

AMENDMENT NO. 14

TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF GEORGIAN BAY

(Go Home Bay Community Plan Area)

CERTIFICATE FOR AMENDMENT NO. 14

TO THE TOWNSHIP OF GEORGIAN BAY OFFICIAL PLAN

AMENDMENT NO. 14 to the Official Plan of the Township of Georgian Bay was adopted by the TOWNSHIP OF GEORGIAN BAY by By-law Number 2006-88 in accordance with the provisions of Section 17 of the Planning Act on October 16, 2006

“Susan Boonstra”

Clerk

AMENDMENT NO. 14

TO THE TOWNSHIP OF GEORGIAN BAY OFFICIAL PLAN

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Statement of Components

Part A – THE PREAMBLE does not constitute part of this Amendment

Part B – THE AMENDMENT, consisting of the text and Schedule “1”, constitutes Amendment No. 14 to the Official Plan of the Township of Georgian Bay

Part C – THE APPENDICES do not constitute part of this Amendment. The appendices contain the background material, planning considerations and public involvement associated with this Amendment.

Part A – Preamble

Purpose

The purpose of this Amendment is to:

- Expand the boundaries of the Madawaska Area Community Plan to include the whole Go Home Bay area;
- Delete schedule “D1” of the Official Plan and replace it with a new Schedule “D1” for the Go Home Bay area;
- Delete and replace Section B.42 of the Official Plan and establish a new Community Plan for the Go Home Bay area.

Location

The lands affected by this Amendment are generally described as the Go Home Bay area in the Township of Georgian Bay, District Municipality of Muskoka.

Basis

The following separate reports have been prepared in support of this Official Plan Amendment:

- Rock Wind Water – Defining a Sense of Place, Go Home Bay Area, Meridian Planning Consultants Inc., 2006.
- Planning Issues and Options Report – Go Home Bay Area, Meridian Planning Consultants Inc., 2006.

Georgian Bay, and specifically the Go Home Bay area, is as much a part of the cultural heritage landscape of Canada as any other landscape in the nation. A “cultural heritage landscape”, as defined in the *Provincial Policy Statement (2005)*, “means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.” The natural beauty of the area, as well as the range of history and culture, supports the widely held notion that this is a unique cultural heritage landscape in the area, the Township, Ontario, and in the country as a whole.

The striking landscape of the Go Home Bay Area provides the foundation for all activity in the area. It shapes and limits the development and use of the area to the form it has taken to this day. After millennia of exposure to the fierce west winds of Georgian Bay, the exposed granite bedrock with limited soil coverage has produced the windswept pine trees definitive of the area, and thicker mixed forests on the leeward side of the islands and in the interior. The quality of the water in Georgian Bay in the Go Home Bay area remains one of the most precious of the area’s resources. The area is also part of the Georgian Bay Littoral Biosphere Reserve, a UNESCO designation recognizing the unique ecosystem of the area.

The Go Home Bay area also possesses a “sense of place” that is both unique and shared by all Canadians. As Claire Campbell noted in her seminal 2005 work Shaped By The West Wind, “*Oh, like the Group of Seven*” was the most frequent response she received when she told people she studied Georgian Bay. The area has also developed a built form shaped by

necessity and history, with small cottage sizes designed to withstand the climate and harsh landscape. Through local and personal histories, poems, pictures, the art of the Group of Seven and more recent visual artists, and the living memories of generations of cottagers, Georgian Bay and the archipelago of islands and mainland that make up the Go Home Bay area have a breadth and depth of cultural history that is unique to this area.

Members of the community have been very clear, throughout the consultation process leading up to the adoption of this Amendment, that there are several values which need to be protected. Specific recommendations were provided in the two supporting planning reports to maintain and protect the built form and sense of place unique to the Go Home Bay area, and to protect the sensitive ecological integrity of the area.

The studies confirm and support the need to extend the planning policies to the entire Go Home Bay area and to update the policy framework for the area to provide it with a set of guiding visions, goals and objectives to continue the careful planning initiated by the original Madawaska Club in the 19th Century and continued to this day by the District of Muskoka, the Township of Georgian Bay and the Madawaska Club at Go Home Bay.

