

Planning Justification Report
Zoning By-law Amendment
Lot 25, Concession 2
Township of Tiny
Simcoe County
OROK Enterprises Inc. (c/o Don Stubbs)

August 21st, 2026

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1. Introduction

This Planning Justification Report addresses the proposed uses and development of land described as Part of Lot 25, Concession 2 in the Township of Tiny. The property is known as Georgian Bay Park. The recreational vehicle park on Lot 25 has been in operation since 2018.

The Owner acquired the property in 1995 (“Owner’s Land”). Lot 24, which abuts the Subject Land, and is the subject of a separate Zoning By-law Amendment Application, was purchased in 1992 by a related company. However, the two parcels operate as two separate properties and the application of the Township’s Zoning By-law. However, access to Lot 25 is by way of a driveway easement over the northerly driveway on Lot 24, which gains access from Concession 3 West, just west of Crossland Road. The driveway extends westerly, and parallel to Concession 3 West, to Georgian Bay Park **(See Attachment 1)**.

This Zoning By-law Amendment applies to those lands zoned Rural (RU-80) (“Subject Land”) in the Town’s Zoning By-law 22-075 and does not propose changes for that portion of the Owner’s Land forming part of the Nipissing Ridge Escarpment.

2. Retainer

Michael Smith Planning Consultants; Development Coordinators was retained by Don Stubbs on October 12, 2024, to assist with a Zoning By-law Amendment Application for each of Lot 24 and 25, Concession 2 in the Township of Tiny.

3. Ontario Land Tribunal Decision (formerly OMB and LPAT)

On November 5th, 2007, the Ontario Land Tribunal (OLT) issued Decision/Order No. 2880 arising from an appeal by Don Stubbs from the failure of Council of the Township of Tiny to pass Official Plan and Zoning By-law Amendments to permit a Commercial Campground on the North Half of Lot 25, Concession 2. The order approved the use of the Owner’s Land for *“up to 290 seasonal recreational tent and trailer sites, a group camping area, and 10 cabin sites for year-round accommodation. Onsite facilities would include a lodge recreational complex and medical clinic for 2 practitioners with dental services. Development would be phased in accordance with site plan approval and the lifting of the holding proposed in the zoning”*.

Further *“only passive recreational trails are permitted in an area of the North Part of Lot 25 (Nipissing Ridge Escarpment) under Greenbelt designation.”*

The OLT approved Zoning By-law 07-090 on June 6th, 2008, which applied to both Lots 24 and 25 was incorporated into the Township’s Zoning By-law 22-075.

4. **Pre-consultation Comments**

A pre-consultation meeting was held on April 14, 2025. Attached are the comments from the Township of Tiny (May 20, 2025), the County of Simcoe (April 17, 2025), and the Severn Sound Environmental Association and Risk Management Official (email dated March 3 & 10, 2025) (**See Attachment 2**). These comments were issued in respect of both 4230 Crossland Road (Lot 24) & 925 Concession Road 3 West (Lot 25). However, this report is focused only on Lot 25.

5. **Zoning By-law 22-075 – October 2022**

Zoning By-law 22-075 zones the Owner’s Land as “*Rural – Exception Eighty (RU-80)*”, “*Greenlands-Exception Eighty-One (GL-81)*”, and “*Environmental Protection Two (EP2-81)*”. The application for Zoning By-law Amendment, which is the subject of this Planning Justification Report, only applies to the land zoned “*RU-80*” (“Subject Land”).

5.1 Land Uses

Below we have outlined the permitted, existing and proposed land uses for the Subject Land that collectively provide the context for the Zoning By-law Amendment Application on Lot 25.

Table 1

Permitted Uses in <i>Rural Exception Eighty (RU-80)</i> Zone	Existing Uses (As shown on SP-2)	Proposed Uses (As shown on SP-3)
- Trailer Park - Maximum of 290 seasonal sites for tents and trailers - Seasonal group camping area with the potential to accommodate no more than 75 campers 10 cabins for year-round use - Passive recreational trails and observation tower, provided no motorized vehicles are permitted on such trails except for construction	- Phase 1 Multi-Use Area - Basketball, pickleball and bocce ball courts Existing Medical Centre - Gathering Area, including barn, tuck shop, and mountain bike rentals - Playground/Zipline - Soccer field, baseball diamond and group camping 56 Seasonal Sites (Phase 1A) 36 Seasonal Sites (Phase 2A)	<u>Proposed Uses currently Permitted in RU-80 Zone</u> 35 Overnight Sites (Phase 4) 56 Unserved Sites (Phase 4) 24 Extended Seasonal Sites (Phase 4) 27 Extended Seasonal Sites (Phase 4) - Second Comfort Station <u>New Proposed Uses as set forth in amending by-law</u>

- and maintenance purposes • Recreational and open space uses such as tennis and basketball courts and a baseball diamond • Lodge/recreation complex including a dwelling unit as an accessory use to the recreational park for the park owner and/or manager, but which does not include any accommodation facilities • Medical clinic for a maximum of two practitioners, and related medical services; • A tuck shop • Laundry facilities • Comfort stations (washrooms and shower facilities) • Indoor or outdoor swimming pool; • Mountain bike facilities	• 8 Seasonal pull throughs Sites (Phase 2B) • 16 Seasonal Sites (Phase 3A) • 33 Seasonal Sites (Phase 3B – Stage 1) • 10 All Season Cabins (Phase 1B) • Observation Tower • Volleyball Courts • RV, Boat, and Trailer Storage • Shared Trails, Hiking, Biking and Equestrian	• Healthcare Clinic (including four additional trailer sites for practitioners) • Putting Green • Sea-cans for trailer resident storage (accessory) • Snowmobile Trails • Special Events • Wagon Rides • Zipline
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5.2 Standard Parking Requirements

The parking standards are set forth in Section 3.0 PARKING AND LOADING of the Township’s Zoning By-law. There are no parking standards set forth in the “RU-80” zone and therefore those set forth in Section 3.0 to the Township’s Zoning By-law are to be applied. Where uses are listed as permitted uses, but are not defined, parking interpretations have been applied. A parking plan has been prepared to illustrate the location of parking areas on Lot 25 (**See Attachment 3**).

Section 3.1 PARKING AREA REQUIREMENTS, sub-section 3.1.3 provides that,

“Any parking space required by this By-law must be maintained and available for parking purposes and used exclusively for that purpose.”

The tourism/recreational park on the Subject Land has several uses, some which occupy similar spaces. For example, the common area where the primary parking area is located also serves as the sports field (soccer, baseball, etc.) when not required for parking. A more flexible approach to parking for this multi-use operation is requested.

Section 3.2. SIZE OF PARKING SPACES AND AISLE, subsection 3.2.1 sets out the parking space sizes and aisle widths. These parking details are shown on **Attachment 3**.

Section 3.3. LOCATION OF USE AND PARKING states that,

“Parking spaces shall be located on the same lot as the use that requires the parking.”

Therefore, parking for the Georgian Bay Park, on Lot 25, cannot be located on Lot 24, including within the access easement servicing Lot 25 over Lot 24.

Section 3.4 MORE THAN ONE USE ON A LOT provides that,

“the parking requirements for more than one use on a single lot or for a building containing more than one use, shall be the sum total of the parking requirements for each of the component uses, unless otherwise noted.”

This “stacked” approach to calculating required parking does not consider “shared” parking, for example, unless otherwise noted. Shared parking is proposed for this development given its multi-use and seasonal nature. This is discussed further below.

Section 3.8 RESIDENTIAL PARKING REQUIREMENTS and Section 3.9 NON-RESIDENTIAL PARKING REQUIREMENTS, set forth the respective parking standards. Of note, Section 3.9, Table 3 provides at the end of Columns 1 & 2, that “Uses permitted by this By-law other than those listed in this Table” requires “1 parking space per 37 m² of gross floor area.” This parking factor has been used where appropriate.

Section 3.10 ACCESSIBLE PARKING requires that designated parking spaces be provided for disabled persons. Table 3.4 requires that accessible parking be provided for “Hospitals, Medical offices, Nursing Homes, Retirement Homes” as set forth therein. A general standard is applied for “all other uses not listed above”, but that standard does not apply to Rural zones. Nonetheless, accessible parking has been provided for the existing medical clinic use.

Section 3.12 OFF-STREET BICYCLE PARKING FACILITY REQUIREMENTS requires that bicycle parking facilities be provided except where the use is outside of a settlement area. Given that Georgian Bay Park is located outside of a settlement area, no bicycle parking spaces are required, though there are informal areas on-site where bicycles may be parked.

5.3 Proposed Parking

As noted above, in Georgian Bay Park, there is a range of different land uses permitted. These uses are under one ownership and are operated and function in a complementary manner. As such, there are opportunities to share parking based on their different peak demands.

Attachment 3 is a parking plan which has been prepared by Tatham Engineering at a scale of 1:1000. Aside from the individual trailer and cabin site parking, this plan identifies two parking areas to either side of the existing pond locations. The northerly of the two parking areas contains 118 parking spaces, and the southerly parking area contains 156 parking spaces, for a total of 274 parking spaces.

