



To: Mayor and Members of Council

From: Jamie Robinson, RPP, MCIP, Partner MHBC Planning
Lee Bull, RPP, MCIP, Associate MHBC Planning

Meeting Date: August 5, 2026

Report Date: July 31, 2026

Subject: Update and Next Steps for Rezoning for a Portion of Block B and C
Registered Plan 1371 (Also known as Sawlog Point Property)

Recommendation

THAT the lands identified as Part 2 of Block B (the subject lands) on the draft reference plan attached as Appendix "A" to the third party report "Update and Next Steps for Rezoning for a Portion of Block B and C Registered Plan 1371 (Also known as Sawlog Point Property)" from J. Robinson and L. Bull, MHBC Planning, dated July 31, 2026 be declared surplus to the needs of the Township and approved for disposition.

AND THAT the lands identified as Part 1 of Block B, being waterfront lands, on the draft reference plan attached as Appendix "A" to the third party report "Update and Next Steps for Rezoning for a Portion of Block B Registered Plan 1371 (Also known as Sawlog Point Property)" from J. Robinson and L. Bull, MHBC Planning, dated July 31, 2026, along with Block C, be retained for public use.

AND THAT the method of disposition for the subject lands be in accordance with By-law 22-080, being a By-law to Establish a Policy Governing the Sale of Real Property for the Township and direction provided by Council at their meeting held July 30, 2026.

AND THAT public notice of the land disposition of the subject lands be provided in accordance with By-law 24-063, being a By-law to Establish a Public Notice Policy for the Corporation of the Township of Tiny.

AND THAT Phase 1 of the proposed redevelopment plan for the subject lands attached as Appendix "B" to the third party report "Update and Next Steps for Rezoning for a Portion of Block B and C Registered Plan 1371 (Also known as Sawlog Point Property)" from J. Robinson and L. Bull, MHBC Planning, dated July 31, 2026 be approved.

AND THAT staff be directed to initiate rezoning of portions of Blocks B and C to facilitate public open space and residential development as generally identified in Appendix "B" to the third party report "Update and Next Steps for Rezoning for a Portion of Block B Registered Plan 1371 (Also known as Sawlog Point Property)" from J. Robinson and L. Bull, MHBC Planning, dated July 31, 2026 in accordance with the requirements of the *Planning Act*.

AND THAT staff be authorized to undertake all necessary administrative work and prepare all documentation necessary to implement the disposition and rezoning of the subject lands.

AND THAT the 2026 Budget be amended to include the anticipated proceeds and expenditures related to the sale of Part 2 of Block B (Phase 1 lots) as directed by Council at the meeting held on July 30, 2026.

AND THAT the revenue from the sale of the subject lands be utilized to recover costs associated with the purchase, preparation and sale of the property described as Block B and C on Plan 1371.

AND THAT pursuant to Schedule A of By-law 25-009, being a by-law to Delegate Routine or Minor Powers and Duties of Council to Officers and Employees of the Corporation of the Township of Tiny, the Chief Administrative Officer is authorized during the "Lame Duck Period" (Restricted Acts after Nomination Day) to execute all documents and take all necessary administrative steps to complete the disposition of the subject lands.

Purpose

The purpose of this report is to implement Council's direction respecting the preferred development concept for the Sawlog Point property by declaring Part 2 of Block "B" on the draft reference plan attached as Appendix "A" surplus to the needs of the Township, authorizing the administrative steps necessary to facilitate its future disposition, and initiating the zoning by-law amendment process for portions of Blocks B and C.

Background

In March 2025, the Township of Tiny acquired the Sawlog Point properties, two waterfront parcels located at the intersection of Champlain Road, Clearwater Crescent and Sawlog Point Road. The properties comprise approximately 8.2 acres with approximately 207 metres of shoreline and consists of Blocks B and C on Registered Plan 1371.

Following acquisition of the property, the Township retained a consultant team to evaluate the development potential of the lands, including a public access trail and waterfront open space block and to undertake the technical studies necessary to support future residential development. The results of the technical studies will be presented at a future planning public meeting.

