

— INVESTMENT PROSPECTUS — 2026

DACHA *CABINS*

Where demand meets constrained supply.

8 boutique eco-cabins
581 Tiny Beaches Road North
Georgian Bay, Ontario

\$1.3M

ACQUISITION

8

CABINS

1.66

ACRES

S I T E P L A N A P P R O V E D F O R 8 R E S O R T C A B I N S



A site-plan-approved boutique resort in a \$1B tourism market.

Georgian Bay is one of the last untouched stretches of Canadian shoreline. Short-term rental bookings in the region are up over 40%, with average nightly rates exceeding \$400 in peak season.

*“Site plan approved.
Ready for acquisition.”*

Dacha sits on a serviced 1.66-acre lot steps from Nottawasaga Bay, with short-term rental zoning already in place — a regulatory advantage that's nearly impossible to replicate.

TOWNSHIP OF TINY - KEY METRICS

12,200

Year-round population (2021 census)

70 KM

Georgian Bay shoreline — longest in Simcoe

269 KM²

Total township area

9M+

Annual visitors to Simcoe County

A serviced, STR-zoned, site-plan- *approved 1.66-acre property.*

1.66 ACRES

6,716.89 m² serviced lot

8 CABINS

Site plan approved

19 PARKING

Fully approved

SHORELINE
COMM.

Rare STR zoning secured



Ninety minutes from Canada's *largest urban market.*



1.5 HRS

From the Greater Toronto Area

7.1M

GTA population within 90 min

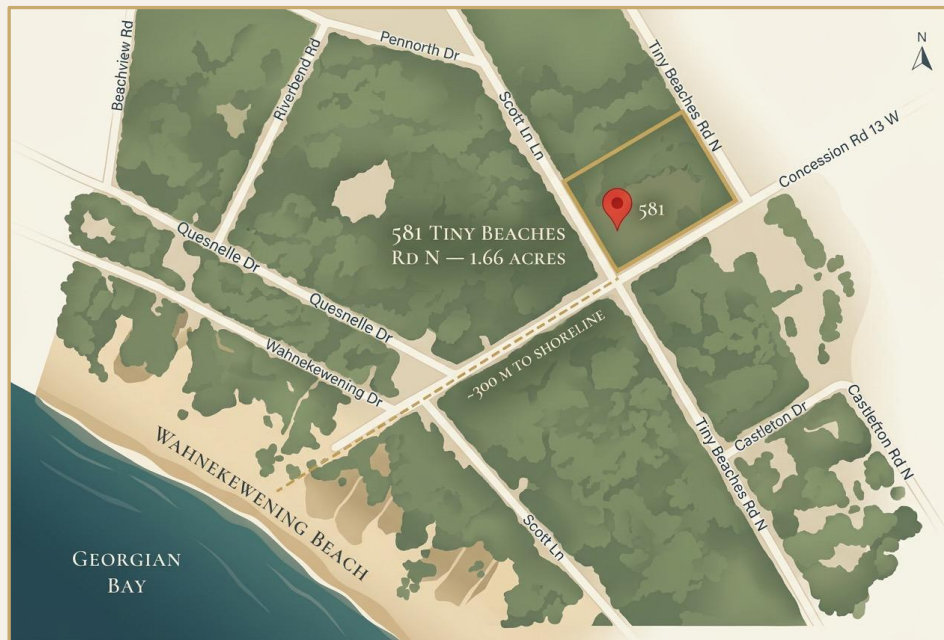
70 KM

Tiny Township coastline (longest in Simcoe)

347K HA

Georgian Bay UNESCO Biosphere

Steps from the water,
minutes from the cottage country corridor.



DISTANCE TO BEACH

~300 M

Walkable access to Wahnekewening Beach (~1,000 ft)

FRONTAGE

TINY BEACHES RD N

Established lakeshore corridor

WATER BODY

GEORGIAN BAY

World's largest freshwater bay

Domestic tourism at record highs. *And accelerating.*

\$1B

ANNUAL VISITOR SPENDING

Simcoe County, 9M visitors / yr

90.6M

DOMESTIC TRIPS Q2 2025

+10.9% YOY (Statistics Canada)

\$20.3B

DOMESTIC SPEND Q2 2025

+13.5% YOY

77%

CANADIANS STAYING
DOMESTIC

Summer 2025 — TD survey

Sources: Simcoe County ED0; Statistics Canada Q2 2025; TD Economics 2025.