Table 2

Use	Assigned Parking
Seasonal Group Camping (75 campers)	25 parking spaces, 1 per every 3 campers
Healthcare Clinic (previously medical clinic)	18 parking spaces
Lodge/Recreational Complex	10 parking spaces
Laundry Facilities	10 parking spaces, shared with Lodge and Comfort Station
Comfort Station	10 parking spaces, shared with Lodge and Laundry Facilities
Mountain Bike Facilities (Barn – which also includes staff workshop, storage of golf carts, mountain bikes, and equipment)	9 parking spaces
Tuck Shop (Trading Post Building, which also includes water treatment)	3 parking spaces
Passive recreational trails and observation tower, provided no motorized vehicles are permitted on such trails except for construction and maintenance purposes	0 parking spaces
Recreational and open space uses such as tennis and basketball courts and a baseball diamond	0 parking spaces
Indoor or outdoor swimming pool	0 parking spaces
Additional Laundry Facilities	3 parking spaces, shared with Additional Comfort Station

Additional Comfort station	3 parking spaces, shared with Additional Comfort Station
Putting Green	0 parking spaces
Snowmobile Trails	0 parking spaces
Wagon Rides	0 parking spaces
Zipline	0 parking spaces
Special Event	206 parking spaces
Total	274 parking spaces
Trailer Park/290 seasonal sites	290 parking spaces, 1 per site
10 cabins	10 parking spaces, 1 per site
Total	300 parking spaces

Note: please refer to Tables 4 & 5 for further information regarding parking.

On-site traffic monitoring will be undertaken during higher traffic volume events. There are other informal parking areas that may be used on Lot 25 should the demand arise.

Parking for uses on Lot 25 is to be independent of the special event parking on Lot 24. This is because the uses proposed on Lot 24, including parking, are to be provided within the scope of the policies for on-farm diversified uses, which limit the scale and duration of such uses. Any use of Lot 24 for parking for Lot 25 activities would conflict with the proposed zone provisions for Lot 24. This is to be addressed in more detail in the companion Planning Justification Report for Lot 24 which as of the date of this report, has yet to be submitted.

Finally, at no time will there be parking on Crossland Road or on Concession 3 West.

5.4 Proposed Zoning By-law Amendment

Attached is a Draft Zoning By-law setting out the uses to be permitted on the Subject Land, together with the proposed parking provisions (**See Attachment 4**).

6. Provincial Planning Statement (PPS), October 2024

The Owner's Land is within Ecoregions * 6E and 7E for the purposes of policies under Section 4.1 of the Provincial Planning Statement (PPS). The Owner's Land is located

outside settlement areas and prime agricultural areas, and by definition in the PPS are deemed to be “*Rural Lands*”.

Section 2.6 *Rural Lands in Municipalities* sets forth a list of permitted uses at Subsection 1. Of note, Clause b) provides for “*resource-based recreational uses (including recreational dwellings not intended as permanent residences)*”. The use of the site for non-permanent residences (i.e. seasonal recreational vehicles) conforms to this policy.

Further, at Subsection 4, it sets forth that, “*Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and direction non-related development to areas where it will minimize constraints on these uses.*” Directing “non-related” tourism/recreational development to the existing Georgian Bay Park lands will not place constraints on agricultural or resource-related uses.

Given the above, it is my opinion that the proposed Zoning By-law Amendment on Lot 25 conforms to the PPS.

7. County of Simcoe Official Plan (SCOP), May 2014 to June 21, 2021 (Office Consolidation February 2023)

The Owner’s Land is designated “*Greenlands*” on Schedule 5.1-Land Use Designations in the Simcoe County Official Plan (SCOP).

Section 3.3.15, Natural Heritage, of the SCOP provides that “*development and site alteration shall not be permitted*”. The Subject Land was established as a tourism/recreational park in 2018. Section 3.3.15, Clause vi), provides that development and site alteration shall not be permitted “*on adjacent lands to the natural heritage features and area listed above, unless the ecological function of the adjacent lands has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*” The Nipissing Ridge along the west limit of the tourism/recreational park will not be impacted by the proposed additional uses within the existing tourism/recreational park.

The County has requested that we have regard to policies in Section 3.7 *Rural*. Though the Subject Land is not designated “*Rural*” the County appears to believe these are the appropriate policies in which to assess the merits of the proposed additional uses on the Subject Land. In particular, the County cites Section 3.7.5, Clauses a) to e) which provides that: *The proposed use must:*

- a) *generate minimal traffic or be in the proximity of an arterial road or highway*

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The Subject Land is in proximity to an arterial road or highway (Crossland). As special events get larger, the Owner advises that he will be proactive and hire traffic controllers, as necessary.

b) have sewage and water service needs suitable for individual services

The Subject Land is serviced with sewage and water services as permitted by the Ministry of Environment, Conservation and Parks (MECP). An updated servicing report will be provided at Phase 4 Site Plan Approval stage.

c) not be located on prime agricultural lands except for land uses otherwise permitted in the Agricultural designation

The Subject Land is developed and not considered prime agricultural lands.

d) for rural industrial uses, not be located in the proximity of residential or other incompatible uses in accordance with applicable guidelines for industrial use and distance separation; and,

The Subject Land is not being used for rural industrial uses.

e) for rural commercial uses, must primarily serve the travelling public and tourists to the area on the basis of convenience and access.

The Subject Land is a tourism/recreational park. It serves the travelling public and tourists to the area, providing convenience and access.

“Local official plans shall also contain policies which require applicants to consider, as part of their development application, matters such as site hydrogeology, stormwater management, and spills containment”.

The Subject Land is developed and was subject to the requirements of Tiny Township at the time of development approvals, including earlier site plan approvals. Any updated analysis can be addressed at time of Phase 4 site plan approval.

The County further requested a review of Section 3.7.10 which states:

“Development in rural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and to minimize any negative impact on significant natural heritage features and areas and cultural features.”

The Township has used zoning by-law designations to delineate the environmental (GL and EP) and agricultural (A) zoned areas adjacent to and beyond the limits of the Subject Land. The tourism/recreation park uses are within the “*Rural Exception (RU-80)*” zone boundary.

Section 3.8., Greenlands, Subsection 3.8.11 provides that, “*Any minor adjustment to the Greenlands designation as determined through...local municipal official plans, will not require an amendment to this Plan.*”

The existing tourism/recreational uses on the developed portion of the Georgian Bay Park lands are not aligned with the strict Greenland policies in Section 3.8, but are appropriately designated in the Township Official Plan, as discussed in Section 8 below. Further, the proposed uses on the Subject Land would be permitted pursuant to Section 3.7 Rural Area policies.

Given the above, the proposed Zoning By-law Amendment would conform with the intent of the SCOP.

8. Township of Tiny Official Plan (TOP), November 2018 (Office Consolidation April 1, 2025)

The Owner’s Land is designated “*Rural*” and “*Greenlands*” on Schedule ‘A’ – Land Use of the Township of Tiny Official Plan (TOP). This application for Zoning By-law Amendment only applies to that portion of the Owner’s Land designated “*Rural*”.

Section B.8, Rural, sub-section B.8.1.1 of the TOP provides that, “*The policies of this Plan seek to reduce incompatible uses within the Rural area and to promote appropriate economic opportunities*” (underlining that of writer).

Section B.8.3.1 states that permitted uses include among other rural type uses “*small-scale tourism and recreational uses...*”

Section B.8.3.4 sets forth that, “*Permitted tourism accommodation within the Rural designation shall be limited to small scale accommodations, such as rural lodges and rental cabins as well as tent and trailer parks within the existing designation and which were zoned at the time of adoption of this Plan*”.

With regard to Sections B.8.3.1 and B.8.3.4, the Township’s Official Plan was adopted on November 26, 2018. The prior planning approvals for the Subject Land were granted by the OLT in 2007. The use of the Subject Land, for a tent and trailer park together with other tourism/recreational uses, conforms with the TOP. Other similar tourism/recreational uses within the limits of the existing Georgian Bay Park designation would therefore be in conformity with the TOP.

9. Planning Rationale and Comments

Georgian Bay Park is an existing private tourism/recreational park. As noted in the policy sections above, it conforms to applicable land use policies. This Zoning By-law Amendment Application is intended to provide for a broader range of uses within the context of the current policy and zoning framework on the property. Please see **Attachment 5** for Proposed Uses Site Plan.

9.1 “Camp Sites” rather than “Campers”

The OLT approved zoning by-law permitted use of the site for “75 campers”. The Town may want to have this clarified in terms of “camp sites” instead of campers for parking purposes. A ratio of 3 campers per campsite would yield a parking requirement of 25 parking spaces based on 1 parking space per campsite.

9.2 “Existing Comfort Station”

The Township has advised that, *“In 2016 a comfort station was built with a second storey gathering hall (i.e. the lodge). This hall was approved for a liquor license with a capacity of 60 people in 2024. It is noted that the hall provided zoning compliance based on the space being used by the users of the trailer park and not as a separate standalone commercial use”*.

The comfort station located in the hall (referred to as “lodge” in the zoning by-law) is now intended to accommodate other uses permitted within the Georgian Bay Park. It may be necessary therefore to revisit the matter of zoning by-law compliance. An additional comfort station is proposed near the southern portion of the site. The station is required to accommodate the additional sites being added to the site.

9.3 “Medical Clinic” to “Healthcare Clinic”

It is proposed that the term “Medical Clinic” be replaced with “Healthcare Clinic” and defined as follows:

A Healthcare Clinic means a premise or premises used by medical, dental, surgical, and/or therapeutic practitioners for the treatment of human beings but does not include a public or private hospital. The maximum number of health care practitioners practicing on lands zoned “RU-80” shall be six.

Currently the “R1-80” zone on the Subject Land permits a Medical Clinic for a maximum of two practitioners, and related medical services. It is proposed that a broader range of healthcare professionals be permitted and that the number of practitioners be increased to

six. Permitted healthcare practitioners may include such practitioners as, but not exclusively limited to, a doctor, dentist, chiropractor, osteopath, optometrist, naturopath, homeopath, massage therapist, dermatologist, and podiatrist.

The healthcare clinic may be comprised of separate premises including an office within the lodge building, or within four medical trailer sites located in proximity to the lodge building. Parking and accessible parking will be provided in close proximity to the healthcare clinic structures.