At its Closed Session meeting of July 30, 2026, Council considered development concepts for the Sawlog Point property and selected a preferred development concept. This report implements Council's direction with respect to:

- 1) Disposition of Part 2 of Block "B" on the draft reference plan attached as Appendix "A" lands; and,
- 2) Re-Zoning of the proposed residential lots and open space areas.

Discussion

Council has provided direction respecting a development concept for the Sawlog Point property. Implementation of that direction requires several subsequent administrative, planning and land disposition steps before Part 2 of Block B lands can be marketed for sale and ultimately developed.

The first step is for Council to declare Part 2 of the Block B lands surplus in accordance with Township By-law 22-080 (Land Sale Policy). Once declared surplus, the By-law establishes the process for the disposition of municipal lands, including obtaining an estimate of fair market value,

completing any required survey and reference plan work, retaining a Real Estate Firm or Broker to market the property, completing the required public notice process, and bringing forward the necessary by-law(s) and documentation for Council's consideration prior to the disposition of the lands.

In addition to the land disposition process, implementation of Council's direction requires the preparation and deposit of a reference plan to create the separately conveyable parcels and the initiation of a Zoning By-law Amendment to rezone the lands from the Future Development Zone to the Shoreline Residential Zone, together with any site-specific zoning provisions that may be required to facilitate the approved development concept. As discussed, portions of Block B and Block C, being the waterfront and trails blocks, will also be re-zoned to facilitate open space uses. The remainder of the Block B and Block C lands will remain zoned Future Development at this time.

Township legal counsel has reviewed the proposed implementation process to ensure compliance with Township By-law 22-080 (Land Sale Policy) and By-law 25-009 (Delegation of Authority By-law) and the applicable provisions of the *Municipal Act, 2001*.

Approval of the recommendations contained in this report will authorize Staff to proceed with the administrative, planning and land disposition processes necessary to implement Council's direction. Any future by-law authorizing the sale of the lands, together with the Agreement of Purchase and Sale and transfer of the property, will remain subject to Council approval in accordance with Township By-law 22-080 and the *Municipal Act, 2001*.

Attachments:

Appendix A– Draft Reference Plan of Block B (Part 1 – Waterfront Lands and Part 2 – Lands for Disposition)

