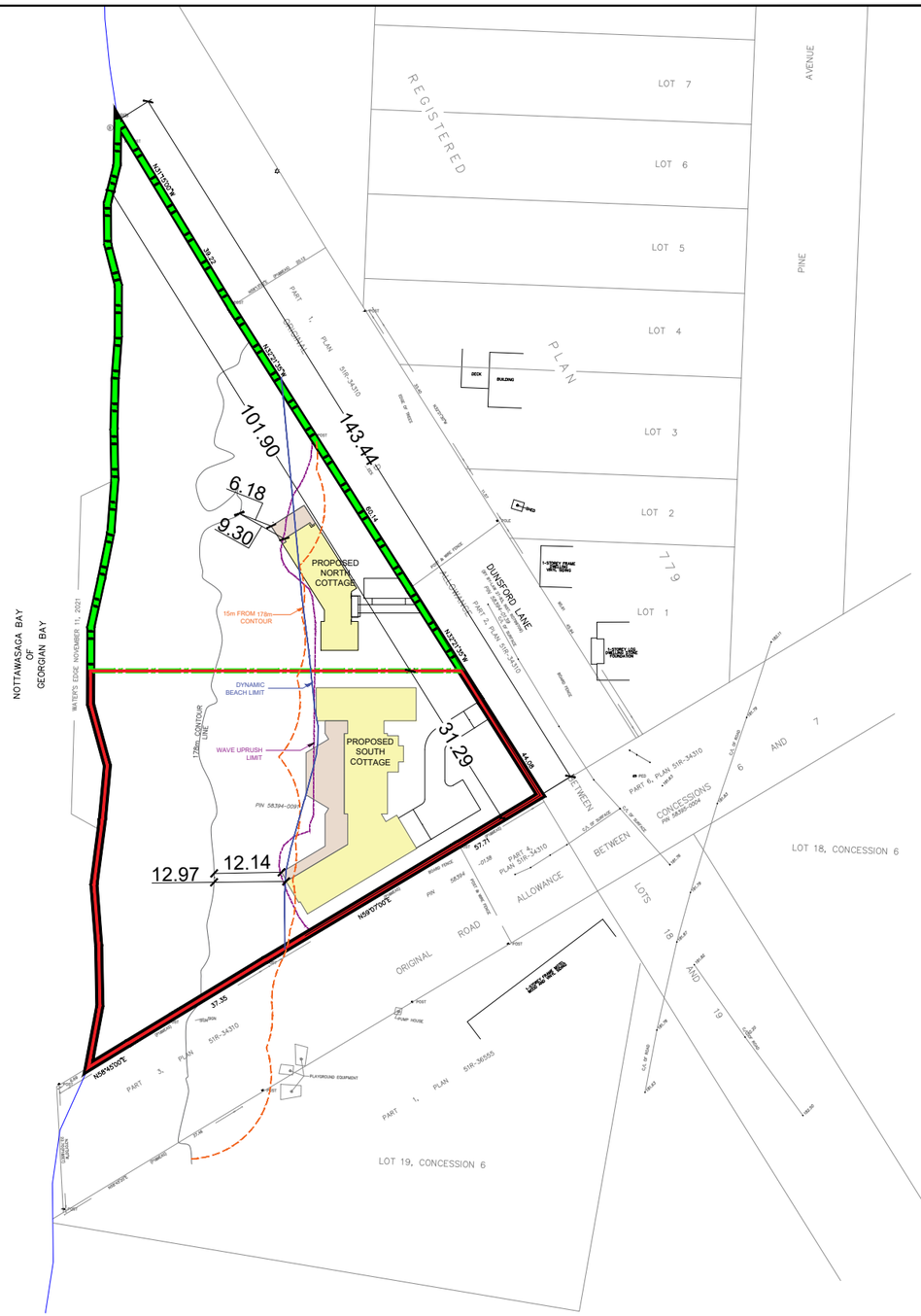
Figure 6 Example of Profile Evolution Sensitivity to Sand Size



SHOREPLAN

Figure 7 Dynamic Beach Hazard Limit

FIGURES



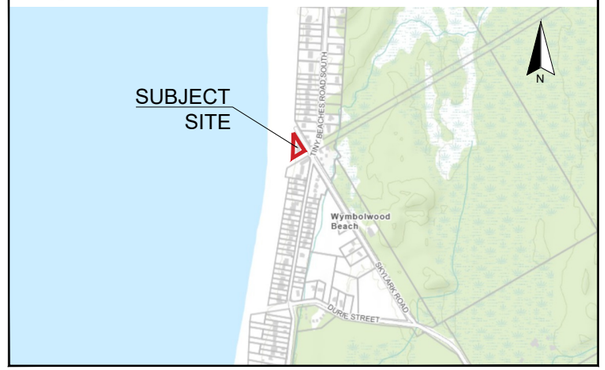
SEVERANCE SKETCH

1 DUNSFORD LANE, TOWNSHIP OF TINY

SCHEDULE OF REVISIONS

No.	Date	Description	By

Key Map n.t.s.