9.4 “Putting Green”

A circular area, to the south of the pickleball/bocce ball courts, shown on **Attachment 3**, is proposed to be used for putting green. Given the common usage of the term zipline, whether a definition is to be included in the Draft Zoning By-law is to be determined in consultation with the Township.

9.5 “Special Event”

It is proposed that a “Special Event” use be permitted and defined as follows:

A **Special Event** use means a tourist/recreational use conducted on lands within a tourist/recreational park. Special Event uses may include such uses as, or similar uses to, but not exclusively limited to: an agricultural fair, market, festival or show, an antique, craft or hobby show, an automotive flea market or show, a boat or vehicle show; a cultural festival or event; a farmers market; a flea market; a maze; a music and camping festival; a music concert; parking in association with off-site special events, a recreational sport clubs and events, wedding event, accessory uses, buildings and structures, including concession booths, parking (day and overnight) and camping in conjunction with, and accessory to a special event.

Special Event uses are temporary in nature and shall not be open to the public for more than five (5) consecutive days, which excludes the time required for set-up and take-down of event facilities and concessions.

Further the Town has advised that Building Permits are required for any special event stage or tent.

The Township has asked for details regarding the scope and scale (maximum capacity, what types of events, maximum duration and frequency, how municipality will be notified of events and what review would be required to ensure each event complies with the zoning and site plan agreements). Such matters can be addressed in the Site Plan Agreement.

9.6 “Snowmobile Trails “

The snowmobile trails will be available for use by trailer park occupants and the public. It should be noted that the passive recreational trails on the lands zoned “*Greenlands-Exception Eighty-One (GL-81)*” and “*Environmental Protection Two (EP2-81)*”, shall not be used as snowmobile trails.

9.7 Barn and Trading Post Building

The Town has advised that the barn cannot be used during any event without a Change of Use permit. It also says the trading post building (the easterly of the two buildings) has a change of use permit applied for but has not been issued pending sewage approval from MECP. This building is being used as a snack bar (i.e. tuck shop) but is currently recognized as a storage building. It is also to be used for the mountain bike store.

9.8 “Wagon Rides”

Wagon rides are currently offered to trailer residents and visitors. A wagon ride use might be considered an accessory use in which case a definition would not be required. Given the common usage of the term wagon ride, whether a definition is to be included in the Draft Zoning By-law is to be determined in consultation with Township.

9.9 “Zipline”

There will be two ziplines on the site, one existing while the other is proposed. The existing zipline is for children in the general vicinity of the lodge at the north end of the site. The proposed zipline is for both children and adults in proximity to the observation tower at the south end. Zipline rides are a popular tourist activity. Given the common usage of the term zipline, whether a definition is to be included in the Draft Zoning By-law is to be determined in consultation with the Township.

9.10 Secondary Emergency Access

The Township Fire Department has requested that “*the access route on Concession 3 west of site entrance be upgraded for emergency services and by-pass route should main entrance be blocked*”. The matter of upgrading can be addressed at Site Plan Approval stage. However, the Owner advises that Concession 3 West serves as the secondary emergency access.

9.11 Servicing Study

A servicing study update will be provided at Site Plan Approval stage. MECP review will be obtained, if required.

9.12 Setbacks from property lines

The Township Zoning By-law sets forth the required zoning standards for the *Rural (RU)* Zone and by extension the “*RU-80*” zone. The Subject Land has frontage on Concession Road 3 West. See **Table 6** - Existing and Proposed Buildings Table.

TABLE 3

RURAL (RU) Zone Standards			
Standard	Provision	Existing or Proposed	Conforms or Doesn't Conform
Minimum Lot Area	19.8 hectares	40 hectares +/-	Conforms
Minimum Lot Frontage	152 metres	Frontage on Concession 3 West	Conforms
Minimum Front Yard	8.0 metres	Front yards to be confirmed	To be determined
Minimum Exterior Side Yard	8.0 metres	No Exterior Side Yard for this site.	n/a
Minimum Interior Side Yard	3.0 metres	All buildings and structures conform	Conforms
Minimum Rear Yard	7.5 metres	All buildings and structures conform	Conforms
Maximum Lot Coverage	30%	All buildings and structures, combined, conform	Conforms
Maximum Height	11 metres	Heights to be confirmed	To be determined

9.13 Severn Sound Environmental Association (SSEA) and Risk Management Official (email dated March 3 & 10, 2025)

The SSEA advises that if portions of Lot 25, which are designated for environmental protection, are to be impacted by the proposed Zoning By-law Amendment then an Environmental Impact Statement (EIS) may be needed.

The proposed Zoning By-law Amendment Application applies only to the Subject Land which is zoned “*Rural Exception Eighty (RU-80)*”. As such, there would be no negative

impacts on the “*Greenlands Exception Eighty-One (GL-81)*” and “*Environmental Protection Two Exception Eighty-One (EP2-81)*” zoned portions of the Owner’s property.

9.14 Traffic Impact Study

The Town has advised that a Traffic Impact Study (*TIS*) is required to reflect the increase in potential traffic and that the *TIS* should review for upgrades, changes, or modifications.

A traffic study update will be undertaken as a condition of Site Plan Approval.

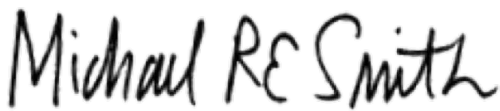
10. Conclusion

Georgian Bay Park has been an active private tourism/recreational park since 2018. It currently includes a broad range of uses, including a trailer and tent park, and related recreational uses. This application for Zoning By-law Amendment seeks to clarify the range of existing uses and expand on others, but all within the limits of the lands as currently designated “*Rural*” in the Township Official Plan zoned “*Rural Exception Eighty (RU-80)*” in the Township’s Zoning By-law 22-075.

The proposed Zoning By-law Amendment conforms to the applicable policy documents (Provincial Policy Statement, Simcoe County Official Plan and Township of Tiny Official Plan).

11. Recommendation

That the Zoning By-law Amendment Application submitted by OROK Enterprises Inc. (c/o Don Stubbs), be received for consideration by the Township.



Michael Smith

August 21, 2026

Date

Table 4

Existing Uses – Lot 25, Concession 2		
Use	Parking Standard outlined in Township Zoning By-law	Proposed Number of Parking Spaces
Trailer Park	Parking standard for trailer park is not provided for in the Town's Zoning By-law.	Please see below.
Maximum of 290 seasonal sites for tents and trailers	Parking standard for " <i>sites for tents and trailers</i> " is not provided for in the Town's Zoning By-law.	As there is no parking standard for a Trailer Park, the parking required will be provided for the tent and trailer sites. A reasonable standard to be applied would be that used for a Single Detached Dwelling (Section 3.8.1, Table 3.2) The parking standard for a Single Detached Dwelling is 1 parking space per dwelling unit 290 seasonal sites for tents and trailers would equate to 290 parking spaces. 1 parking space is provided for each trailer or tent site; therefore, 290 parking spaces are provided.
Seasonal group camping area with the potential to accommodate no more than 75 campers	Parking standard for " <i>seasonal group camping area</i> " is not provided for in the Town's Zoning By-law.	As there is no parking standard for a Camping Area. Assuming an average of three persons per campsite, parking for 25 cars is proposed to be provided.
10 cabins for year-round use	Parking standard for " <i>cabins</i> " is not provided for in the Town's Zoning By-law.	As there is no parking standard for Cabins, the parking standard for a Single Detached Dwelling is proposed to be applied The parking standard for a Single Detached Dwelling is 1 parking space per dwelling unit 10 cabins would equate to 10 parking spaces.
Passive recreational trails and observation tower, provided no motorized vehicles are	Parking standard for " <i>passive recreational trails and observation tower</i> " is not	As passive recreational trails and the observation tower are used on an irregular and limited basis, no allocated parking spaces are

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permitted on such trails except for construction and maintenance purposes	provided for in the Town's Zoning By-law.	proposed. See discussion on "shared" parking below. No physical buildings proposed.
Recreational and open space uses such as tennis and basketball courts and a baseball diamond	Parking standard for "recreational and open space uses" is not provided for in the Town's Zoning By-law.	As recreational and open space uses are used on an irregular and limited basis, no allocated parking spaces are proposed. See discussion on "shared" parking below. No physical buildings proposed.
Lodge/recreation complex including a dwelling unit as an accessory use to the recreational park for the park owner and/or manager, but which does not include any accommodation facilities (Maximum Gross Floor Area - 1,500 square metres)	Parking standard for use is not provided for in the Town's Zoning By-law.	There is no parking standard for Lodge/Recreation Complex, the parking standard for uses permitted by the Town's Zoning By-law other than those listed in this table is 1 parking space per 37 m2 of gross floor area. As the building has a gross floor area of 382 sq. metres, 10 parking spaces are required. The Lodge/Recreation Complex includes the Laundry Facilities and Comfort Station; therefore, the required parking includes all three uses.
Medical clinic for a maximum of two practitioners, and related medical services	The parking standard for a Medical Clinic is 3 parking spaces per practitioner. In addition, one accessible parking space would be required.	The Medical Clinic contains two practitioners; therefore, 6 regular parking spaces and one accessible parking space would be required.
A tuck shop (Trading Post Building which includes water treatment)	A "tuck" shop is not provided for in the Town's Zoning By-law. However, a tuck shop is generally a small retail convenience store.	As there is no parking standard for a Tuck Shop, the parking standard for uses permitted by the Town's Zoning By-law other than those listed in this table is 1 parking space per 37 m2 of gross floor area. As the building has a gross floor area of 100 sq. metres, 3 parking spaces are required.
Laundry Facilities	Parking standard for "laundry facilities" is not provided for in the Town's Zoning By-law.	As there is no parking standard for Laundry Facilities; therefore, the parking standard for uses