As a cultural heritage landscape, the Go Home Bay area requires a more detailed set of policies and guidelines to protect and preserve these fundamental elements forming its unique landscape. The purpose of this amendment is to implement the recommendations of those reports and the stated desire of the Go Home Bay community through the adoption of a new Community Plan and set of development guidelines for the Go Home Bay area that will form the basis for revised zoning regulations for the area. This Community Plan is designed to accommodate development for the next 20 years but should be reviewed as required at least every 5 years as part of a comprehensive Official Plan Review.

Part B – The Amendment

1.0 Introductory Statement

Part B – The Amendment, consisting of the following text and Schedule "1" constitutes Amendment No. 14 to the Official Plan for the Township of Georgian Bay.

2.0 Details of the Amendment

The Official Plan for the Township of Georgian Bay is hereby amended as follows:

- a) Schedule "D1", Madawaska Area, to the Official Plan is hereby deleted and replaced by Schedule "1" attached to Amendment No. 14 as a new Schedule "D1", "Land Use Schedule - Go Home Bay Community Plan Area".
- b) Section A.5 of the Official Plan to the Township of Georgian Bay is hereby amended by deleting the words "Madawaska Area" and inserting the words "Go Home Bay Area".
- c) Section B.40, DESIGNATED AREA, of the Official Plan to the Township of Georgian Bay is hereby amended by deleting the words "Madawaska Area" in subsection B.40.1 a) and inserting the words "Go Home Bay Area".
- d) Section B.42 MADAWASKA AREA of the Official Plan is hereby deleted in its entirety and replaced with the following new subsection B.42:

"B.42 GO HOME BAY AREA

B.42.1 Vision

The Go Home Bay area covers approximately 6,000 hectares (14,826 acres) of land, islands, and water centred by the Madawaska Club lands and community and as shown on Schedule D1 to this Plan.

The Go Home Bay area is a community that values the remote wilderness landscape comprised of windswept and undeveloped islands, exposed granite, very low density, very low intensity of cottage development, and a long history of stewardship in preserving and protecting this unique cultural heritage landscape.

The vision for the Go Home Bay area is of a remote cottage community that respects and preserves the unique features that comprise the wilderness Georgian Bay landscape by ensuring that new development and redevelopment respects the overall goals and objectives for the area. The vision for the Go Home Bay area also foresees very limited new lot creation, modest new cottage development and redevelopment that protects the fundamental features of the area's unique "sense of place", protection of the natural environment, and careful management of change and development in the area over the life of this Plan.

B.42.2 Goals and Objectives

The following sections describe the general goals and objectives for the Go Home Bay area.

a) Natural Environment

Goal

It is a goal of this Plan to protect and preserve the significant natural heritage features and ecological functions within the Go Home Bay area.

Objectives

- To ensure that the protection of significant environmental features and their associated ecological functions take precedence over the development of such lands.
- To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decisions.
- To minimize changes to the water quality of Georgian Bay resulting from human activity.
- To ensure that new development will not have a negative impact upon the critical functions and processes of Georgian Bay and to require the use of best environmental planning practices.
- To prohibit the loss or fragmentation of wetlands, fish habitat, Muskoka Heritage Areas and the habitats and ecological functions they provide.
- To encourage improvements to the natural landscape and environment through rehabilitation and sensitive land stewardship.

b) Sense of Place

Goal

It is a goal of this Plan to protect and preserve the significant sense of place of the Go Home Bay area, which is defined by its unique grouping of landscape elements – the exposed shoreline and windswept granite rock, the windswept pines and trees, the largely undeveloped archipelago of islands – the isolated and wilderness setting, the historical and continuous record of low development density and low intensity of built form, and the preservation of the natural vegetation of the area. Together, these form a significant cultural heritage landscape on Georgian Bay.