Appendix B – Proposed Concept Plan

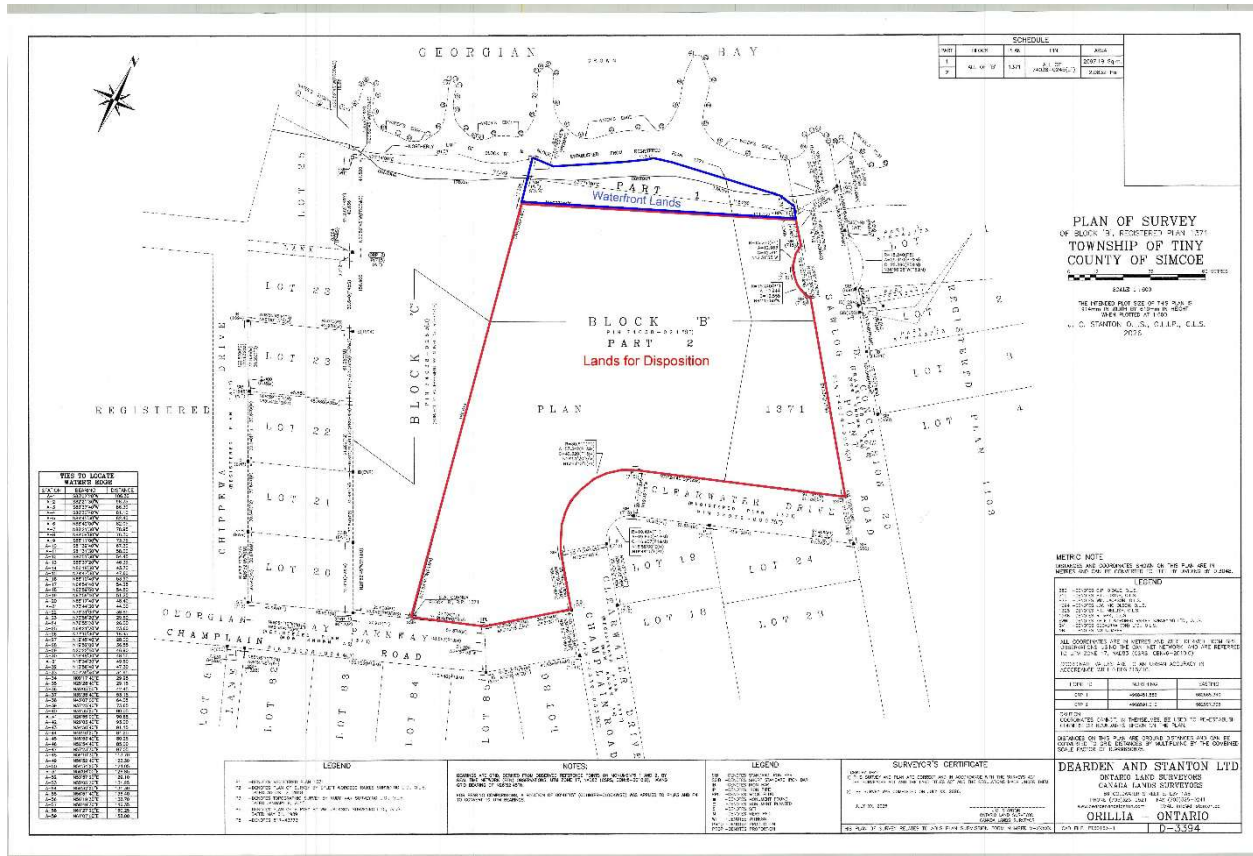
Prepared and Submitted By:

A handwritten signature in black ink, appearing to read 'J. Robinson', with a long horizontal flourish extending to the right.

Jamie Robinson, BES, RPP, MCIP
Partner, MHBC Planning

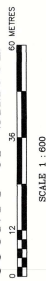
Report

Appendix A – Draft Reference Plan



SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA
1	ALL OF 'B'	1371	ALL OF 74038-0245(LIT)	2097.19 Sq.m.
2				2.0832 Ha

PLAN OF SURVEY
OF BLOCK 'B', REGISTERED PLAN 1371
TOWNSHIP OF TINY
COUNTY OF SIMCOE



THE INTENDED PLOT SIZE OF THIS PLAN IS
914mm IN WIDTH BY 610mm IN HEIGHT
WHEN PLOTTED AT 1:600.

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

LEGEND

650	-DONORS CP DOWLE O.L.S.
715	-DONORS AL DOWNS O.L.S.
877	-DONORS NM JACKSON O.L.S.
900	-DONORS NM JACKSON O.L.S.
1328	-DONORS AL MULLINE O.L.S.
1440	-DONORS NM JACKSON O.L.S.
1549	-DONORS PLUTT WOMBIE RAMES SURKING U.T. O.L.S.
1647	-DONORS NM JACKSON O.L.S.
1648	-DONORS GEORGINA (NM) U.T. O.L.S.
1649	-DONORS NO NUMBER

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS. COORDINATES OF THE 1647 AND 1648 ARE REFERRED TO TWIN CREEK 17, NODES (CSRS: CSN44-2010.0) IN COORDINATE VALUES. COORDINATES OF THE 1649 ARE REFERRED TO URBAN ACCURACY IN COORDINATE VALUES.