Planning Justification Report – Zoning By-law Amendment - Expanded Range of Proposed
Uses 925 Concession 3 West - Lot 25, Concession 2, Township of Tiny, Simcoe County

		permitted by this By-law other than those listed in this table will be applied will be applied. The parking standard is 1 parking space per 37 m2 of gross floor area. Please see Lodge/Recreation Complex section for required parking.
Comfort stations (washrooms and shower facilities)	Parking standard for “comfort stations” is not provided for in the Town’s Zoning By-law.	As there is no parking standard for a Comfort Station, the parking standard, as proposed for uses permitted by this By-law other than those listed in Table 3 of Section 3.9 would apply. The parking standard is 1 parking space per 37 m2 of gross floor area. Please see Lodge/Recreation Complex section for required parking.
Indoor or outdoor swimming pool	Parking standard for “ <i>indoor or outdoor swimming pool</i> ” use is not provided for in the Town’s Zoning By-law.	Since an indoor or outdoor swimming pool is used on an irregular and limited basis, no allocated parking spaces are proposed. See discussion on “shared” parking below. No physical buildings proposed.
Mountain bike facilities (Barn -)	Parking standard for “mountain bike facility” is not provided for in the Town’s Zoning By-law.	As there is no parking standard for Mountain bike facilities, the parking standard for uses permitted in the Zoning By-law other than those listed in Table 3 of Section 3.9 is proposed to be applied. The parking standard is 1 parking space per 37 m2 of gross floor area. As the building has a gross floor area of 323 sq. metres, 9 parking spaces are required.

Table 5

Proposed Uses – Lot 25		
Use	Required Number of Parking Spaces	Proposed Number of Parking Spaces Comments
Healthcare clinic	The parking standard for a Medical Clinic is 3 parking spaces per practitioner It's proposed that "Medical Clinic" be changed to "Health Care Clinic".	In addition to the two healthcare practitioners to be located within the Healthcare Clinic within the Lodge, four additional Healthcare Clinic practitioners who will each operate from a trailer is proposed. The Healthcare Clinic will contain up to six practitioners; therefore, 18 regular parking spaces.
Additional Laundry Facilities	Parking standard for "laundry facilities" is not provided for in the Town's Zoning By-law.	As there is no parking standard for Laundry Facilities; therefore, the parking standard for uses permitted by this By-law other than those listed in this table will be applied will be applied. The parking standard is 1 parking space per 37 m² of gross floor area. As the building has a gross floor area of 101.3 sq. metres, 3 parking spaces are required. Laundry Facilities and Comfort Stations are within the same building; therefore, the required parking includes both uses.
Additional Comfort Station (washrooms and shower facilities)	Parking standard for "comfort stations" is not provided for in the Town's Zoning By-law.	As there is no parking standard for a Comfort Station, the parking standard, as proposed for uses permitted by this By-law other than those listed in Table 3 of Section 3.9 would apply. The parking standard is 1 parking space per 37 m² of gross floor area. As the building has a gross floor area of 101.3 sq. metres, 3 parking spaces are required.

Planning Justification Report – Zoning By-law Amendment - Expanded Range of Proposed
Uses 925 Concession 3 West - Lot 25, Concession 2, Township of Tiny, Simcoe County

		Laundry Facilities and Comfort Stations are within the same building; therefore, the required parking includes both uses.
Putting Green	The parking standard for a “putting green” is not provided for in the Town’s Zoning By-law.	Since the putting green is used on an irregular and limited basis, no allocated parking spaces are proposed. No physical buildings proposed.
Special Event	The parking standard for a “special event” is not provided for in the Town’s Zoning By-law.	There is no parking standard for Special Events. As the events vary in size, location and timing, areas on the site plan have been allocated for parking when Special Events are running. There is a total of 274 parking spaces; however, if you removed the number of parking spaces needed for other uses it would result in a total of 206 parking spaces for Special Events.
Snowmobile Trails	The parking standard for a “snowmobile trails” is not provided for in the Town’s Zoning By-law.	Since snowmobile trails are used on an irregular and limited basis, no allocated parking spaces are proposed. No physical buildings proposed.
Wagon Rides	The parking standard for a “wagon rides” is not provided for in the Town’s Zoning By-law.	Since wagon rides are used on an irregular and limited basis, no allocated parking spaces are proposed. No physical buildings proposed.
Zipline	The parking standard for a “zipline” is not provided for in the Town’s Zoning By-law.	Since zipline is used on an irregular and limited basis, no allocated parking spaces are proposed. No physical buildings proposed.

Table 6

Existing and Proposed Buildings and Structures									
Existin g or Propos ed	Type	Setback from Lot Lines (m)				Height (m)	Dimensi ons or Floor Area	Date Construc ted	Length of Time (Use)
		Front	Re ar	Sid e (Ea st)	Side (We st)				
Existing	2 Storey Building (Medical Clinic/ Lodge/Comfort Station	58 m +/-	60 m +	100 m +	500 m +	Less than 11 metres	Ground Floor - 205 sq. m +/- Gross Floor – 410 sq. metres +/-	2018	Since 2018
Existing	Structure (Basketball Court)	To be confirmed	60 m +	88 m +/-	500 m +	Less than 5 metres	570 sq. m +/-	2024	Since 2024
Existing	Structure (Pickleball and Bocce Ball Court)	8 m (approx.)	60 m +	70 m +/-	500 m +	Less than 5 metres	200 sq. m +/-	2024	It's been constructed but not yet used
Existing	Structure (Pool and patio)	60 m +/-	50 m +	100 m +	500 m +	Less than 5 metres	915 sq. m +/-	2018	Since 2018
Existing	Structure (Playground and sandbox)	88 m +/-	50 m +	100 m +	400 m +	Less than 5 metres	145 sq. m +/-	2022	Since 2022
Existing	Building (Tuck Shop and Trading Post)	80 m +/-	50 m +	50 m +/-	600 m +	Less than 11 metres	100 sq. m +/-	1940 (approx.)	Since 2018
Existing	Barn (Staff workshop, storage of golf carts, mountain bikes and	90 m +/-	50 m +	60 m +/-	600 m +	Less than 11 metres	315 sq. m +/-	1940 (approx.)	Since 2018

Planning Justification Report – Zoning By-law Amendment - Expanded Range of Proposed
 Uses 925 Concession 3 West - Lot 25, Concession 2, Township of Tiny, Simcoe County

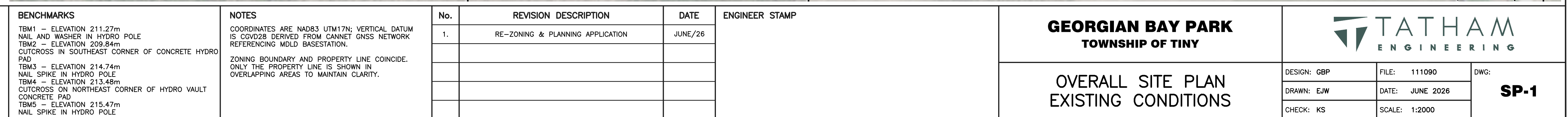
	equipment)								
Existing	Building (Welcome Centre/Gate and	100 m +	50 m +	100 m +	500 m +	Less than 11 metres	12 sq. m +/-	2018	Since 2018
Existing	Observation Tower	500 m +	100 m +	500 m +	90 m +/-	To be confirmed	18 sq. m +/-	2018	Since 2018
Proposed	1 Story Building (Comfort Station)	500 m +	100 m +	95 m +/-	500 m +	4.89 m	101.2 sq. m	N/A	N/A
Proposed	Sea-cans	To conform to Township's Zoning By-law						N/A	N/A
Proposed	Putting green							N/A	N/A
Proposed	Zipline							N/A	N/A

Attachment 1

*NOTE: THE PRELIMINARY SEWAGE TREATMENT SYSTEM DESIGN FOR THE 10 FOUR SEASON MODULAR CABINS HAS BEEN SHOWN ON DRAWING DE-1 AND IS BASED ON THE APPROXIMATE SIZE OF A FOUR SEASON CABIN. WATER SUPPLY FOR THE 10 FOUR SEASON CABINS WILL BE PROVIDED BY TWO ADDITIONAL WELLS ADJACENT TO SITES 51 AND 60 RESPECTFULLY.

1. OFF LEASH DOG PARK
2. TEEPEE EXPERIENCE AREA
3. HIKING, BIKING AND EQUESTRIAN TRAILS

1. BASKET BALL
2. PICKLEBALL
3. BOCCIE BALL
4. PLAYGROUND
5. ZIPLINE
6. POOL
7. TUCK SHOP
8. BIKE RENTAL
9. OBSERVATION TOWER
10. VOLLEY BALL
11. HIKING, BIKING AND EQUESTRIAN TRAILS
12. GRIMM GROUND HALLOWEEN ATTRACTION



Drawing Name: 111090 - SP - 1.dwg, Plotted: Jun 22, 2026

Attachment 2



130 Balm Beach Road West
Tiny, Ontario L0L 2J0
(705) 526-4204 | 1-866-939-8469
www.tiny.ca

May 20, 2025

Owner: 1095707 Ontario Inc (D. Stubbs) – 4230 Crossland Road
Orok Enterprises Inc. (D. Stubbs) – 925 Concession 3 West
(email only - [gbaypark@gmail.com](mailto:gбайpark@gmail.com))

Applicant: M. Smith, RPP, Michael Smith Planning Consultants;
(email only - michael@msplanning.ca)

RE: Pre-consultation Comments
1095707 Ontario Inc. & Orok Enterprises Inc, Owner
North Part of Lot 24 & 25, Concession 2 West
4230 Crossland Road & 925 Concession Road 3 West
(Roll #3-039-00 & 3-041-00)

The proposal for additional uses on the subject properties has been circulated for pre-consultation comments to Township departments, County of Simcoe and Severn Sound Environmental Association (SSEA).