Objectives

- To protect the unique character of the Go Home Bay area from inappropriate development.
- To limit the density and intensity of development in the Go Home Bay area in order to protect the visual and aesthetic qualities of the area and to protect the natural wilderness character of the area.
- To protect all of the individual elements of the cultural heritage landscape that has created a distinctive character to the area that is more than the sum of its constituent elements or parts.
- To protect the fundamental components of the physical landscape, such as the exposed rock shores and windswept pines, that forms the physical basis for the sense of place.
- To prohibit landscape changes through blasting and the placing or removal of fill that would alter the landscape of the area.
- To maximize tree preservation in the Go Home Bay area.
- To promote the retention and maintenance of natural shorelines, as well as the restoration of natural shorelines wherever possible.

c) Built Form Guidelines

Goal

It is a goal of this Plan to protect the character of the Go Home Bay area as a low density, low intensity wilderness cottage area by regulating the size and height of new cottages and additions and renovations to existing cottages and sites, and providing clear guidelines respecting docks, boathouses, sheds, and other accessory buildings and structures.

Objectives

- To protect the low density wilderness character of the area by extending appropriate development standards (minimum frontage and area) to the whole Community Plan area.
- To permit, but limit, the size of new or expanding cottages with the purpose of protecting the established character of the area while providing for flexibility in design concepts for landowners.
- To promote building design and development techniques that lessen the impact of the building on the landscape.
- To limit the number, length and size of docks in the shoreline area with the intention of protecting the visual character of the shoreline.

- To establish policies to regulate the nature and form of shoreline structures to preserve the natural shoreline character.
- To establish policies with respect to the size and location of accessory structures.

d) Water Quality

Goal

It is a goal of this Plan to ensure that all new development and all planning approvals maintain or enhance the quality of the waters in Georgian Bay by implementing best management practices for shoreline development.

Objectives

- To protect the water quality of Georgian Bay and all the channels, bays, and coves that comprise the waters of the Go Home Bay area.
- To require the use of best management practices for shoreline development including for the redevelopment of existing properties.
- To promote the retention and maintenance of natural shorelines and shoreline vegetation, as well as the restoration of natural shorelines wherever possible.

e) Water Access Community

Goal

It is a goal of this Plan to preserve the Go Home Bay area as a water access only cottage community in order to protect its character as a wilderness landscape area.

Objectives

- To work with the private marina operators to ensure that there is an adequate supply of commercial marina boat spaces for continued access to the Go Home Bay area.
- To discourage the provision of road access to the Go Home Bay area.
- To encourage the Ministry of Natural Resources to consult with the local cottage association(s) (currently the Madawaska Club at Go Home Bay) and the Township of Georgian Bay with respect to the provision of any form of Crown or public road access to the area.
- To work with and encourage the Federal Government to maintain and improve the provision of navigational aids on Georgian Bay in order to provide safe and well marked boating access to the area.

B.42.3 Land Use Designations and Concept

The land use structure and designations for the Go Home Bay area are set out on Schedule D1 to this Plan and are described in the following sections.

a) Go Home Bay Residential Area

Lands designated “Go Home Bay Residential” on Schedule D1 to this Plan are intended to recognize the historical low density cottage community that has developed in this area of Georgian Bay. The permitted uses within the “Go Home Bay Residential” designation shall include shoreline residential dwellings on large lots along with uses, buildings and structures that are accessory to the residential uses.

b) Go Home Bay Community Space Area

Lands designated “Go Home Bay Community Space” on Schedule D1 to this Plan are intended to recognize the historical community facilities and lands owned and operated by the Madawaska Club at Go Home Bay. The permitted uses within the “Go Home Bay Community Space” designation shall include recreational uses and facilities, community facilities, one residential dwelling for use by a caretaker, workshop, and convenience retail commercial facilities.

c) Go Home Bay Open Space Area

Lands designated “Go Home Bay Open Space” on Schedule D1 to this Plan are intended to be preserved in their natural state in order to protect the cultural heritage landscape of the area and preserve the unique wilderness landscape of the Go Home Bay area. In the Go Home Bay Open Space designation, the permitted uses would be limited to conservation and passive recreational uses. The Open Space designation would apply to Crown Lands, some Madawaska Club lands, and some small private holdings. “Open Space” lands belonging to the Madawaska Club at Go Home Bay are for the exclusive use of Club members. Private “Open Space” lands are for the exclusive use of the landowner.

d) Environmental Protection

The “Environmental Protection” designation represents locally significant wetlands and significant fish habitat that should be protected from development. Permitted uses may include conservation and passive recreational uses that do not require buildings and/or structures. Additional wetlands and significant fish habitat may be identified in subsequent reports and identified on the Schedules without Amendment to this Plan.