LEGEND

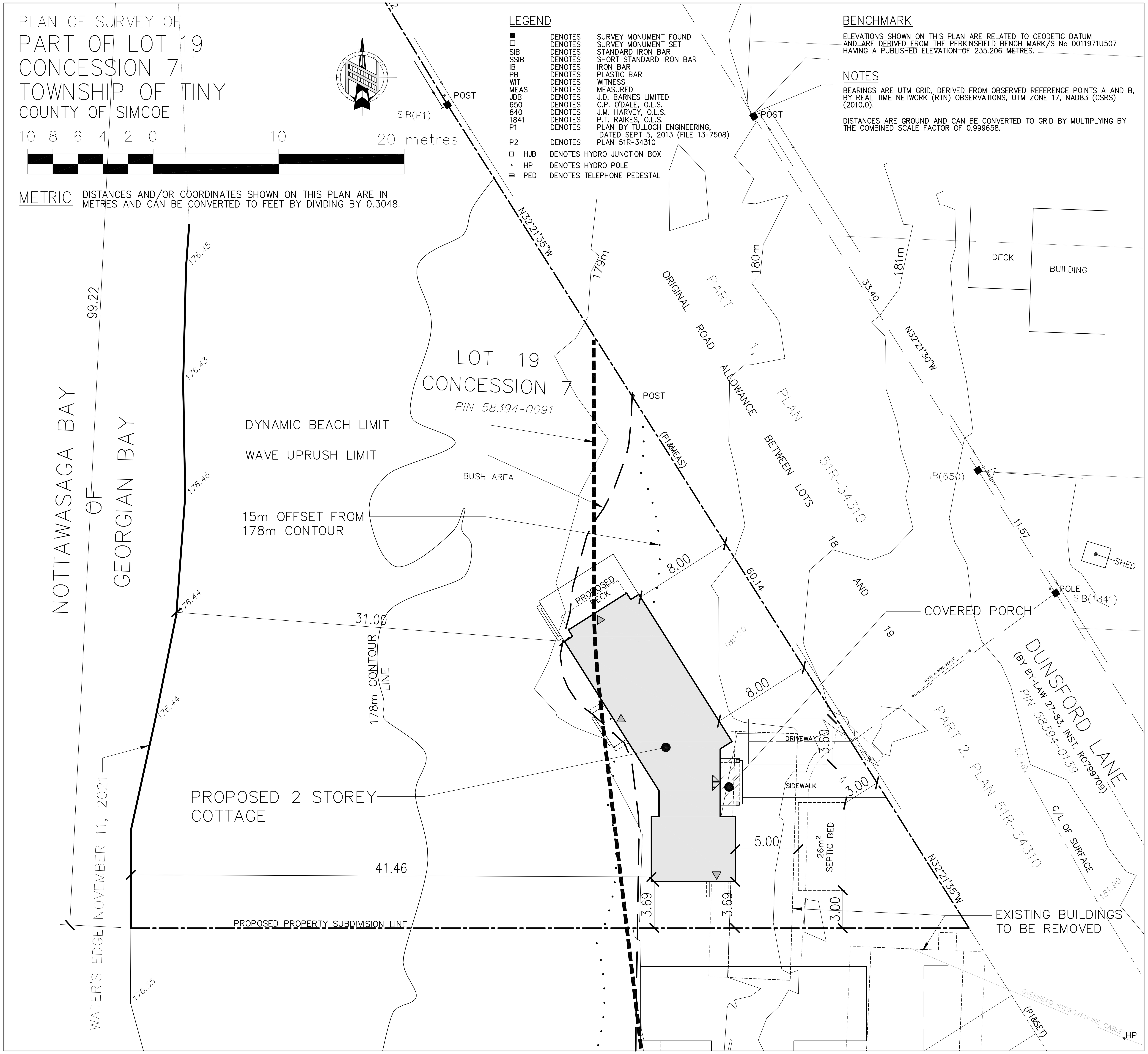
- Subject Site (Area: 6,719.04m^2 / 0.37 ha.)
- Lands to be Severed:
  - Area: 3,186.44m^2
  - Frontage: 101.90m
- Lands to be Retained:
  - Area: 31.29m
  - Frontage: 3,532.60m^2

Source: Township of Tiny Zoning By-Law 22-075
Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.

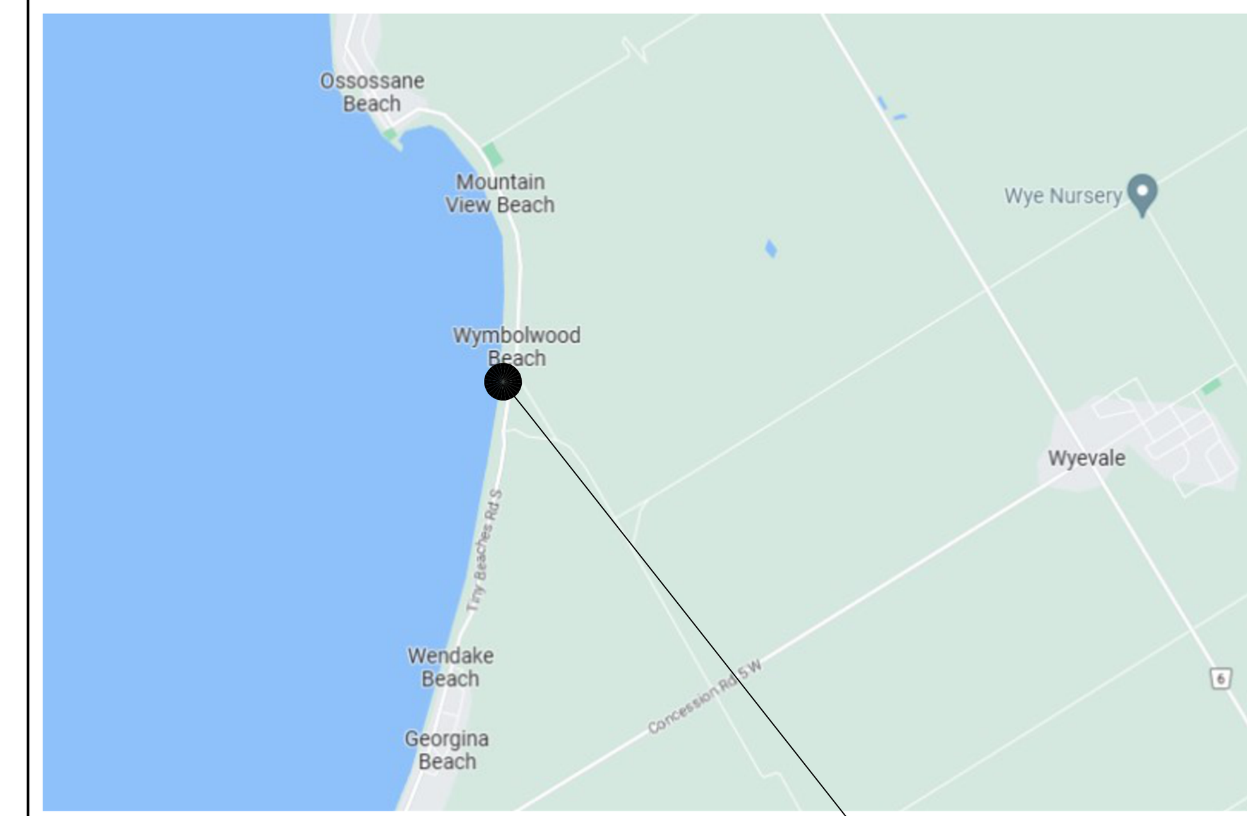
0 20 40 60m N

Date:	Dec. 15, 2025	Drawn By:	A.S.
File:	21 - 1161	Drawn By:	N.S.