As discussed at the Teams Meeting on April 14, 2025, the following is a consolidation of the comments received:

As noted the two properties have varying planning policies and site-specific provisions which must be reviewed individually to determine how they are proposed to work jointly (ie. site specific provisions and cross easements etc.)

Township Planning Department

Official Plan

The property at 925 Concession 3 West is designated 'Greenlands' and 'Rural' on Schedule A 'Land Use' of the Township Official Plan. Schedule B 'Natural Heritage Features' identifies Significant Woodlands, Other Wetlands 2 ha or larger, Nipissing Ridge and Watercourses on the property.

The property at 4230 Crossland Road is designated 'Agricultural' on Schedule A 'Land Use' of the Township Official Plan. Schedule B 'Natural Heritage Features' identifies Significant Woodlands, Other Wetlands 2 ha or larger and Watercourses on the property.

Schedule C identifies a County of Simcoe Road (Crossland Road). Schedule E identifies the property as being partly within a Well Head Protection Area.

Key Natural Heritage Features have been identified on and adjacent to the subject properties as per Schedule B. The Provincial Planning Statement (PPS) (2024) requires that proponents demonstrate that there will be no negative impact to natural heritage

features and functions. The applicant will be required to demonstrate that the proposal(s) would result in no negative impact to the applicable features, including but not limited to significant woodlands and the Greenlands as a system. Demonstration of how the natural heritage features on the site are being protected in accordance with PPS 2024 and Sections 3.3.15 and 3.8.15 of the County Official Plan will also be required.

Regarding 925 Concession 3 West, Section B.8.3.1 states that the uses permitted on lands designated Rural include those uses permitted in the Agricultural designation, as well as cemeteries, resource management uses, forestry, conservation, limited and small-scale tourism and recreational uses, and other rural land uses.

With respect to 4230 Crossland Road, the Agricultural designation is based on the lands meeting one or more of the following criteria of Section A.2.1.7 of the Township Official Plan.

A.2.1.7 Agricultural

A.2.1.7.1 Lands designated Agricultural meet one or more of the following criteria:

- a) They consist of lands which are Classes 1, 2, or 3 according to the Canada Land Inventory;
- b) They consist of lands which, in spite of varying market conditions, are capable of sustaining viable agricultural operations;
- c) They support intensive farming operations; and/or,
- d) They are surrounded by or contiguous to other agricultural operations.

To provide protection and support of the agricultural section, a number of objectives are listed in Section B.7.2 Further, Section B.7.3 provides permitted uses of the Agricultural designation, which includes On-farm Diversified Uses and Agri-tourism Uses. Below are the Official Plan definitions for On-farm Diversified Uses and Agri-tourism Uses:

On-farm Diversified Uses: means uses that are secondary to the principal *agricultural use* of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, ground mounted solar and uses that produce value-added agricultural products.

Agri-tourism Uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

On-farm diversified uses are limited in area to generally no more than 2 percent of the lot area to a maximum of 1.0 hectare, among other criteria.

Compliance with the Minimum Distance Separation Formulae (MDS) will also need to be demonstrated as there is a livestock operation in proximity to the subject lands.

Based on the discussions at the Pre-Con meeting, it is understood that the proposed uses on the subject lands were presented as high level for discussion purposes and direction. It is understood that the proposed uses on both properties will be further refined based on the results of a policy and technical analysis. Staff acknowledge that there may be policy and technical support for additional uses on the Georgian Bay Park property. It is also acknowledged that there may be opportunity to hold events on the adjacent agricultural land within the parameters of provincial, County and Township policy and a technical justification. Proposals for both properties will need to be scoped and limited and cognizant of the rural nature of the property and surroundings. If the proposed concept is determined to be of a scale and scope that is beyond the permissions and direction of the Official Plan, staff may require an OPA application to accompany a ZBA application(s).

Zoning By-Law

925 Concession 3 West is zoned Rural – Exception Eighty (RU-80) and Greenlands – Exception Eighty-One (GL-81) and Environmental Protection Two – Exception Eighty-One (EP2-81) as per Township Zoning By-law 22-075, as amended.

The RU-80 provisions were restricted to that part of the lands used for Trailer Park and associated uses which is further articulated in the Site Plan Agreement and associated Site Plan as approved for the Trailer Park (shown in phases).

4230 Crossland Road is zoned Agricultural (A) and Environmental Protection Two (EP2) and has over a number of years been zoned with a Temporary Use provision to permit one Agricultural fair once a year subject to required event licensing.

925 Concession 3 West site-specific permissions for a trailer park and various other permissions are generally premised on the uses being restricted to users of the trailer park. It is proposed that additional more commercial-type uses that are not necessarily directly related to the trailer park be added as site specific uses.

The proposed uses for both properties will require individual site-specific amendments to the Township's Zoning By-law which should be very specific and identify number of events proposed, maximum capacity, site servicing, etc.

Specific items for consideration and identification with respect to Planning Application (s):

- Capacity of existing uses with introduction of new uses
- Scope and scale (max capacity, what types of events, max duration and frequency, how municipality will be notified of events and what review would be required to ensure each event complies with the zoning and agreements?)
- Internal traffic movements
- Parking

- Servicing
- Shared parking and how that is proposed to be administered (what if a change of ownership of one of the properties?)
- Construction and/or site alteration or Change of Use of existing buildings proposed to accommodate the use and development of the lands.

Any approved further development of the lands may also be subject to Site Plan Control, or amendments thereto to existing Site Plan Agreement. The applicant will also be required to satisfy the Township and County of Simcoe that the subject applications and site plan agreement are sufficient and satisfactory to adequately regulate the events that are being proposed. Staff have some preliminary concerns regarding the complexities of proposing events on one property that rely on parking and access on another, as an example. Further discussion and direction may be required in this regard, depending on the scope of proposal that is ultimately presented. It is recommended that separate applications be submitted for each property. Crossover in terms of reliance on the other lands for servicing, parking etc. should be avoided.

County of Simcoe Planning (comments from C. Dempster dated April 17, 2025)

See attached letter from County of Simcoe.

Severn Sound Environmental Association and Risk Management Official (email dated March 3 & 10, 2025)

As noted in your circulation email, portions of the site are Greenlands due to Significant Woodland, Nipissing Ridge, other wetlands 2 h or larger, and/or watercourses. If portions of the site with these designations are included in the proposal, an Environmental Impact Study (EIS) may be needed.

Where an EIS is required, the SSEA recommends that the Township have the applicant (through their environmental consultant) prepare and submit a detailed Terms of Reference (TOR) for review and approval before the EIS is completed, to ensure that the scope of work is appropriate and established before the EIS is undertaken. In some cases, an initial site visit by municipal and/or agency staff and/or results of the environmental consultant's early field investigations or a preliminary assessment of habitat and features may be used to scope the work.

The municipality may request SSEA's assistance with review of the TOR and/or EIS; correspondence on the TOR and EIS should be submitted through the municipality rather than directly to SSEA. Since this would be a site-specific review, it is outside the scope of the core services that SSEA provides to the municipalities, and the Township would be invoiced on a cost-recovery basis for SSEA's time spent on the file.

The above comments only relate to natural heritage, and do not cover municipal drinking water source protection or other disciplines or studies that may be relevant. Portions of the site are within a wellhead protection area, and I have copied Melissa Carruthers on this email.

Risk management staff (M. Carruthers) of the Severn Sound Environmental Association (SSEA) has reviewed the following files pertaining to the Pre-Consultation Application at 4230 Crossland Rd & 925 Concession 3 W (“the property”):

- Pre-Consultation Request Form regarding 4230 Crossland Road
- Letter from Michael Smith of Michael Smith Planning Consultants; Development Coordinators Ltd., dated February 16, 2025, regarding Pre-consultation Application – Lots 24 and 25, Concession 2, Georgian Bay Park – Don Stubbs

The following comments relevant to drinking water source protection are offered and are applicable to the application as it is presented in the above-mentioned files. The below comments may become null and void if changes to the application are made.

It is the SSEAs understanding that the proposed Zoning By-law Amendment and Site Plan Applications would allow for a events venue and campground to be created.

The property is partially located within the Wellhead Protection Area D (Figure 1 below) of the Woodland Beach municipal drinking water system with a vulnerability score of 2. Based on the low vulnerability score, neither Section 57 (Prohibition) nor Section 58 (Risk Management Plan) of the Clean Water Act, 2006 apply to this application, and as such, no additional notices, letters, or requirements from the Township of Tiny Risk Management Official are required as the application is currently presented. Furthermore, policies in the Approved South Georgian Bay Lake Simcoe Source Protection Plan (approved: January 26, 2015; amended: September 25, 2024; effective: July 1, 2015) would not apply.

Township Fire Department

Once a site plan is prepared, comments will be provided on the submitted application(s) in terms of access and emergency planning.

Township Sewage Approval Authority, Tatham Engineering

The property (925 Concession 3 West) is under the jurisdiction of the Ministry of Energy Conservation and Parks (MECP) for onsite sewage systems. As such, any proposed use of either lands and capacities should be reviewed by a professional engineer and in the context of MECP required approvals and we recommend that you pre-consult with the Ministry in this regard.

Township Building Department

The Building Department has no objections to these properties being used for a few events per year such as the Georgian Bay festival and Grimm Grounds, subject to application approvals. We do however note that any stage or tent required for these events will still require a building permit. We also note that the barn on this property (925

Concession 3 West) cannot be used during any of these events without a Change of Use permit being issued and inspected first.

The trading post building at 925 Concession 3 West has a change of use permit applied for but it is not yet issued pending sewage approval from the Ministry of Environment. This building is being used as a snack bar but is currently recognized as a storage building.