B.42.4 Development Policies and Implementation

The policies guiding development and how they are to be implemented are described in the following sections.

a) Lot Creation

New lot creation within the Go Home Bay area is expected to be very limited over the life of this Plan. New lot creation may be considered for residential or open space uses where they meet the policies of this section and this Plan and where they meet the following minimum performance standards:

Minimum Lot Area – 1.4 hectares (3.5 acres)

Minimum Lot Frontage – 210.0 metres (689.0 feet)

Generally, there should be no deviation from these lot standards. However, there may be circumstances where smaller frontages and/or areas may be appropriate. Applications for a zoning amendment shall be required where a frontage or area is less than required by this Plan and the implementing Zoning By-law. Where reductions in the performance standards are approved, additional care and control of development should occur through the use of greater setbacks and the use of site plan control to address shoreline buffers and the preservation and enhancement of the natural shoreline vegetation.

New lots must have sufficient potential for boat access without blasting or significant shoreline alteration.

New lots shall conform to the environmental policies of this Plan, including Section B42.4(c).

Planning decisions need to reflect the character of the community with a degree of flexibility in recognition of the configuration of the landscape and its physical features, in addition to the character of the surrounding development.

All applications for new lot creation within the Go Home Bay area shall be supported by a Site Evaluation Report. A Site Evaluation Report shall assess significant wildlife habitat and Muskoka Heritage Areas and those criteria outlined in Section B.32 (Environmental Impact Studies) of this Plan.

b) Island Development

Like much of Georgian Bay, the Go Home Bay area is comprised of literally hundreds of small islands and rocks. As the level of Georgian Bay rises and falls, these islands and rocks increase or decrease in size.

New lots created on islands must meet the minimum frontage and area requirements of Section B.42.4 a) and the lot area shall be determined as those lands above the elevation of 177.0 metres Canadian Geodetic Datum (CGD).

Vacant islands of less than 1.0 hectare (2.5 acres) in size have generally been placed in the “Go Home Bay Open Space” designation. Islands meeting a minimum lot area requirement of 1.4 hectares (3.5 acres), as well as those islands between 1.0 hectares (2.5 acres) and 1.4 hectares (3.5 acres) which have already been developed, have been placed in the “Go Home Bay Residential” designation.

Development will not be permitted on an island having a lot area of less than 1.0 hectare (2.5 acres) above the 177.0 metre CGD elevation.

All applications for rezoning of islands within the Go Home Bay area shall be supported by a Site Evaluation Report in accordance with Section B.32 of this Plan. In addition to the requirements of Section B.32, the Site Evaluation Report shall also demonstrate that:

- The island has an area of
 - Not less than 0.4 hectares (1 acre) above the elevation of 178.3 metres CGD,
 - Not less than 0.8 hectares (2.0 acres) above the elevation of 177.4 metres CGD, and
 - At least 1.0 hectares (2.5 acres) above 177.0 metres CGD. A plan prepared by an Ontario Land Surveyor shall be submitted by the applicant in order to confirm that the applicable minimum lot size requirements specified have been satisfied.
- A Class IV sewage treatment system can be accommodated on the site and all parts of the system must be set back the greater of a minimum of 1.0 metre above the 178.33 metre elevation CGD or a minimum of 30.0 metres from the 178.33 metre elevation CGD. The intent of this is to provide for the greatest possible setback from the water.
- Wherever possible, sewage systems shall be upgraded utilizing phosphorus-retaining soils or systems.
- A 20.0 metre (65.6 feet) setback from the 1:100 year flood elevation of 177.7 metres CGD shall be provided for all buildings and structures.
- A development site can be provided that is generally level (less than 20% slope) and does not require blasting or the placement or removal of fill or significant alteration of the natural vegetation in any manner.
- Development of main buildings and structures shall be limited to 1.5 storeys (6.0 metres (19.7 feet)) in height.

