**Macey Bay Trailer Park Development**

**Summary History pre-2017**

The proponent for this trailer on a 165-acre property at Macey Bay just off the Honey Harbour Road in the Township of Georgian Bay (TGB)is Macey Bay Development Corp (MBDC). The main opposition is being led by Tom Bain of Eastern Georgian Bay Protective Society (EGBPS) and Jean DeMarco who owns property in the area and is a Partner at Osler, Hoskin and Harcourt.

The subject property originally had 35 trailers on it going back as far as 1980 at which time zoning by- laws and land use regulations were far more lenient than they are today. The original trailers have since been removed and the property has changed hands a few times. The current owner wants to use a larger portion of the parcel of the property for a larger number of trailers, more than the original piece occupied by the previous trailers. He is referencing a 1996 OMB appeal by the then owners in which the owners argued that considerably more area of the property had been used for commercial purposes since 1991 than previously and therefore that a larger portion of the property should be zoned commercial. The OMB allowed the appeal, subject to fulfilling four conditions, three of which related to environmental concerns.

It was accepted by all that trailers could be permitted on the portion of the land where the 35 original trailers were. There was considerable debate over the zoning of the rest of the property. An OMB hearing was scheduled for January of 2017 to hear arguments on how the township’s Official Plan and the Zoning By-laws should or should not impact the future use of this property.

Given that the property abuts a provincially significant wetland and given that the property is in an area known to have Species at Risk, environmental protection will be paramount if and when a development proposal proceeds. Development will be subject to an Environmental Assessment which will determine what development restrictions need to be placed on the property. This could limit how many trailers are allowed, zoning aside.

Honey Harbour Association is the closest GBA Member Association to this property.