It was also noted that in 2016 a comfort station was built with a second storey gathering hall at 925 Concession 3 West. This hall was approved for a liquor license with a capacity of 60 people in 2024. It is noted that the hall was provided zoning compliance based on the space being used by the users of the trailer park and not as a separate stand along commercial use.

Township Public Works Department

- MECP review of the water and wastewater systems required for the type of events noted.
- Concession 3 and Crossland Roads TIS to reflect the increase in potential traffic. Review for upgrades, changes, or modifications.
- Drainage plan for venue areas such as large concerts to ensure drainage has outlets and managed area.
- Access route on Concession 3 west of site entrance to be upgraded for emergency services and bypass route should main entrance be blocked or disabled.
- Lighting (dark sky) and sound implications. This would apply to roads and interior spaces.

These are high-level comments and should not be considered complete, and once solid plans are presented there may be more items to add.

Conclusion

As stated in Section E.10 Pre-Consultation and Complete Application of the Township of Tiny Official Plan, for a development application to be considered complete, the Township may require that studies/technical reports be submitted at the time of application. The cost associated with all the required studies shall be the sole responsibility of the applicant. Costs incurred for the Township to peer review the studies, as required, shall also be the responsibility of the applicant.

Complete Application Submission Requirements:

- A Zoning By-law Amendment Application for 925 Concession 3 West
- A Zoning By-law Amendment Application for 4230 Crossland Road
 - Depending on ownership of the subject land at the time of *Planning Act* application submission, if the ownership is under a numbered company please also provide articles of incorporation to confirm signing authority.

- Identification of any site-specific exceptions for an additional permitted uses which may only be appropriate on a portion of the lands. Current fee: \$4,000 + \$1,000 deposit (subject to Township Fees By-law)
- On the understanding that the proposal will be within the scope of permissions of the County and Township Official Plans, an OPA application is not required. This will be confirmed when the finalized submission package is received.
- A Site Plan Amendment Application for the Trailer Park lands (925 Concession 3 West)
- Dependent on outcome of a ZBA, a Site Plan Application for uses/operations and activities on the Agricultural lands at 4230 Crossland Road
- Planning Justification Report (including a detailed site plans to scale). PJR to include confirmation that the site and use can be serviced with water and wastewater services as well as confirmation and detailed explanation of how the shared uses/parking will be address through cross -access easements (which may require Committee of Adjustment approval)
- Standalone parking plan and compliance chart showing each use and corresponding parking provided with reference to location on site plan.
- Drainage plan for 4230 Crossland Road confirming no issues with temporary event parking, stage, concessions etc.
- Draft Zoning By-law Amendment for each property
- Up to date surveys of the properties, if available.
- A Traffic Brief in accordance with the County of Simcoe comments/requirements
- Agricultural Impact Assessment for 4230 Crossland Road (ToR to be determined in consultation with Township).
- Water and wastewater Servicing confirmation of capacity for 925 Concession 3 West, and detailed plans for 4230 Crossland Road
- Dependent on detailed location of uses/activities, an Opinion/Brief by a Qualified Professional with respect to the Natural Heritage features identified on each property and conformity with the policies of the Township and County Official Plans and PPS (ToR to be determined in consultation with Township).

Changes in policy and/or procedure may impact the accuracy of the above information. Pre-consultation comments have a retention period of one (1) year, generally.

If you have any questions with respect to this correspondence please do not hesitate to contact our office.

Sincerely,

THE CORPORATION OF THE TOWNSHIP OF TINY



Maryann Hunt, MCIP RPP
Director of Planning and Development

- c.c. T. Leitch, Director of Public Works (tleitch@tiny.ca)
S. Mattson, Senior Planner (smattson@tiny.ca)
J. Roi-Pattison, Chief Building Official (jroi@tiny.ca)
D. Flewelling, Director of Emergency Services/Fire Chief (dflewelling@tiny.ca)
M. Hudolin, SSEA (MHudolin@severnsound.ca)
C. Dempster, Planner III, County of Simcoe (Calvin.Dempster@simcoe.ca)
T. Thompson, Manager of Planning, County of Simcoe (Tiffany.Thompson@simcoe.ca)
G. Athron, Senior Environmental Officer, Ministry of Environment Conservation and Parks
(Greg.Athron@ontario.ca)



April 17, 2025

VIA EMAIL

Sandra Mattson, MCIP, RPP
Senior Planner
Township of Tiny
130 Balm Beach Road West
Tiny, ON L0L 2J0

**RE: Pre-consultation Application for Zoning By-law Amendment and Site Plan Control
Municipal Addresses: 4230 Crossland Road & 925 Concession 3 West
County File No.: TI-PRE-2502**

Thank you for circulating the County on this pre-consultation application for comment and for inviting Planning staff to the Pre-consultation meeting on April 14, 2025. It is understood that the applicant is proposing to expand the range of permitted uses on each property for additional events and activities. To facilitate the expansion of permitted uses on the subject lands, it is understood that Zoning By-law Amendment application(s) will be required. Future Site Plan Control application(s) will also be required after the range of permitted uses have been determined. The County's preliminary comments can be found below.

Planning Comments

4230 Crossland Road

The subject lands are designated Greenlands and Agricultural on Schedule 5.1 – Land Use Designations to the County of Simcoe Official Plan (see attached).

Additionally, the subject lands are designated Agricultural on Schedule A to the Township of Tiny Official Plan and are zoned Agricultural Exception 82 (A-82) and Environmental Protection 2 (EP2) in the Township of Tiny Zoning By-law. The Agricultural Exception is to permit a private access driveway in association with development on Lot 25, Concession 2 (925 Concession 3 West).

Based on the site plan provided by the applicant, it appears that development will be occurring entirely within the Agricultural designation. Therefore, only these policies will be considered as it relates to development on this property.

Policy 3.6.6 of the County Official Plan lists the permitted of the Agricultural designation. These include, but are not limited to, agricultural uses, agriculture-related uses, on-farm diversified uses, natural heritage conservation and forestry, and agricultural produce sales outlets generally marketing production from the local area. Policy 4.3.2.1 of the PPS states that in prime agricultural areas, permitted uses and activities are agricultural uses, agriculture-related uses, and on-farm diversified uses.

County Planning staff are of the opinion that the proposed uses would not be considered either an agricultural use or an agriculture-related use, but that it may potentially be considered an on-farm diversified use. The PPS defines this term as follows:

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

Within the PPS definition for on-farm diversified uses, agri-tourism uses are also a defined term, worded as follows:

Those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

The County Official Plan contains a similar definition for on-farm diversified uses as defined above but does not contain a definition for agri-tourism uses.

Most years since 2016, the owner/applicant has applied for temporary use by-laws to allow for short-term (1-4 day) events once per year in the form of an agricultural fall fair within the Agricultural designation on the property. In order for these uses to have been permitted, County and Township staff would have needed to be satisfied that these previous proposals were consistent with OMAFRA's Guidelines on Permitted Uses in Prime Agricultural Areas and the Agricultural policies of the Provincial Policy Statement. All applications for the previous temporary use by-laws were approved by the Township.

The current proposal would expand the range of permitted uses on the subject lands to include several types of events and activities. Permitted uses, including the new uses, would generally be permitted to occur for a maximum of 20 days in a calendar year. Some notable examples of the proposed new permitted uses include:

- An agricultural fair, market, festival or show;
- Antique, craft or hobby show;
- Automotive flea market show;
- Boat or vehicle show;
- Cultural festival or event;
- Music and camping festival; and
- Music concert

The applicant is advised to review the above noted guidelines and definitions above and determine whether the proposed use of the subject lands can be considered a permitted use in a prime agricultural area.

If it can be demonstrated that the proposed use is an on-farm diversified use, County Planning staff would have no further comment on this proposal. However, if it cannot be adequately demonstrated then County Planning staff would consider the proposed use to be a non-

agricultural use in a prime agricultural area, and additional applications (i.e. County Official Plan Amendment) to permit the proposed use would be required. Both the Provincial Planning Statement (Policy 4.3.5) and the County Official Plan (Policy 3.6.12) contain policies with requirements to be demonstrated in order to permit non-agricultural uses in prime agricultural areas. These policies should be consulted and addressed as required if proposed uses include non-agricultural uses.

As a means of exploring whether the proposed use on these lands is an on-farm diversified use or a non-agricultural use in a prime agricultural area, County Planning staff would require the applicant prepare and submit a Planning Justification Report to both County and Township Planning staff for review.

Although it is understood that development is not proposed in proximity to the woodlands feature in the south of the subject lands, the applicant is advised that Policy 3.6.10 states that development in prime agricultural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and natural heritage system and cultural features.

Compliance with the Minimum Distance Separation Formulae (MDS) will also need to be demonstrated as there is a livestock operation in proximity to the subject lands.

Transportation and Engineering Comments

County Transportation and Engineering staff have also reviewed the proposal and provide the following comments.

1. The County of Simcoe Setback By-law No. 5604 regulates the location of buildings and other structures within 45 metres of lands adjacent to County Roads. Any new buildings and other structures must be located, at minimum, 15.0 metres from the Limit of the County Road allowance. Structures include, but are not limited to, septic systems and fields, wells, earth berms, storm ponds, decks, etc.
2. The applicant obtains a Temporary Entrance Permit from the County of Simcoe Transportation and Engineering Department for each entrance used for the event. A Temporary Entrance Permit will be required for each year of the event and approval of the permit will be at the discretion of the Director of Transportation and Engineering.
3. A Sign Permit will be required from the County of Simcoe for any proposed sign along County Road.
4. All fences and gates must be setback 0.3 metres from the property line if applicable.
5. County will not permit any parking along County Road during the event.
6. Prior to final approval and any site alteration, the Owner shall submit all applicable reports and drawings related to this development to the satisfaction of the County of Simcoe. These may include:

a. Traffic Impact Study

If you have any questions regarding the above Transportation and Engineering comments, please direct them to Supneet Singh, Engineering Technician II at (705) 726-9300 ext. 1345 or supneet.singh@simcoe.ca.

