

Outline for the 2026/28 Georgian Bay Official Plan Review and Bill 98 New Framework Update

Staff Report #: 2026-125

Presentation by: Jeff Kratky



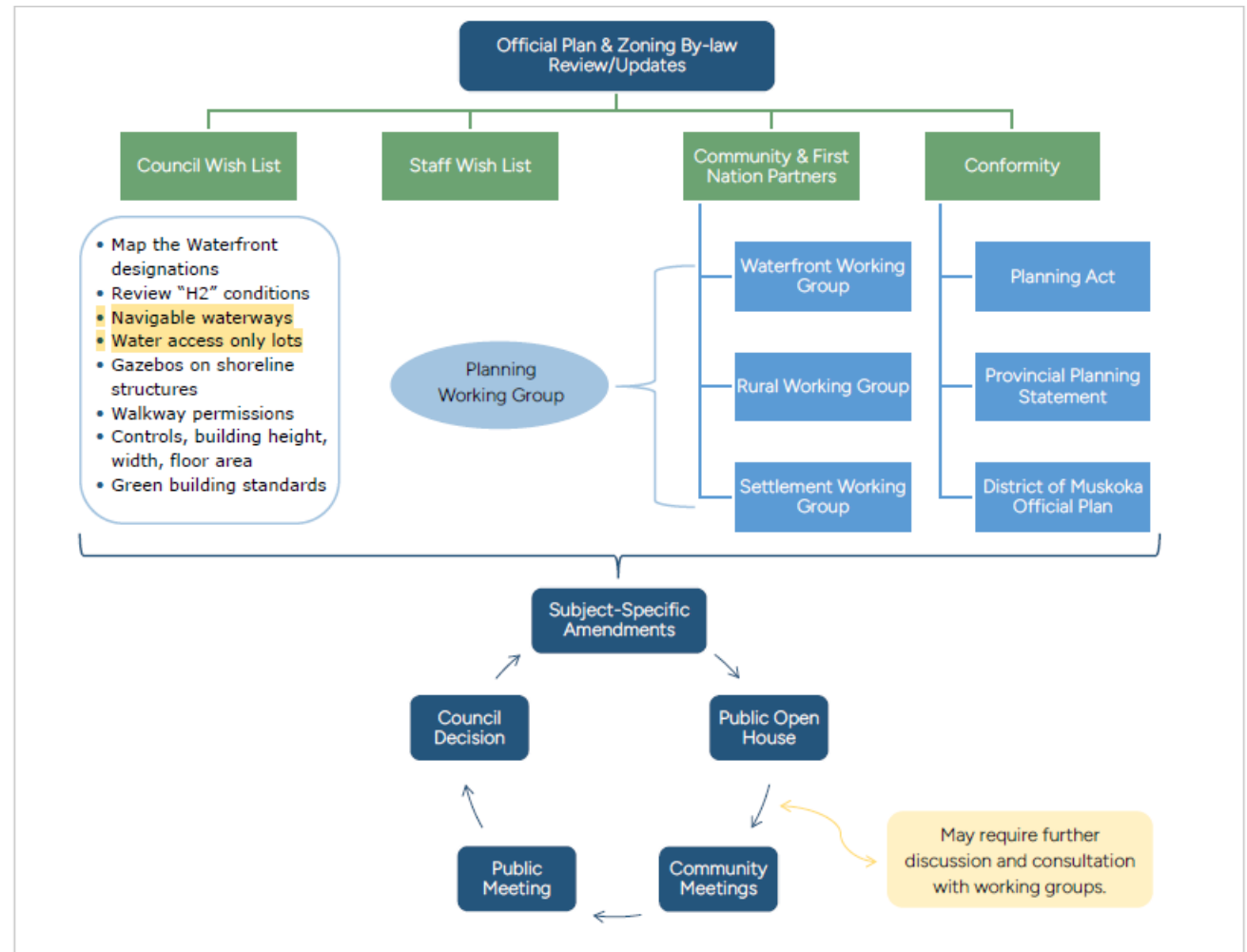
Township of
Georgian Bay
MUSKOKA

2026/28 OP & ZB Review & Update ("Review")

On March 10 2026, Planning Council approved an outline for the Review.

The Review was divided into topics.

Staff began discussions with the Planning Working Group.



Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026

Bill 98 amends 10 acts including the *Planning Act*.

The *Planning Act* amendments are significant including a requirement for all official plans to move from defined terms being the “former official plan framework” to the “new official plan framework”.