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7 Tel: 705-812-3281
3800 STEELS AVE. W, SUITE 200W, VAUGHAN, ON, L4L 4G9 Tel: 905-291-7525
info@ipsconsultinginc.com / www.ipsconsultinginc.com



SITE PLAN
3 / A1-2 SCALE: 1:150



KEY PLAN
1 / A1-2 SCALE: DNS

OWNER Interra Lands Inc. 7 Hoggs Lane Toronto ON. M5B 2W5	**ARCHITECT** IAN MACLAREN ARCHITECT INC. 295 ROBINSON STREET OAKVILLE, ONTARIO L6J 1G7 ATTENTION: IAN MACLAREN PH: 905-339-1219 EXT. 225
APPLICANT: **OWNER'S AGENT**	

SITE STATISTICS

ZONING:

	%	METRIC	IMPERIAL
LOT AREA: FULL LOT		3,186.44	34,298.55
LOT FRONTAGE:		99.22	325.52
LOT COVERAGE: FULL LOT			
PROPOSED COVERAGE:			
PROPOSED COTTAGE		154.08	1,658.46
PROPOSED COVERED PORCH		5.57	60.00
PROPOSED LOT COVERAGE: (FULL LOT)	5.01%	159.65	1718.46

COTTAGE GROSS FLOOR AREAS:		
GROUND FLOOR	154.08	1,658.46
SECOND FLOOR	105.00	1,130.22
PROPOSED TOTAL COTTAGE FLOOR AREA:	259.08	2788.68

SITE STATISTICS
2 / A1-2 SCALE: DNS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

ONTARIO ASSOCIATION OF ARCHITECTS
IAN W.N. MACLAREN
LICENCE
8074

SITE ACCREDITATION:

PART OF:
LOT 19, CONC 7

GEOGRAPHIC TOWNSHIP OF TINY
COUNTY OF SIMCOE
DISTRICT MUNICIPALITY OF PARRY SOUND

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
LAURENCE J. KUELLING
ONTARIO LAND SURVEYORS
2022

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE LEGEND:

- PROPERTY LINE
- 82.96 EXISTING GRADE
- 83.37 FINISHED GRADE
- F.F.E. FINISHED FLOOR ELEVATION
- F.B.E. FINISHED BASEMENT ELEVATION
- F.D.E. FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- PROPOSED ADDITION AREA
- TREE HOARDING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- SIB STANDARD IRON BAR
- IB IRON BAR

REF.	DATE:	DESCRIPTION:
2	10.24.25	DYNAMIC BEACH LINE ADDED
1	03.07.23	PRELIMINARY REVIEW

REVISION / ISSUANCE:

ian MACLAREN ARCHITECT inc
905.339.1219 www.maclarenarchitect.ca
295 ROBINSON ST. SUITE 300, OAKVILLE, ON L6J 1G7

CLIENT:
WYMBOLWOOD COTTAGE NORTH

ADDRESS: DUNSFORD LANE
MUNICIPALITY: TINY, ON.

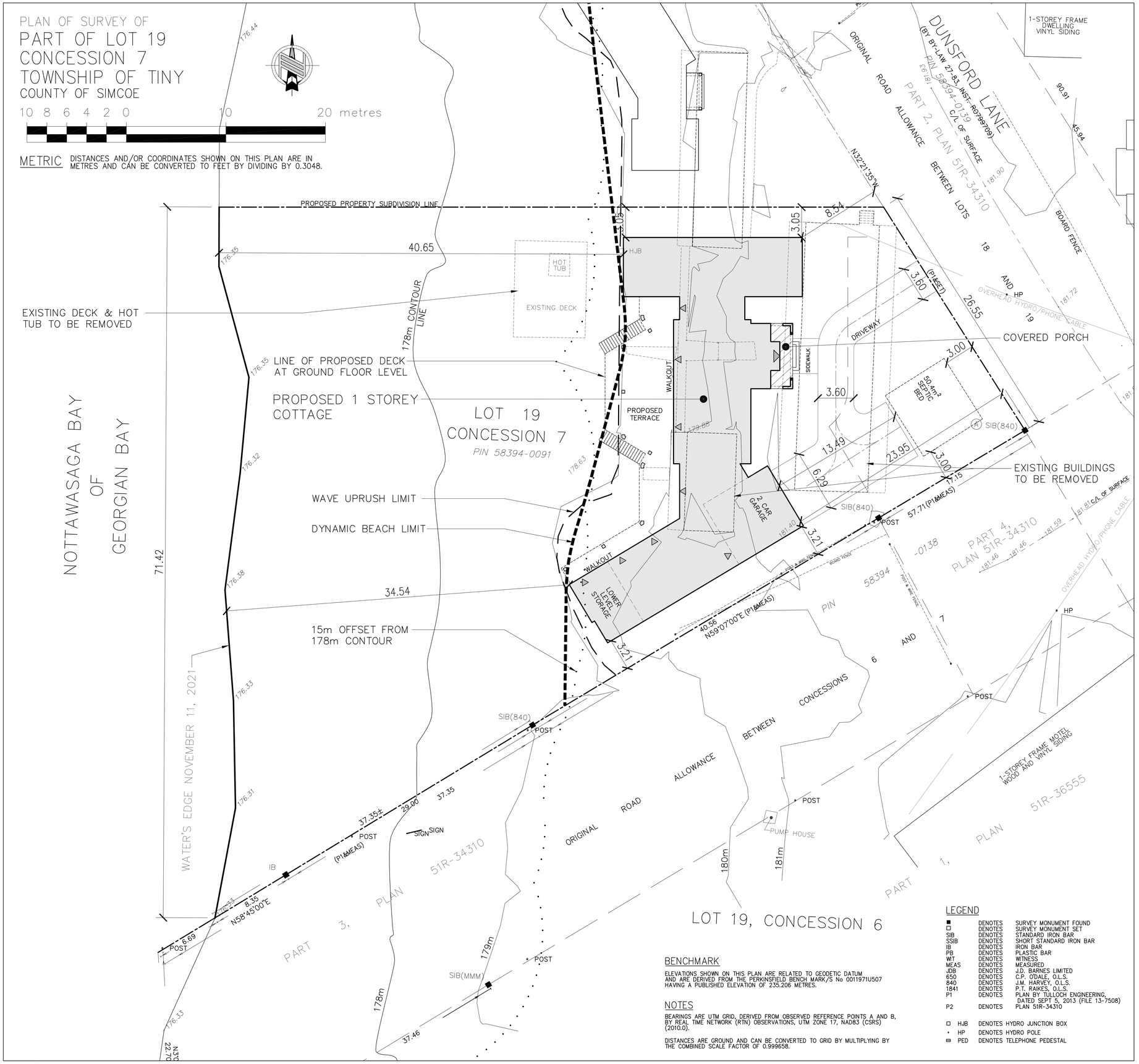
DRAWING TITLE:
SITE PLAN & SITE STATISTICS