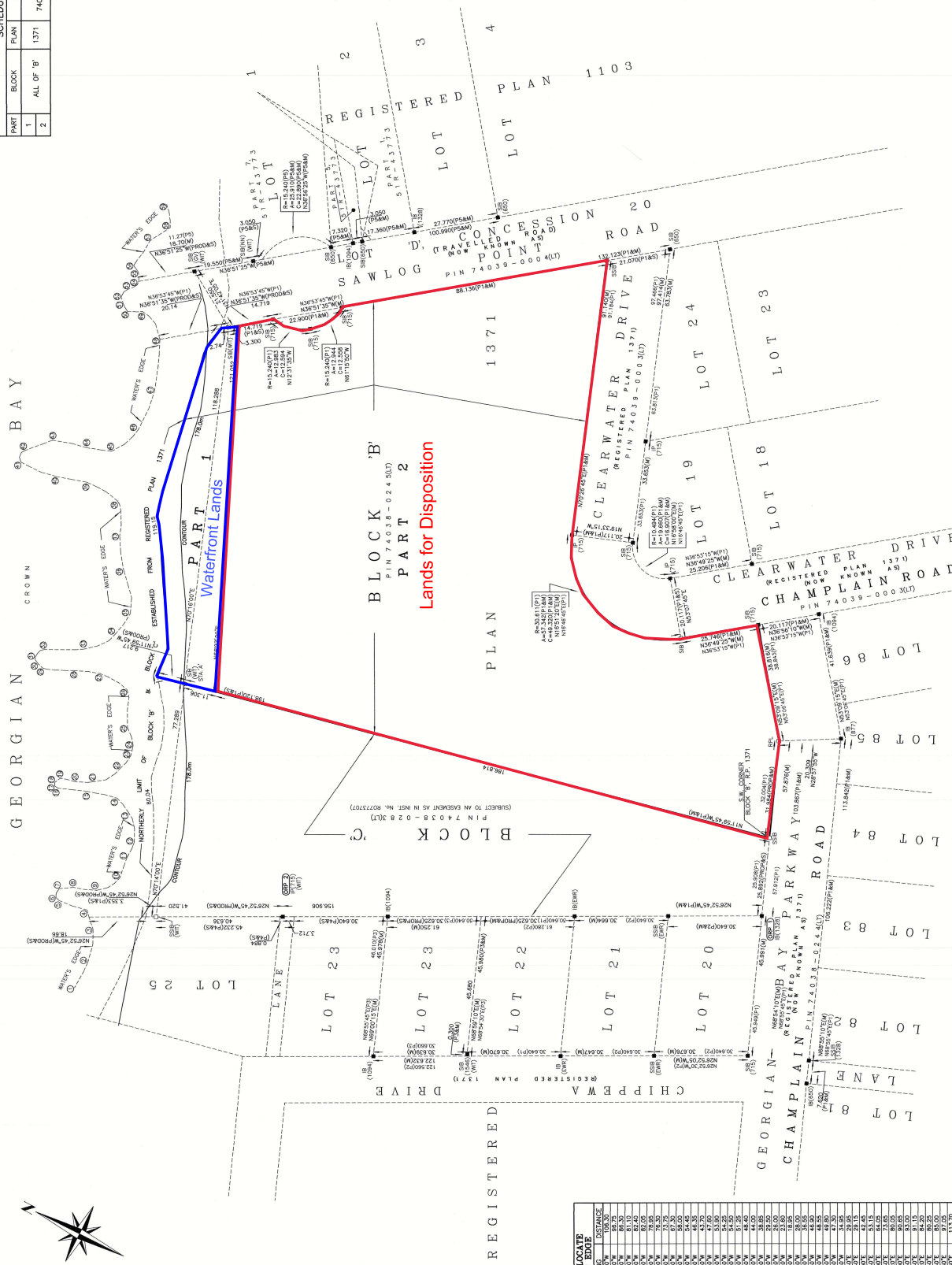
POINT ID	NORTHING	EASTING
ORP 1	4948451.556	582668.340
ORP 2	4948691.616	582397.705

CAUTION
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9991660375.