The “new official plan framework” starts on January 1, 2029.

Schedule 1 to Bill 98 Contents of an Official Plan

Chapters, sections and schedules of an official plan.

Land use designations to be used in an official plan.

Housekeeping:

Notice of Open House & Public Meeting for Official Plan Amendment ("OPA") & Zoning By-law Amendment ("ZBA")

Application Nos.: O26-02 & Z26-06

Subject Lands: All lands within the Township

Take notice that Council is considering an amendment to the Township of Georgian Bay Official Plan pursuant to Section 22 of the Planning Act, R.S.O. 1990, c. P.13, and an amendment to the Township of Georgian Bay Comprehensive Zoning By-law 2014-75 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13.



Open House Date: July 16, 2026 @ 4:30pm

Public Meeting Date: August 11, 2026 @ 9:00am (revised date)

Location: Council Chambers & online via Zoom

Purpose and Effect:

1. Accessory Residential Units:

The purpose and effect of the amendments are to align the Township's Official Plan and Zoning By-law 2014-75, as amended, with Provincial legislation and the District of Muskoka Official Plan by permitting up to two (2) additional residential units, in addition to a primary dwelling (for a maximum of three units) on urban residential and rural lands, subject to new zoning standards and regulations.

2. Source Water Protection:

To achieve conformity with Provincial legislation, the District of Muskoka Official Plan, and the South Georgian Bay Lake Simcoe Source Protection Plan, amendments to the Township's Official Plan and Zoning By-law 2014-75, as amended, are proposed. The amendments will introduce policies and provisions to regulate land uses that represent significant drinking water threats.

3. Housekeeping:

To correct typographical errors in the Township's Zoning By-law 2014-75, as amended, a housekeeping amendment is proposed.



Informal Review Notice in Property Tax Mailout:



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Planning Information Housekeeping and Review

The Township of Georgian Bay will be completing housekeeping amendments prior to commencing the Review process. Housekeeping amendments are intended to address administrative updates, improve clarity and consistency within the document, and ensure the framework is current and aligned before the formal Review begins.

The Township of Georgian Bay began its 2026-2028 Official Plan and Zoning By-law Review before the Province approved Bill-98. The Review is being adjusted to reflect Bill-98. This important process will help guide future growth, development, and land use across the Township.

Residents, businesses, and stakeholders are encouraged to stay informed and share their input throughout the review process.

If you are interested in finding out more about Bill-98 you can find all you need to know at this link.