DRAWN: A.B.
DATE: MAR.2023
SCALE: AS NOTED
JOB NUMBER: 20130
SHEET NUMBER: A1-2

PLAN OF SURVEY OF
PART OF LOT 19
CONCESSION 7
TOWNSHIP OF TINY
COUNTY OF SIMCOE

10 8 6 4 2 0 10 20 metres

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
550	DENOTES	C.P. O'DALE, O.L.S.
840	DENOTES	J.M. HARVEY, O.L.S.
1841	DENOTES	P.T. RAIKES, O.L.S.
P1	DENOTES	PLAN BY TULLOCH ENGINEERING, DATED SEPT 5, 2013 (FILE 13-7508)
P2	DENOTES	PLAN 51R-34310
□ HJB	DENOTES	HYDRO JUNCTION BOX
• HP	DENOTES	HYDRO POLE
▭ PED	DENOTES	TELEPHONE PEDESTAL

BENCHMARK

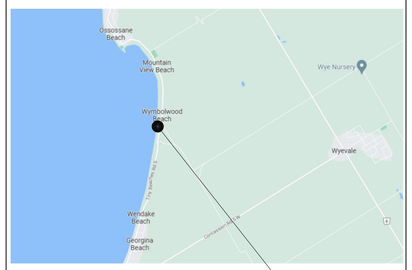
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE PERKINSFIELD BENCH MARK/S No 0011971U507 HAVING A PUBLISHED ELEVATION OF 235.206 METRES.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999658.

3 A1-2 **SITE PLAN**
SCALE: 1:150



1 A1-2 **KEY PLAN**
SCALE: DNS

PROJECT SITE

OWNER	ARCHITECT
Interra Lands Inc.	IAN MACLAREN ARCHITECT INC.
7 Hoggs Lane	295 ROBINSON STREET
Toronto ON.	OAKVILLE, ONTARIO L6J 1G7
M5B 2W5	ATTENTION: IAN MACLAREN
	PH: 905-339-1219 EXT. 225

APPLICANT:
OWNER'S AGENT

SITE STATISTICS

ZONING:

	%	METRIC	IMPERIAL
LOT AREA: FULL LOT		3,532.60	38,024.59
LOT FRONTAGE:		71.42	234.32
LOT COVERAGE: FULL LOT			
PROPOSED COVERAGE:			
PROPOSED COTTAGE		435.46	4,687.24
PROPOSED COVERED PORCH		11.83	127.38
PROPOSED LOT COVERAGE: (FULL LOT)	12.66%	447.29	4814.62

COTTAGE GROSS FLOOR AREAS:

GROUND FLOOR (EXCLUDES GARAGE)	381.19	4,103.10
PARTIAL FINISHED BASEMENT	322.27	3,468.88
PROPOSED TOTAL COTTAGE FLOOR AREA:	703.46	7571.98

2 A1-2 **SITE STATISTICS**
SCALE: DNS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

ONTARIO ASSOCIATION OF ARCHITECTS
IAN W. MACLAREN
LICENCE 8074

SITE ACCREDITATION:

PART OF:
LOT 19, CONC 7

GEOGRAPHIC TOWNSHIP OF TINY
COUNTY OF SIMCOE
DISTRICT MUNICIPALITY OF PARRY SOUND

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
LAURENCE J. KUELLING
ONTARIO LAND SURVEYORS
2022

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE LEGEND:

	PROPERTY LINE
82.38	EXISTING GRADE
83.07	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
IB	IRON BAR

REF.	DATE:	DESCRIPTION:
2	10.24.25	DYNAMIC BEACH LINE ADDED
1	03.07.23	PRELIMINARY REVIEW

REVISION / ISSUANCE:

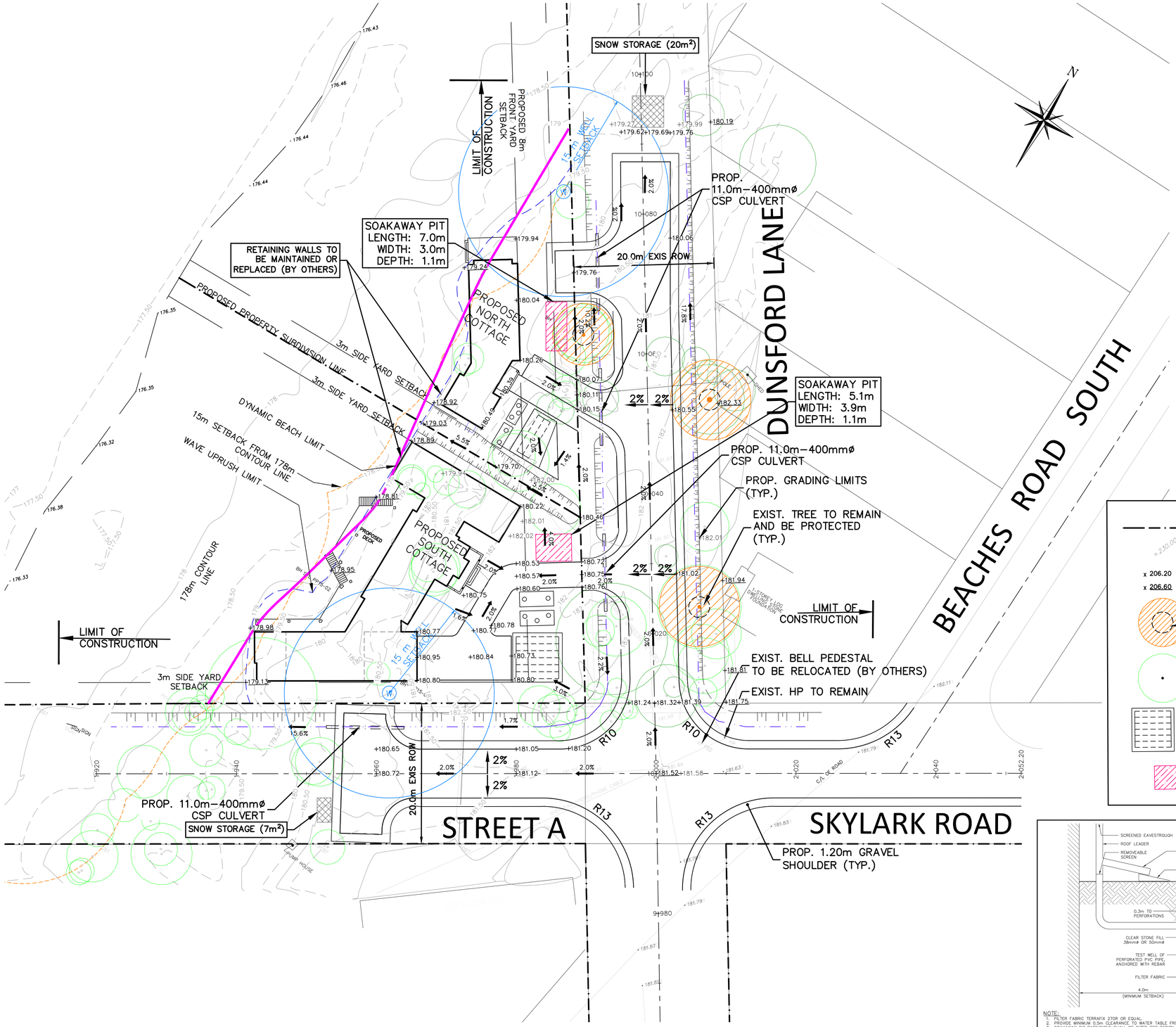
ian MACLAREN ARCHITECT inc
905.339.1219 www.macslarenarchitect.ca
295 ROBINSON ST., SUITE 300, OAKVILLE, ON L6J 1G7

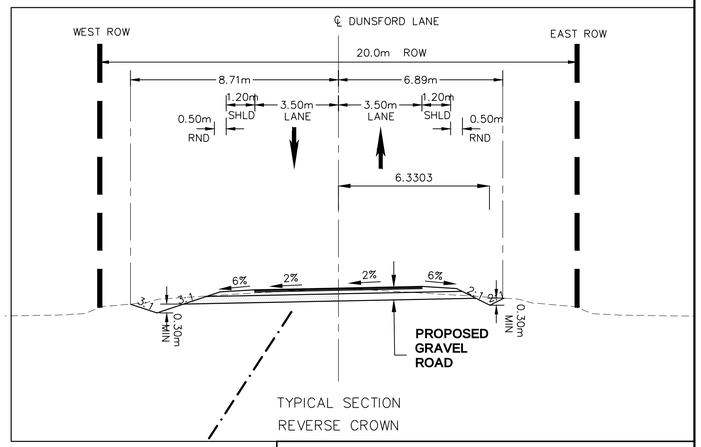
CLIENT:
WYMBOLWOOD COTTAGE SOUTH

ADDRESS: DUNSFORD LANE
MUNICIPALITY: TINY, ON.

DRAWING TITLE:
SITE PLAN & SITE STATISTICS

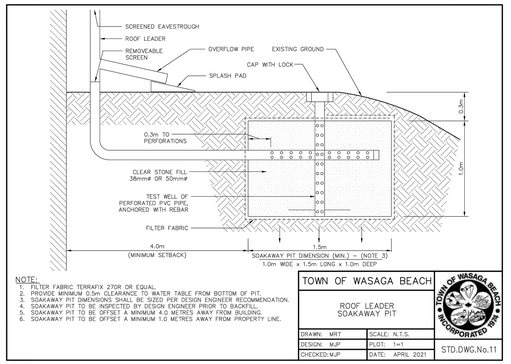
DRAWN: A.B.
DATE: MAR.2023 SCALE: AS NOTED
JOB NUMBER: 20130
SHEET NUMBER: **A1-2**





LEGEND

- PROPERTY LINE
- EXISTING GRADE
- x 206.20 — PROPOSED GRADE
- x 206.60 — PROPOSED GRADE (MATCH TO EXISTING)
- EXISTING TREE TO REMAIN AND BE PROTECTED
- 1.5m RADIUS AROUND TRUNK FOR PROTECTION
- NOTE: TREES ALONG 1 DUNSFORD LANE TO BE REMOVED UNLESS OTHERWISE SPECIFIED
- EXISTING TREE
- PROPOSED SEPTIC SYSTEM LAYOUT
- PROPOSED SOAKAWAY PIT



TOWN OF WASAGA BEACH

ROOF LEADER SOAKAWAY PIT

DRAWN: MRT	SCALE: N.T.S.
DESIGN: MJP	PLOT: 1=1
CHECKED: MJP	DATE: APRIL 2021

STD.DWG.No.11

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SURVEY NOTE:

ORIGINAL SURVEY WAS COMPLETED BY J. D. BARNES LTD. DATED MARCH 6, 2015,

BENCH MARK:

ELEVATIONS HEREON ARE GEODETIC AND ARE DERIVED FROM THE PERKINSFIELD MARK/S NO. 001971U507 HAVING A PUBLISHED ELEVATION OF 235.206 METRES.