- Site Plan Control can be used to address the vision, and the goals and objectives of this section and the protection of the unique sense of place of the Go Home Bay area and its unique cultural heritage landscape.

c) Natural Environment

The natural features and ecological functions of the area, which contribute greatly to the Go Home Bay Area's wilderness character, are paramount and will be protected. The conservation of the overall natural landscape, the shoreline, tree cover and vegetation shall be encouraged in an effort to preserve the natural appearance, character and aesthetics of the area.

- All wetlands shall be protected and maintained in a natural state. Development shall be prohibited within any wetland. Wetland re-establishment will be encouraged if loss or degradation occurs:
- A site evaluation shall be required where development is proposed within 120.0 metres (393.7 feet) of a Provincially significant wetland or within 30.0 metres (98.4 feet) of a locally significant wetland. Development adjacent to wetlands shall only be permitted if it can be demonstrated that it will not result in any negative impact on the wetland;
- Water resources and vegetation abutting watercourses will be maintained in a clean and healthy condition to protect aquatic life and functions.
- Areas of Unknown Fish Habitat are to be treated as Type 1 fish habitat unless a fisheries impact assessment determines otherwise.
- New lot creation will only be considered where at least 30.0 metres (98.4 feet) of the shoreline of the resulting lot would not abut Type 1 fish habitat or where a fisheries impact assessment confirms, or DFO is satisfied, that there will be no negative impact on the fish habitat.
- Where Type 1 fish habitat abuts a portion of the shoreline of a lot, shoreline structures will be located outside that habitat area, unless a satisfactory fisheries habitat assessment demonstrates that there will be no negative impact on the habitat or any shoreline structure is authorized by the authority having jurisdiction.
- In order to protect and preserve significant habitat of threatened and endangered species, all applications for new lots shall be supported by a Site Evaluation Report. Site Plan Control shall be required for all substantial development on any existing lot of record.

- A Site Evaluation Report shall be completed for all new lots proposed within or partially within a Muskoka Heritage Area in order to demonstrate no negative impacts on the features and functions for which the Heritage Area has been identified.
- Site Plan Control shall be required for all new dwellings, significant expansions to dwellings, new sleeping cabins or any development requiring approval of a Zoning By-law Amendment or Minor Variance on any existing lot of record within a Muskoka Heritage Area.

d) Built Form Guidelines and Shoreline Structures

New construction and renovation shall respect the long established character of development in the Go Home Bay area and its unique sense of place.

- Dwellings shall generally be limited to a maximum floor area of 200.0 square metres (2152.9 square feet) and 1.5 storeys (6.0 metres (19.7 feet)) in height.
- Dwellings may be permitted to reach a maximum floor area of 265.0 square metres (2,852.5 square feet) with the permission of the Committee of Adjustment through the minor variance process in accordance with the Goals and Objectives outlined in Section B.42.2 of this Plan.
- Sleeping Cabins shall be limited to 1 storey and 5.0 metres (16.4 feet) in height and shall be located to the side or rear of the main dwelling unless it meets the minimum front yard requirements of the Zoning By-law. Where practical, it shall be visually screened from the lake. Where a lot is in excess of 1.0 hectare (2.5 acres), a maximum of 2 sleeping cabins shall be permitted.
- Only one 1-storey boathouse shall be permitted per lot and human habitation therein shall be prohibited. A boathouse shall be limited to a maximum height of 5.0 metres (16.4 feet). The width, length and location of boathouses shall be regulated by the Zoning By-law so as to protect the natural shoreline quality and character.
- Accessory structures, excluding boathouses, docks, pumphouses and sleeping cabins, shall be limited to 1 storey and 4.0 metres (13.1 feet) in height and shall be located to the side or rear of the main dwelling unless it meets the minimum front yard requirements of the Zoning By-law. Where practical, they shall be visually screened from the lake.
- All buildings and structures should have regard for the District of Muskoka Dark Sky Guidelines.
- Docks shall be limited in number, width, and length in order to protect the natural shoreline quality and character.