DEARDEN AND STANTON LTD
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
 89 COLDWATER STREET E. L3W 1W8
 PHONE (705)325-9521 FAX (705)325-0241
www.deardenandstanton.com EMAIL info@o-s-tanton.ca

CAD FILE: PT30163- D-3394

[illegible]

STATION	BEARING	DISTANCE
A-1	S 87° 15' W	18.75
A-2	S 87° 15' W	18.75
A-3	S 86° 45' W	19.17
A-4	S 86° 45' W	19.17
A-5	S 86° 45' W	19.17
A-6	S 86° 45' W	19.17
A-7	S 86° 45' W	19.17
A-8	S 86° 45' W	19.17
A-9	S 86° 45' W	19.17
A-10	S 86° 45' W	19.17
A-11	S 86° 45' W	19.17
A-12	S 86° 45' W	19.17
A-13	S 86° 45' W	19.17
A-14	S 86° 45' W	19.17
A-15	S 86° 45' W	19.17
A-16	S 86° 45' W	19.17
A-17	S 86° 45' W	19.17
A-18	S 86° 45' W	19.17
A-19	S 86° 45' W	19.17
A-20	S 86° 45' W	19.17
A-21	S 86° 45' W	19.17
A-22	S 86° 45' W	19.17
A-23	S 86° 45' W	19.17
A-24	S 86° 45' W	19.17
A-25	S 86° 45' W	19.17
A-26	S 86° 45' W	19.17
A-27	S 86° 45' W	19.17
A-28	S 86° 45' W	19.17
A-29	S 86° 45' W	19.17
A-30	S 86° 45' W	19.17
A-31	S 86° 45' W	19.17
A-32	S 86° 45' W	19.17
A-33	S 86° 45' W	19.17
A-34	S 86° 45' W	19.17
A-35	S 86° 45' W	19.17
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A-39	S 86° 45' W	19.17
A-40	S 86° 45' W	19.17
A-41	S 86° 45' W	19.17
A-42	S 86° 45' W	19.17
A-43	S 86° 45' W	19.17
A-44	S 86° 45' W	19.17
A-45	S 86° 45' W	19.17
A-46	S 86° 45' W	19.17
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A-62	S 86° 45' W	19.17
A-63	S 86° 45' W	19.17
A-64	S 86° 45' W	19.17
A-65	S 86° 45' W	19.17
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A-67	S 86° 45' W	19.17
A-68	S 86° 45' W	19.17
A-69	S 86° 45' W	19.17
A-70	S 86° 45' W	19.17
A-71	S 86° 45' W	19.17
A-72	S 86° 45' W	19.17
A-73	S 86° 45' W	19.17
A-74	S 86° 45' W	19.17
A-75	S 86° 45' W	19.17
A-76	S 86° 45' W	19.17
A-77	S 86° 45' W	19.17
A-78	S 86° 45' W	19.17
A-79	S 86° 45' W	19.17
A-80	S 86° 45' W	19.17
A-81	S 86° 45' W	19.17
A-82	S 86° 45' W	19.17
A-83	S 86° 45' W	19.17
A-84	S 86° 45' W	19.17
A-85	S 86° 45' W	19.17
A-86	S 86° 45' W	19.17
A-87	S 86° 45' W	19.17
A-88	S 86° 45' W	19.17
A-89	S 86° 45' W	19.17
A-90	S 86° 45' W	19.17
A-91	S 86° 45' W	19.17
A-92	S 86° 45' W	19.17
A-93	S 86° 45' W	19.17
A-94	S 86° 45' W	19.17
A-95	S 86° 45' W	19.17
A-96	S 86° 45' W	19.17
A-97	S 86° 45' W	19.17
A-98	S 86° 45' W	19.17
A-99	S 86° 45' W	19.17
A-100	S 86° 45' W	19.17

Proposed Concept Plan

Sawlog Point
Block 'B' & Block 'C'
Registered Plan 1371
Township of Tiny
County of Simcoe

Legend

- Site Boundary Line
- Proposed Lot Line
- Parcel Fabric
- Lot Frontage
- Building Envelope
- 30m Marsh Buffer
- Proposed 5m Wide Driveway
- Marsh
- Shoreline Residential Zone
- Future Development Zone
- Open Space Zone

DATE	July 31, 2026
SOURCES	Geospatial Ontario County of Simcoe Dunlop and Associates Ltd. Plan of Survey - July 4, 2025
SCALE	0 6 12 18 24 30 Metres



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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