No.	ISSUE	DATE: MMM/DD/YYYY
1	ISSUED FOR 1ST SUBMISSION	DEC/17/2025

Engineer

Engineer

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Project

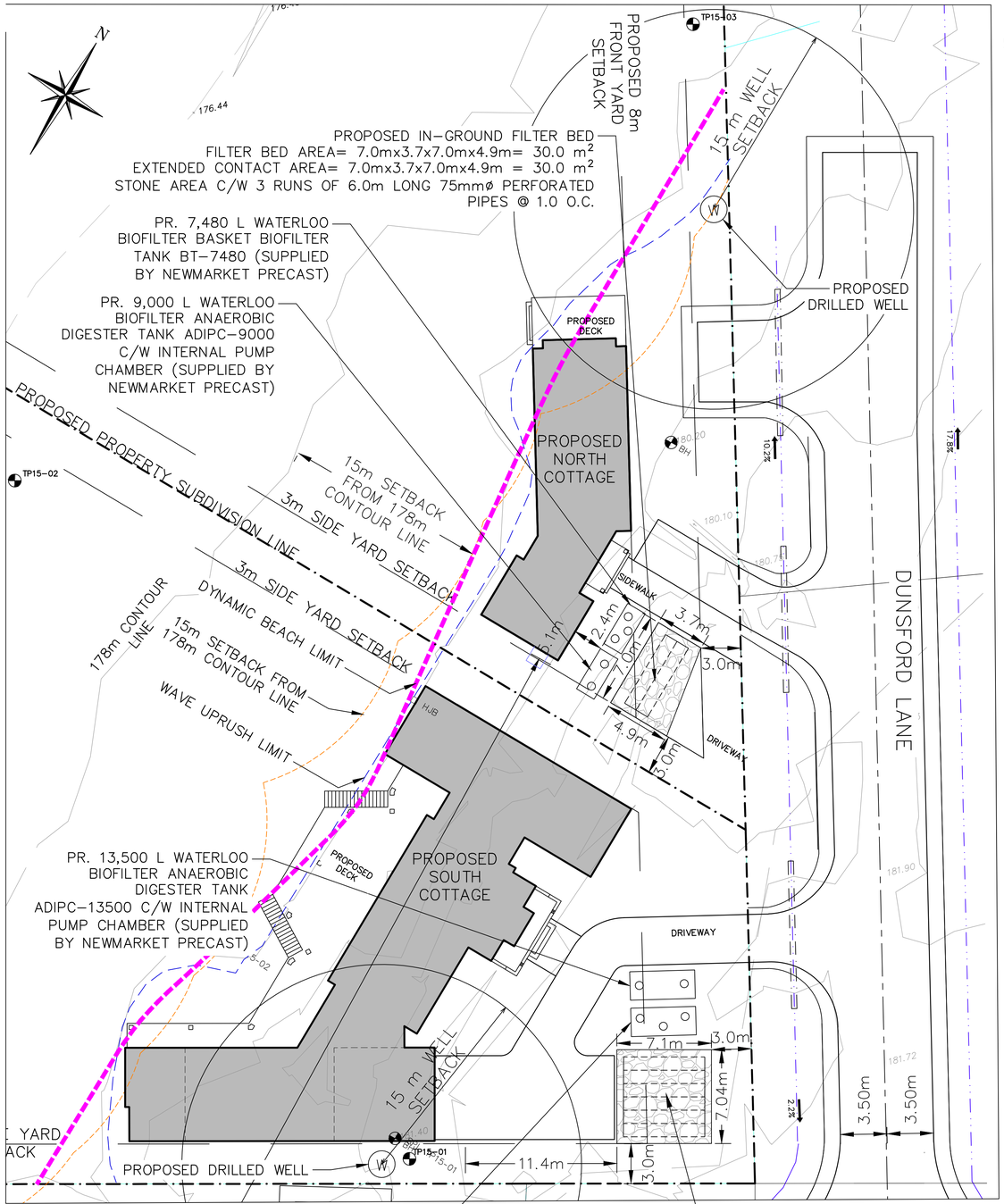
1 DUNSFORD LANE
TOWNSHIP OF TINY

Drawing

GENERAL SERVICING & GRADING PLAN

CROZIER CONSULTING ENGINEERS
ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	Design By	Project
R.D.M./A.L.	K.S.	2251–6304
Check By	Check By	Scale / Drawing
N.C.O.		1: 300 / FIGURE 4



SCALE: 1:200

ONSITE SEWAGE SYSTEM OBC AND TINY TOWNSHIP SETBACKS NOTES:

1. 5m SETBACK FROM SEWAGE SYSTEM TO BUILDING
2. 1.5m SETBACK FROM TANKS TO BUILDING
3. 3m SETBACK TO PROPERTY LINE
4. 15m DRILLED WELL SETBACK FROM SEWAGE SYSTEM
5. 15m SETBACK FROM 178 masl CONTOUR LINE (HIGH WATER ELEVATION OF GEORGIAN BAY) PER TINY TOWNSHIP REQUIREMENTS

ON-SITE SEWAGE SYSTEM DESIGN NOTES - NORTH COTTAGE

PROPOSED 4 BEDROOM, 242 m² COTTAGE WITH THIRTY-SIX (35.5) FIXTURE UNITS	BASE FLOW (4 BEDROOMS) = 2,000 L/DAY ADDITIONAL FLOOR AREA (42 m2) = 500 L/DAY ADDITIONAL FIXTURE UNITS (15.5) = 775 L/DAY Q TOTAL (2,000+775) = 2,775 L/DAY
SOIL PERCOLATION RATE	T = 6 min/cm (ESTIMATED BY C.F. CROZIER)
PROPOSED TREATMENT UNIT	WATERLOO BIOFILTER AD-BA30
PROPOSED FILTER BED STONE AREA	MINIMUM SIZE = Q/100 = 2,775/100 = 28.0 m² PROVIDED = 30.0 m²
PROPOSED FILTER BED EXTENDED CONTACT AREA	MINIMUM SIZE = QT/850 = 2,775*6/850 = 20m² PROVIDED = 30.0 m²