- Blasting shall generally not be permitted above the water within 20.0 metres (65.6 feet) of the shoreline. Minimal blasting may occur beyond 20.0 metres (65.6 feet) from the shoreline provided that any work supports the goals and objectives of the Official Plan and subject to Township By-laws and that all blast rock shall be removed from the shoreline.

e) Zoning By-law

It is the intent of the Township that the Go Home Bay Community Plan Area will be implemented through an amendment to the Township's General Zoning By-law. The land use designations in this section shall be implemented through an appropriate zone or zones as determined by Council and in accordance with the policies of this Plan.

Until such time as the Township's General Zoning By-law is revised or a Zoning By-law Amendment is enacted, the existing Zoning By-law shall remain in effect. However, any Amendment to the existing By-law shall be in conformity with this Plan.

Notwithstanding any designation shown on the schedule to this Plan, where development is not imminent and/or the specific development constraints have not been addressed, the lands may be placed in an Open Space Zone.

For lands and/or islands that are not shown on Schedule D1 the lands shall also be considered to be designated "Go Home Bay Open Space" and placed in an Open Space Zone. For development to occur, an Amendment to the Zoning By-law must be approved.

f) Development Permit By-law

Section 70.2 of the *Planning Act* permits the Province to pass a regulation to establish a Development Permit System. A Development Permit System would allow a municipality to adopt a By-law in order to control land use development in the municipality or in specified areas of the municipality.

The Development Permit System generally replaces the various planning tools under Part V of the Act (Zoning By-law, Minor Variances, and Site Plan Control) with a single approval process. The main objectives of a Development Permit System are to create a quick and efficient approval process that combines all elements of the three systems into one approval and to provide a clear set of objective based standards for all new development to meet.

With a Development Permit System, a range of provisions are developed and adopted by Council for considering development applications. Those meeting the minimum standards are permitted as-of-right and building permits can be issued, similar to the current practice with Zoning By-laws. The second tier of provisions allows for an increased level of development and can be approved by Staff without moving to Council. This delegation of approval allows minor variances to be approved faster than with the current practice provided that certain criteria are met. The third tier of provisions allows for a further increase in development potential with the approval of Council, similar to the current practice for a Zoning By-law Amendment.

The Township may consider adopting a Development Permit System subject to the requirements of the Provincial regulations issued pursuant to Section 70.2 of the *Planning Act*. The Township may consider the establishment of a Development Permit System for the Go Home Bay Residential designation.

An Amendment to this Plan will be required and a public meeting held to consider a By-law under Section 70.2 of the *Planning Act* to establish a Development Permit System.

g) Site Alteration By-law

Council may enact a Site Alteration By-law for the Go Home Bay area in accordance with the *Municipal Act*, and such By-law may include the following:

- the area or areas where site alteration will be permitted;
- the restrictions and regulations on the site alteration within the defined area(s);
- the requirements for obtaining a permit for site alteration within the defined area(s);
- the exemptions from having to obtain a permit for site alteration; and,
- the administrative requirements of the By-law, including fees, forms, and fines.

h) Design Guidelines

Council encourages the local cottage association(s) (currently the Madawaska Club at Go Home Bay), in consultation with all the residents of the Go Home Bay area, to develop Design Guidelines to address the full range of built form issues and to protect the area's unique sense of place.

The Design Guidelines for new buildings or additions and renovations should promote a complementary design relationship to existing buildings in the community, while accommodating a diversity of architectural styles, building

materials, subdued lighting, energy conservation techniques and innovative built forms.

The Design Guidelines for buildings should have regard to appropriate setbacks and the protection of vegetative buffers and the unique landscape elements of the sense of place of the Go Home Bay area. Buildings should be massed to recognize appropriate scale and provide an appropriate building height at the waterfront and be architecturally articulated to provide visual variety and interest.