<https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98>

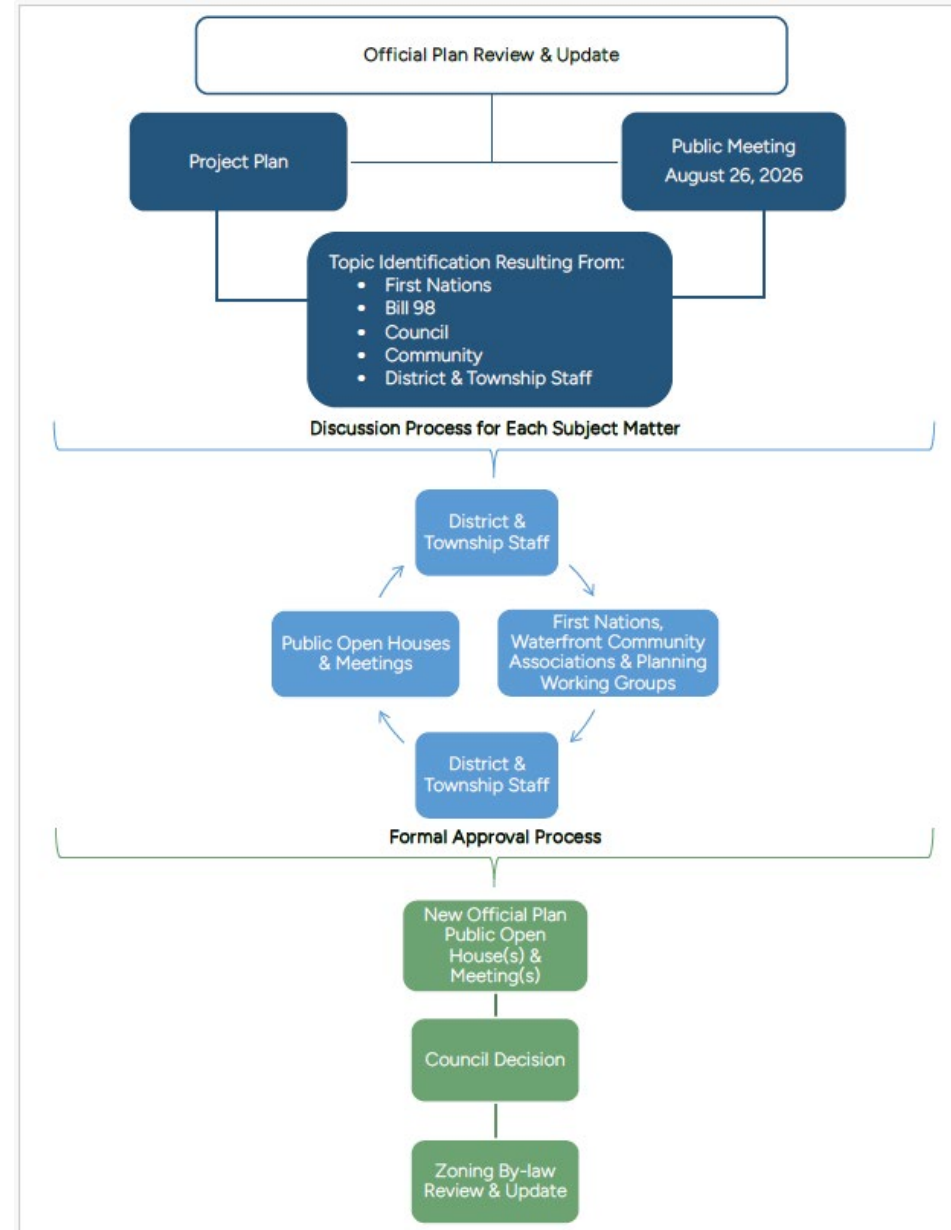


Learn more and view proposed updates by scanning the QR code or visiting:
<https://www.gbtownship.ca/ofpzoningammendment>

Terms of Reference:

1. Actively consult and engage the community, partners, and stakeholders
2. Produce an Official Plan and Zoning By-law that:
 - a. Conform to all applicable legislation, policies and regulations;
 - b. Are aligned with each other; and
 - c. Are user-friendly.
3. Identify timelines and budgets including any request(s) for proposals from consultants to lead and/or study an outline topic in a future project plan for Council approval before starting a topic requiring such consulting expert(s).

Outline:



Preliminary Review Topics:

1. Indigenous Engagement (required by Bill 98);
2. New designations and schedules (required by Bill 98);
3. Policies for new designations (required by Bill 98);
4. MOP, Community Plans, and site/area-specific policies (discussed in Environmental Registry of Ontario Number 026-0315);
5. Water access, levels (including climate change resilience), navigation, and marinas;
6. Employment, commercial and resorts;
7. Housing in *settlement areas*;
8. Port Severn Village Centre;
9. MacTier boundary;
10. Recreational water quality; and
11. "Big picture" shoreline accessory use, building, and structure policies.

Formal Approval Process:

- Starts in 2028
- Draft to District Staff and Council – 3 months
- Public open house(s) and meeting(s) – 4 months
- District Review – 6 months
- New GBOP soon after January 1, 2029 subject to any appeals.

Recommendations:

BE IT RESOLVED THAT Council accepts the July 2026 outline for the 2026/28 Official Plan review and Bill 98 update, including a public meeting at 9 a.m. on Wednesday, August 26, 2026.

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Recommendations:

BE IT RESOLVED THAT Council re-confirms its terms of reference for the 2026/28 Official Plan review and Bill 98 update and future review and update of the Zoning By-law are to:

1. Actively consult and engage the community, partners, and stakeholders.
2. Produce an Official Plan and Zoning By-law that:
 - a. Conforms to all applicable legislation, policies and regulations;
 - b. Are aligned with each other; and
 - c. Are user-friendly.
3. Identify in future reports, as necessary, the timelines and budgets including any request(s) for proposals from consultants to lead and/or study topic in the outline.

Recommendations:

BE IT RESOLVED THAT Council authorizes the Director of Planning to set the membership of working group(s) for the 2026/28 Official Plan review and Bill 98 update drawing firstly from the Planning Working Group, and adding members as needed to achieve appropriate representation from the community, partners, and stakeholders.

BE IT RESOLVED THAT Planning staff are authorized to prepare future reports, as necessary, regarding any request(s) for proposal of consulting services and/or budgets for the 2026/28 Official Plan review and Bill 98 update.