ON-SITE SEWAGE SYSTEM DESIGN NOTES - SOUTH COTTAGE

PROPOSED 9 BEDROOM, 403 m² COTTAGE WITH SEVENTY (70) FIXTURE UNITS	BASE FLOW (9 BEDROOMS) = 2,500 L/DAY ADDITIONAL BEDROOMS (4) = 2,000 L/DAY ADDITIONAL FLOOR AREA (203 m²) = 2,075 L/DAY ADDITIONAL FIXTURE UNITS (50) = 2,500 L/DAY Q TOTAL (2,500+2,500) = 5,000 L/DAY
SOIL PERCOLATION RATE	T = 6 min/cm (ESTIMATED BY C.F. CROZIER)
PROPOSED TREATMENT UNIT	WATERLOO BIOFILTER AD-BA50
PROPOSED FILTER BED STONE AREA	MINIMUM SIZE = Q/100 = 5,000/100 = 50.0 m² PROVIDED = 50.0 m²
PROPOSED FILTER BED EXTENDED CONTACT AREA	MINIMUM SIZE = QT/850 = 5,000*6/850 = 35 m² PROVIDED = 50.0 m²

LEGEND

- PROPERTY LINE
- EXISTING GRADE
- TESTPIT LOCATION (SPL CONSULTANTS, APRIL 13, 2015)
- PROPOSED FILTER BED
- PROPOSED TREATMENT TANK
- PROPOSED COTTAGE BUILDING

SURVEY NOTE:

ORIGINAL SURVEY WAS COMPLETED BY J. D. BARNES LTD. DATED MARCH 6, 2015,

BENCH MARK:

ELEVATIONS HEREON ARE GEODETIC AND ARE DERIVED FROM THE PERKINSFIELD MARK/S NO. 00119711507 HAVING A PUBLISHED ELEVATION OF 235.206 METRES.

No.	ISSUE	DATE: MMM/DD/YYYY
1	ISSUED FOR 1ST SUBMISSION	DEC/17/2025

Engineer

Engineer

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Project

1 DUNSFORD LANE
TOWNSHIP OF TINY

Drawing

SANITARY SERVICING PLAN

CROZIER CONSULTING ENGINEERS
ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	Design By	Project	
R.D.M./A.L.	R.D.M./A.L.		2251-6304
Check By	Check By	Scale	Drawing
K.S./K.R.	K.S./K.R.	1:200	FIGURE 5

APPENDIX 8: Snow Plow Vehicle Maneuvering Analysis

APPENDIX 9: Site Visit Photos

Photo 1: Taken from the beach front, towards the east showing all 3 existing structures to be demolished.

Photo 2: Taken centrally on the lot, towards the north showing the proposed north (severed) lot.

Photo 3: Taken centrally on the lot, towards the south showing the proposed south (retained) lot.

Photo 4: Taken east of the lot on Dunsford Lane, towards the west showing the proposed north (severed) lot.

Photo 5: Taken east of the lot on Dunsford Lane, towards the west showing the proposed lot line.

Photo 6: Taken north of the lot on Dunsford Lane, towards the south showing the proposed north (severed) lot.

Photo 7: Taken north of the lot on Dunsford Lane, towards the south showing the proposed south (retained) lot.

Photo 8: Taken south of the lot on Tiny Beaches Road South, towards the west showing the proposed south (retained) lot.

APPENDIX 10: Development Standards Table

Table 1: Development Standards			
Township of Tiny Zoning By-law 22-075: Table 5.2 Residential Zones			
Provisions	**Standard**	**Proposed Severed Lot (North)**	**Proposed Retained Lot (South)**
Minimum Lot Area	4,000 m2	**3,175 m^2**	**3,538 m^2**
Minimum Lot Frontage	30 m	101.90 m	32.29 m
Minimum Required Front Yard	8 m	8 m	8.54 m
Minimum Required Exterior Side Yard	8 m	NA	**3.21 m (South)**
Minimum Required Interior Side Yard	3 m and 1.8 m (Refer to Section 2)	3.69 m (South) Plus 6 m (North)	3.05 m (North)
Minimum Required Rear Yard	7.5m	31.0 m (from water's edge elevation of 176.3)	34.54 m (from water's edge elevation of 176.3)
Maximum Lot Coverage	25%	10.72% Total GFA = 159.65 m^2 Area Above 178m = 1,488.54 m^2	19.91% Total GFA = 447.29 m^2 Area Above 178m = 2,246.3 m^2
Maximum Height	11 m	9.36 m	10.97 m
Township of Tiny Zoning By-law 22-075: Section 2.30 Special Setbacks 2.30.1.1 Setbacks from 178 meter Elevation			
The main building including a	45 m	**9.30 m (dwelling) 6.18 m (deck)**	**12.97 m (dwelling) 12.14 m (deck)**

covered porch or bunkie shall be setback a minimum of 45 metres from the 178 metre G.S.C. elevation adjacent to Georgian Bay.			

APPENDIX 11: Draft Zoning By-law Text and Schedule

THE CORPORATION OF THE TOWNSHIP OF TINY
DRAFT BY-LAW NO. 26-XX

Being a By-law to amend By-law 22-075 as amended, being the Zoning By-law for the Corporation of the Township of Tiny for the lands located at 1 Dunsford Lane.