Tiny's STR bylaw eliminated 80% *of competing supply. Dacha is exempt.*

“Short-term rental accommodation shall not mean a motel, hotel, bed and breakfast, tourist establishment, tourist cabin establishment, or similar commercial accommodation use.”

TOWNSHIP OF TINY BY-LAW 22-017, §2.27 - DACHA IS EXEMPT

~80%

STR supply eliminated

Of competing residential STRs gated by Tiny's 22-017 bylaw.

MARCH 2025

Court-upheld

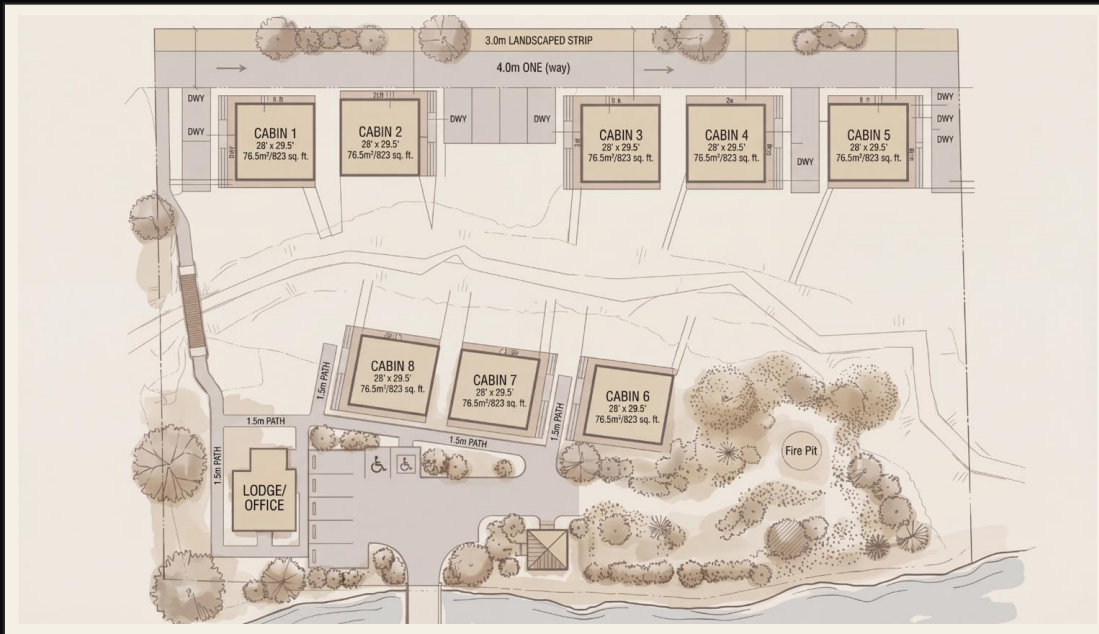
Ontario Superior Court dismissed legal challenge — precedent set.

365 DAYS

No restrictions

No day-count, minimum-stay or license-cap apply to Dacha.

Optimized density on a *boutique footprint.*



APPROVED SITE PLAN



CABIN ELEVATION - ~823 FT²

No purpose-built boutique *cabin resort exists in Georgian Bay.*

PROPERTY	LOCATION	TYPE	NIGHTLY RATE
Wander the Resort	Prince Edward County	10 boutique cabins	\$495 – \$1,500
Back Forty Glamping	Meaford (Georgian Bay)	7 geodesic domes	\$375 – \$450+
Glen Oro Farm	Oro-Medonte	14 domes & tents	\$300 – \$650
Whispering Springs	Grafton	Safari tents	\$295 – \$389+
Long Point Eco	St. Williams	43 pods & suites	\$99 – \$324

Wander the Resort — the most direct comparable — validates the model: 91K Instagram followers, \$495–\$1,500 ADR, category leader since opening in 2023.

Acquire a site-plan-approved
Georgian Bay resort for

\$1.3M CAD.

Includes clean title, all site plan approvals, engineering reports, and IP. Shovel-ready: 8 cabins approved, geotech complete, commercial resort zoning secured.

CONTACT

Eva@Evalandreth.co
705-539-0326

DACHA CABINS — 581 TINY BEACHES RD N — GEORGIAN BAY, ON