The Design Guidelines should encourage buildings to orient themselves to the lake, where possible, and present their principal building facades with an appropriate design to the lake. Buildings located at major vista terminations on the lake or channels, or on view corridors on the lake, may be given special treatment through the use of massing and building articulation strategies, such as added height, special roof treatments, use of special cladding materials and lighting fixtures, and landscaping where appropriate.

The intent of the Design Guidelines would be to ensure that all new buildings and structures blend in to the natural environment and preserve the historic architectural characteristics of the area.

Council may approve the Design Guidelines where they have been developed by the local cottage association(s) (currently the Madawaska Club at Go Home Bay) and the residents of the Go Home Bay area. Once approved, the Design Guidelines shall be used in the consideration and approval of all development applications.

i) Site Plan Control

All areas of the Township are designated as proposed Site Plan Control areas under the provisions of the *Planning Act* and Section G.25 of this Plan. Specific uses subject to Site Plan Control as described in this Plan shall be identified in the Township's Site Plan Control By-law passed under the provisions of the *Planning Act*.

Site Plan Control shall be required for all new dwellings, significant expansions to dwellings, new sleeping cabins or any development requiring approval of a Zoning By-law Amendment or Minor Variance on any lot in the Go Home Bay area.

Site Plan Control approval is intended to ensure that any proposed development is designed to be compatible with adjacent development, appropriately serviced and accessed and otherwise in conformity with the goals and objectives of this

Plan. Any required site plan shall deal with the following, as appropriate:

- location of docking facilities and boat access points;
- the location and design of walkways and walkway ramps;
- the location, massing and conceptual design of any buildings and structures;
- the location and type of lighting, landscaping, and preservation of natural vegetation;
- the location and type of garbage storage;
- the grade and elevation of the land;
- the type and location of stormwater, wastewater and sewage disposal facilities; and,
- other issues as permitted under the *Planning Act*.

j) Alternate Notice Policies

In order to ensure that the residents of the Go Home Bay area are given the greatest opportunity to participate in the local planning approval process and in order to ensure that Council is provided sufficient time to make informed decisions, the following alternative procedures are hereby established in addition to those set out in Section G.27 of this Plan:

- All applications for Provisional Consent, Minor Variance, Zoning By-law Amendment or Official Plan Amendment shall be circulated to property owners within 600.0 metres (1,968.5 feet) of the subject lands and to the local cottage association(s) (currently the Madawaska Club at Go Home Bay).
- Notwithstanding the minimum notice requirements set out in the *Planning Act*, Notice of Public Meetings shall be given as follows:
 - For a Zoning By-law Amendment 30 days;
 - For an Application for Consent 20 days;
 - For a Minor Variance 20 days.
- Notwithstanding the additional Notice period, verbal submissions and comments shall still be accepted at the formal public meeting.”

3.0 Implementation and Interpretation

The provisions of the Official Plan of the Township of Georgian Bay regarding the implementation and interpretation of that Plan apply to this Amendment.

Part C – The Appendices

1. Rock Wind Water – Defining a Sense of Place, Go Home Bay Area, Meridian Planning Consultants Inc., 2006.
2. Planning Issues and Options Report – Go Home Bay Area, Meridian Planning Consultants Inc., 2006.

The Corporation of the Township of Georgian Bay
By-law 2006-88

Being a By-law to adopt Amendment No. 14 to the Official Plan for the Township of Georgian Bay.

Pursuant to Section 17, 21 and 22 of the Planning Act R.S.O. 1990, the Council of the Corporation for the Township of Georgian Bay enacts as follows:

1. Amendment No. 14 to the Official Plan for the Township of Georgian Bay, consisting of the attached map and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the District of Muskoka for the approval of Official Plan Amendment No. 14 to the Official Plan for the Township of Georgian Bay.
3. This By-law shall come into force and take effect as of the date of final passing thereof.

ENACTED and PASSED this 16th day of October, 2006.

“Mike Kennedy”

Mike Kennedy
Mayor

“Susan Boonstra”

Susan Boonstra
Clerk