WHEREAS the Council of the Corporation of the Township of Tiny is empowered to enact By-laws to regulate the use of land pursuant to Section 34 of the *Planning Act*, R.S.O 1990, as amended;

AND WHEREAS the provisions of the By-law conform to the general policies of the Official Plan, as amended, for the Township of Tiny;

AND WHEREAS the Council of the Corporation of the Township of Tiny has received a request to amend By-law 22-075 as amended, and is in general agreement with this request;

NOW THEREFORE the Council of the Corporation of the Township of Tiny enacts as follows:

1. **THAT** Zoning Map "Zoning By-law 22-075 – Schedule A – Map 8" to By-law 22-075 as amended, be further amended by rezoning part of lands municipally known as 1 Dunsford Lane, and legally described as Lot 19 Concession 7 in the Township of Tiny, from the '**Shoreline Commercial (SC)'** zone, to the **Shoreline Residential (SR)'** with site-specific exception XX zone, as shown on Schedule 'A' attached hereto, and Schedule 'A' attached hereto forms part of this By-law.

2. The following shall apply to lands zoned as **'Shoreline Residential (SR)'** zone:

Minimum Lot Area	3,175 m^2 (Proposed Severed Lot, North)
Minimum Lot Area	3,538 m^2 (Proposed Retained Lot, South)
Minimum Required Exterior Side Yard	3.21 m (Proposed Retained Lot, South)
Setback from Watercourse	6.18 m (attached deck) 9.3 m (dwelling) (Proposed Severed Lot, North)
Setback from 178 m G.S.C. Elevation	12.14 m (attached deck) 12.97 m (dwelling) (Proposed Retained Lot, South)

NOW BE IT ENACTED as a by-law pertaining to By-law 22-075, is amended as outlined in Schedule 1 of this Amendment.

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Tiny, subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.

The Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the Planning Act, R.S.O. 1990, as amended.

BY-LAW PASSES AND ENACTED THIS ____ DAY OF _____ 20____.

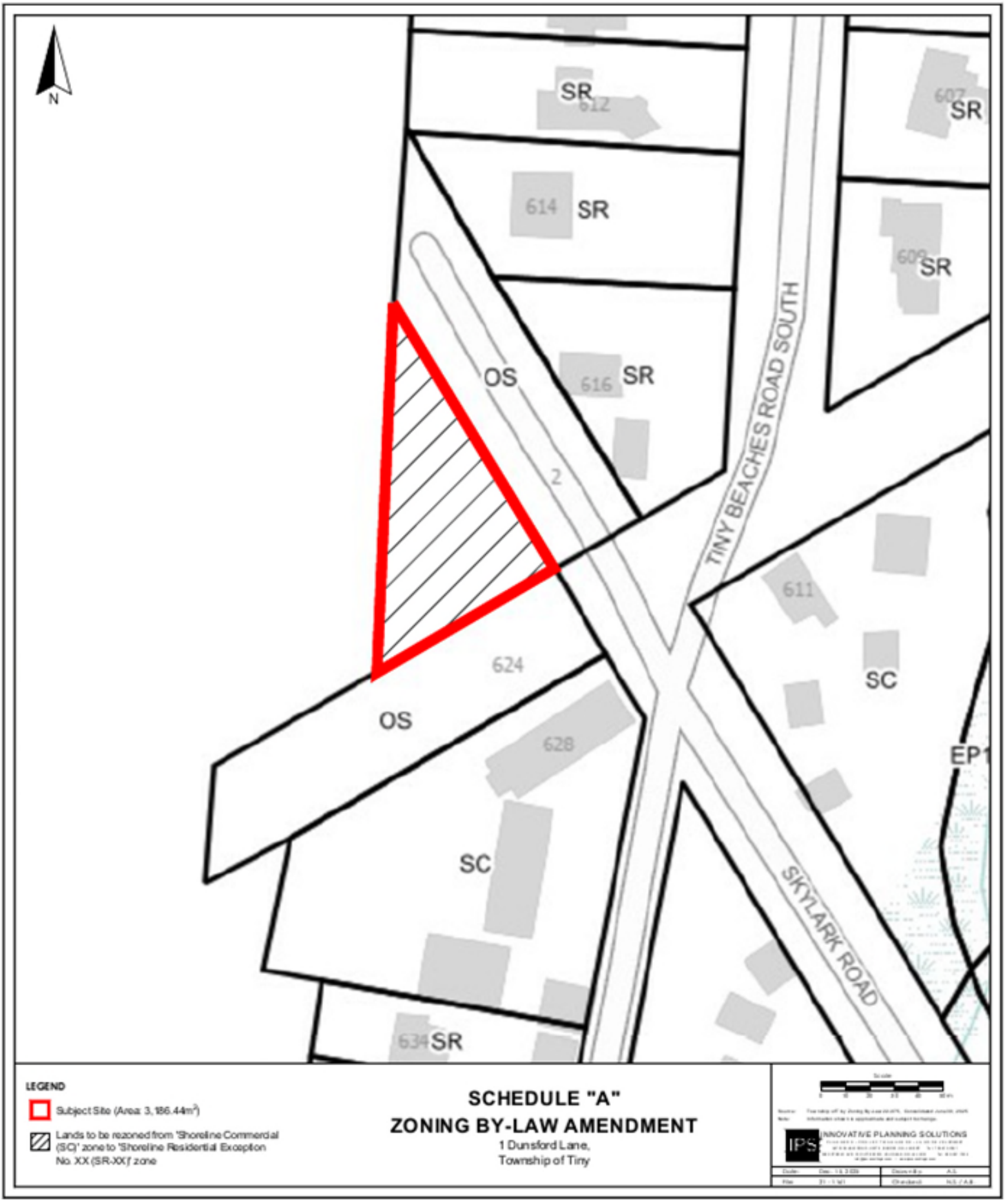
THE CORPORATION OF THE TOWNSHIP OF TINY

_____

MAYOR, David Evans

_____

CLERK



LEGEND

Subject Site (Area: 3,186.44m²)

Lands to be rezoned from 'Shoreline Commercial (SC)' zone to 'Shoreline Residential Exception No. XX (SR-XX)' zone

SCHEDULE "A"
ZONING BY-LAW AMENDMENT

1 Dunsford Lane,
Township of Tiny

INNOVATIVE PLANNING SOLUTIONS