925 Concession 3 West

The subject lands are designated Greenlands on Schedule 5.1 – Land Use Designations to the County of Simcoe Official Plan (see attached).

Additionally, the subject lands are designated Rural and Greenlands on Schedule A to the Township of Tiny Official Plan and are zoned Rural – Exception 80 (RU-80), Greenlands – Exception 81 (GL-81), and Environmental Protection 2 – Exception 81 (EP2-81) in the Township of Tiny Zoning By-law. The Rural designation applies to the portion of the subject lands above the Nipissing Ridge, associated with the campground operation. The Rural – Exception 80 zone applies to the portion of the lands above the Nipissing Ridge and permits 13 additional uses on the subject lands. These uses include a trailer park, lodge/recreation complex, maximum of 290 seasonal sites for tents and trailers, and a seasonal group camping area. Both the Greenlands Exception and Environmental Protection 2 Exception apply to lands below the Nipissing Ridge and only permit passive recreational trails and conservation uses. The current permitted uses on the subject lands were established through an Official Plan Amendment and Zoning By-law Amendment, approved by the Ontario Municipal Board (OMB) in 2008.

The applicant is proposing to revise and expand the range of permitted uses on the subject lands to permit several additional events and activities. Permitted uses, including the proposed new uses, would be permitted to occur for a maximum of 100 days in a calendar year. Some notable examples of the proposed new permitted uses include:

- Events venue (to replace Lodge/Recreation Complex)
- An agricultural fair, market, festival or show;
- Antique, craft or hobby show;
- Automotive flea market show;
- Boat or vehicle show;
- Cultural festival or event;
- Music and camping festival; and
- Music concert

As noted above, the area of the property associated with the existing campground is designated Rural in the Township Official Plan.

Policies 3.7.4 and 3.7.5 of the County Official Plan list and describe the land uses that may be permitted within the Rural designation, including rural commercial and rural industrial uses. These uses may be permitted subject to satisfying the criteria in Policy 3.7.5 (a-e) of the County Official Plan. County Planning staff request that a future Planning Justification Report include an analysis of Section 2.6 (Rural Lands) of the Provincial Planning Statement 2024 and the above



Rural policies of the County Official Plan, including demonstrating that appropriate infrastructure and servicing is planned or available.

Additionally, Policy 3.7.10 states that development in rural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and to minimize any negative impact on significant natural heritage features and areas.

County Official Plan Policy 3.3.15 does not permit development and site alteration within natural heritage features and areas unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. This policy also does not permit development or site alteration on lands adjacent to natural heritage and areas unless the ecological function of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Section 4.1 of the Provincial Planning Statement 2024 contains similar natural heritage policies to those in the County Official Plan.

The applicant is also advised that any tree clearing in relation to the re-development of this property may require a permit under the County's Forest Conservation By-law.

Summary

As it relates to the proposal on 4230 Crossland Road, County Planning staff require additional supporting information from the applicant to determine whether any additional applications may be required (i.e. County Official Plan Amendment) and whether the proposal satisfies Provincial and County agricultural policies. Additionally, it is understood that the proposed uses on the subject lands are still subject to further discussion and changes. As such, County Planning staff are unable to provide an opinion on whether the proposal is consistent or conforms to Provincial and County policies and what planning applications would be required.

Similarly, it is understood that the proposed uses on 925 Concession 3 West are still subject to further discussion and changes. County Planning staff request additional clarification from the applicant on the specific requested uses given the context of the policies for Rural lands of the PPS 2024 and Rural policies of the County Official Plan as noted above.

All future applications and development on the property will be subject to all applicable provincial, County and Town planning policies, by-laws, standards and fees at the time of application.

County Planning staff request that the County be circulated on all future notices related to this proposal and that these be sent to planning.notices@simcoe.ca.

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

Sincerely,

The Corporation of the County of Simcoe

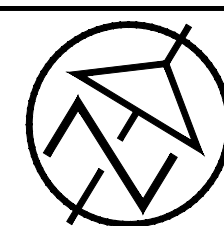


Calvin Dempster, RPP
Planner III

cc: Tiffany Thompson, Manager of Planning, County of Simcoe
Supneet Singh, Engineering Technician II, County of Simcoe
Maryann Hunt, Director of Planning and Development, Township of Tiny
Michelle Hudolin, Manager of Watershed Resilience, Severn Sound Environmental Association

Attachments: Screenshot of the subject lands with an overlay of Schedule 5.1 – Land Use Designations to the County Official Plan

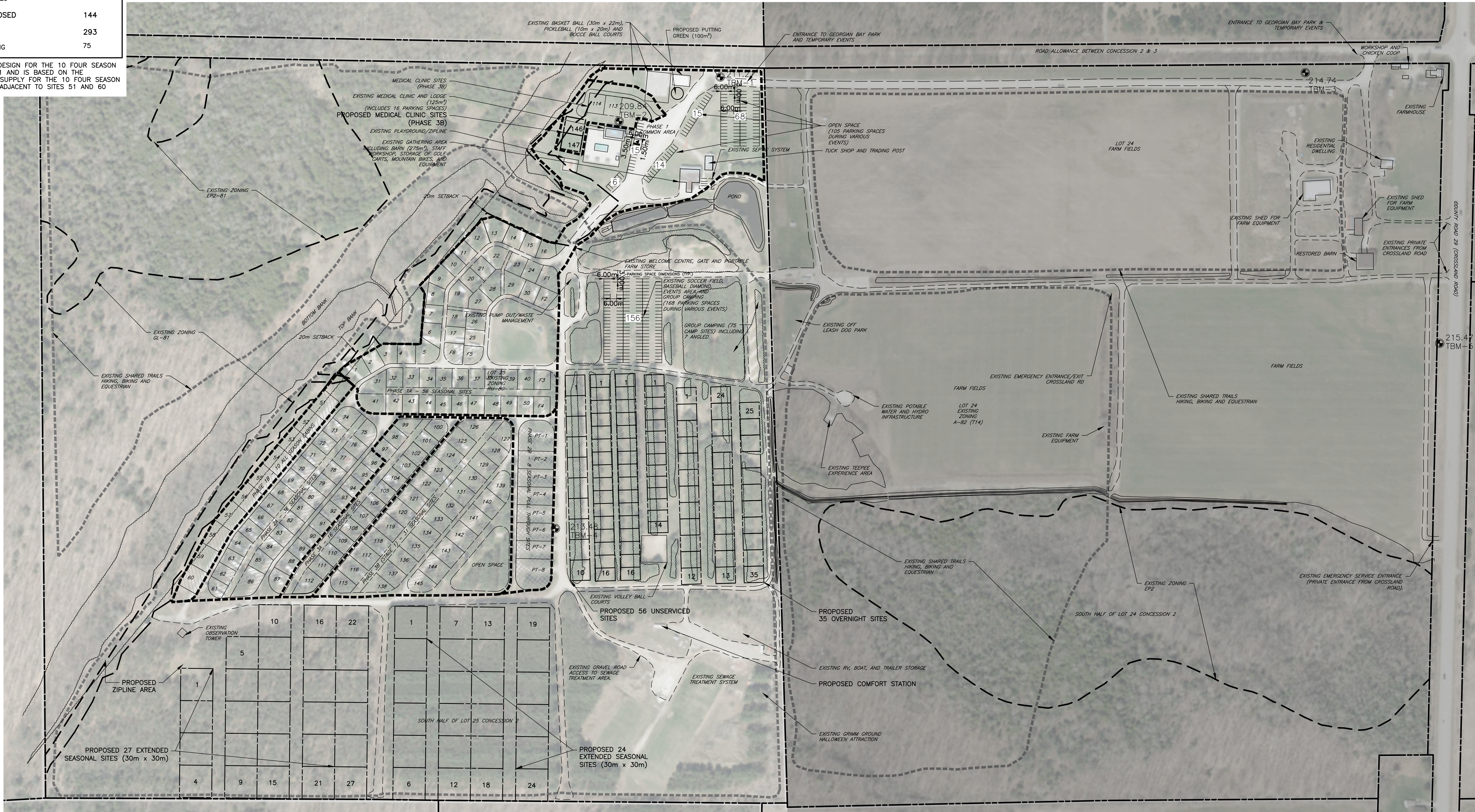
Attachment 3



PHASE	SITE #'S	DESCRIPTION	NUMBER OF SITES
1A EXISTING	1-50	SEASONAL TRAILERS INCLUDING MEDICAL CLINIC	50
1A EXISTING	F1-F6	SEASONAL TRAILERS	6 56
2A EXISTING	61-96	SEASONAL TRAILERS	36
2B EXISTING	PT-1 TO PT-8	SEASONAL PULL THROUGH TRAILERS	8 44
	97-112	SEASONAL TRAILERS	16
3B (STAGE 1)	113-145	SEASONAL PULL THROUGH TRAILERS	33 49
		TOTAL EXISTING SEASONAL	149
1B EXISTING	51-60	ALL SEASON CABINS*	10*
		TOTAL EXISTING ALL SEASON	10
3B PROPOSED	146-147	SEASONAL TRAILERS FOR MEDICAL SITES	2
PROPOSED		EXTENDED SEASONAL SITES (30x30)	51
PROPOSED		UNSERVICED SITES	56
PROPOSED		OVERNIGHT SITES	35
		TOTAL PROPOSED	144
		TOTAL	293
PROPOSED		GROUP CAMPING	75

*NOTE: THE PRELIMINARY SEWAGE TREATMENT SYSTEM DESIGN FOR THE 10 FOUR SEASON MODULAR CABINS HAS BEEN SHOWN ON DRAWING DE-1 AND IS BASED ON THE APPROXIMATE SIZE OF A FOUR SEASON CABIN. WATER SUPPLY FOR THE 10 FOUR SEASON CABINS WILL BE PROVIDED BY TWO ADDITIONAL WELLS ADJACENT TO SITES 51 AND 60 RESPECTFULLY.

- LOT 25:
1. BASKET BALL
 2. PICKLEBALL
 3. BOCCIE BALL
 4. PLAYGROUND
 5. ZIPLINE
 6. POOL
 7. TUCK SHOP
 8. BIKE RENTAL
 9. OBSERVATION TOWER
 10. VOLLEY BALL
 11. HIKING, BIKING AND EQUESTRIAN TRAILS
 12. GRIMM GROUND HALLOWEEN ATTRACTION



DISCLAIMER AND COPYRIGHT CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.		BENCHMARKS TBM1 - ELEVATION 211.27m NAIL AND WASHER IN HYDRO POLE TBM2 - ELEVATION 209.84m CUTCROSS IN SOUTHEAST CORNER OF CONCRETE HYDRO PAD TBM3 - ELEVATION 214.74m NAIL SPIKE IN HYDRO POLE TBM4 - ELEVATION 213.48m CUTCROSS ON NORTHEAST CORNER OF HYDRO VAULT CONCRETE PAD TBM5 - ELEVATION 215.47m NAIL SPIKE IN HYDRO POLE	NOTES COORDINATES ARE NAD83 UTM17N; VERTICAL DATUM IS CGVD28 DERIVED FROM CANNET GNSS NETWORK REFERENCEING MDLD BASESTATION. ZONING BOUNDARY AND PROPERTY LINE COINCIDE. ONLY THE PROPERTY LINE IS SHOWN IN OVERLAPPING AREAS TO MAINTAIN CLARITY.	No. 1.	REVISION DESCRIPTION RE-ZONING & PLANNING APPLICATION	DATE JUNE/26	ENGINEER STAMP	GEORGIAN BAY PARK TOWNSHIP OF TINY		LOT 25 PROPOSED CONDITIONS SITE PLAN EXPANSION		TATHAM ENGINEERING	DESIGN: GBP	FILE: 111090	DWG:	SP-2
													DRAWN: EJW	DATE: JUNE 2026		
													CHECK: KS	SCALE: 1:2000		

Attachment 4

THE CORPORATION OF THE TOWNSHIP OF TINY
BY-LAW NO. 26-00XX

Being a By-law to amend By-law 22-075 as amended the Zoning By-law for The
Corporation of the Township of Tiny with respect to the
Lot 25, Concession 2
(925 Concession 3 West - Roll # 436800000304100)

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, c. P. 13, as amended;

AND WHEREAS the Owner of Lot 25, Concession 2 has filed an application with the Township of Tiny to amend Zoning By-law 22-075, as amended;

AND WHEREAS the Council of The Corporation of the Township of Tiny deems it appropriate to amend the aforementioned By-law, as amended, as it relates to Lot 25, Concession 2;

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

NOW BE IT ENACTED as a by-law pertaining to By-law 22-075, as amended, of this Corporation as follows:

1. That Section 6.0 Exceptions, is hereby further amended by adding the following provisions to Section 6.1 Exceptions, 'Table 6.1', thereof:

TABLE 6.1					
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RU-80	• Healthcare clinic for healthcare professionals, and related healthcare services • Putting Green • Special Events uses may include such uses as, or similar uses to, but not			• The parking standard for a tent and trailer park shall be 1 parking space per site. • The parking standard for cabins shall be 1 parking space per cabin. • The parking standard for group camping	• Permitted Special Event uses shall not be open to the public for more than five (5) consecutive days, which excludes the time required for set-up and take-down of

	exclusively limited to: an agricultural fair, market, festival or show, an antique, craft or hobby show, an automotive flea market or show, a boat or vehicle show; a cultural festival or event; a farmers market; a flea market; a maze; a music and camping festival; a music concert; parking in association with off-site special events, recreational sport clubs and events, wedding event, accessory uses, buildings and structures, including concession booths, parking (day and overnight) and camping in conjunction with, and accessory to a special event. • Snowmobile trails • Wagon rides • Zipline • Accessory Uses, Buildings, Structures and Uses to any permitted use			shall be 1 parking space per every 3 campers. • The number of parking spaces provided for Special Events shall be 206. • Notwithstanding, Sub-section 3.1.3, parking spaces may be shared amongst uses on the same property.	Special Events facilities and concessions. • Medical Clinic to be replaced by Healthcare Clinic
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2. That Section 7.0 Definitions, is hereby further amended by adding the following provisions to Section 7.1 Definitions, thereof:

Agricultural fair, market, festival or show – means an exhibition of: i) animals and/or birds, a rodeo or ploughing match ii) farm products or production of any kind, and which in both cases may include an assembly of vendors offering items for sale, activities, amusements and other possible services to the public, which is associated with such an exhibition.

Antique, craft or hobby show – means an assembly of vendors and/or exhibitors offering or displaying antiques, crafts and other objects for sale to the public but does include an Automotive Flea Market or Boat or Vehicle show.

Automotive Flea Market or show – means a retail sales area held in an open, closed or partially closed area in which groups of individual vendors offer goods for sale to the public. Goods offered for sale shall be comprised primarily of motor vehicles, motor vehicle parts, motor vehicle accessories, recreational vehicles and equipment and collectibles. Old car sales and auctions are permitted.

Boat or vehicle show – means an assembly of vendors and/or exhibitors offering boats, motorboats, motor vehicles and/or recreational vehicles for display and/or demonstration and/or sale.

Cultural Festival or Event – means a cultural, spiritual, religious and or ethnic festival operated by cultural, religious, spiritual, ethnic and/or other similar groups. Groups or individual vendors are permitted to offer goods for display, demonstration or sale including but not limited to the sale of food, beverage and other goods. Dance and musical performances are permitted, as are amusements suitable for such an event.

Farmers' Market – means an event (market) operated by a group of or individual farmers and/or vendors for the purpose of:

- the exhibiting and sale of agricultural goods and products, including vegetables, fruits, meats, flowers and other similar food, beverage and products.
- Any such Farmers' Market shall be permitted to have a portion of vendors that may sell crafts, clothing, and goods and made to order food for consumption on site, often associated with or accompanying a Farmers' Market.

Flea Market – means a retail sales area held in an area in which groups of individual vendors are permitted to temporarily exhibit, store and sell merchandise, goods, wares, produce, crafts and arts for utilization and consumption of the general public. The sale of livestock is not commonly permitted but may be a minor component of such an event.

Healthcare Clinic - means a premise or premises used by medical, dental, surgical, therapeutic and/or holistic practitioners for the treatment of human beings but does not include a public or private hospital. The maximum number of health care practitioners practicing shall be six.

Lodge – means a building or buildings used for the hosting of weddings, family reunions, anniversary parties, dances, karaoke, or showing of movies, and other similar events. Such uses may include an area for catering preparation and storage but may not contain a commercial kitchen for cooking or serving the travelling public. The use may also include the use of the property for wedding ceremonies or spa. Further, an events venue may be used for a base for first aid workers during special events. An events venue may include a dwelling unit as an accessory use to the recreational park for the park owner and/or manager, but which does not include any additional accommodation facilities.

Maze – means a recreational or special event facility consisting of a path or collection of paths, typically from an entrance to a goal. It would consist primarily of wood, burlap, corn stalks, straw bales, or hedges.

Music and Camping Festival - means a multi-day community event, typically held outdoors, that combines live musical performances across various stages with on-site camping accommodations. These festivals may also include art installations, workshops, food vendors, and social activities.

Music Concert - a live performance of music by one or more singers or instrumentalists in front of an audience. These concerts may also include art installations, workshops, food vendors, and social activities.

Recreational Sports Club – means a recreational sports clubs operated by municipal and/or non-profit organizations. Recreational sport events are permitted.

Recreational Sport Activities and Events – means recreational sport activities and events including but limited to, athletic competitions, marathons, running and biking events, baseball, basketball, cricket, cross country skiing, field hockey, football, frisbee golf, lacrosse, mini-golf, outdoor hockey, pickle ball, snowshoeing, skating, volleyball, snowmobile racing and other similar recreational uses shall be permitted.

Snowmobile Trails – means a marked corridor designated for use by snowmobile operators.

Wedding Event – means a physical location where a marriage ceremony, reception, or both take place.

Zip Line – means a recreational structure designed to enable a person propelled by gravity to travel from the top to the bottom of the inclined cable by holding on to, or being attached to, the freely moving pulley.

Accessory uses, buildings and structures, to Special Events Uses - including concession booths, parking (day and overnight) and camping in conjunction with, and accessory to a permitted use – Shall mean accessory type uses including but not limited to temporary buildings and structures such as concession booths and stands offering goods for sale or sample or display, parking (day and overnight) and camping in conjunction with, and accessory to, a permitted use.

This By-law shall come into effect upon the date of passage hereof, where no objections are received or, where objections are received, upon approval of the Ontario Land Tribunal.

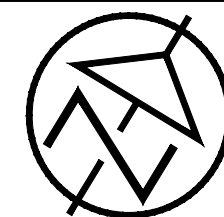
BY-LAW PASSED AND ENACTED THIS XX DAY OF XXXX 2026.

THE CORPORATION OF THE TOWNSHIP OF TINY

MAYOR, David Evans

CLERK, Sue Walton

Attachment 5



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