



**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.

A draft Official Plan Amendment, a draft Zoning By-law Amendment, and a summary of the proposed Zoning By-law Amendment are attached to this Notice.

Public Participation

Public participation is encouraged. You may take part by:

1. Submitting comments to the Planning Department by email at planning@gbtownship.ca, by regular mail, or by using the drop box located beside the front doors at the Administration Centre.

2. Requesting a Zoom link to attend the Open House and/or Public Meeting online by contacting planning@gbtownship.ca.
3. Attending the Open House and/or Public Meeting in person at the Council Chambers.
4. Contacting the Township Planner, Shania Wonfor by email at swonfor@gbtownship.ca or by phone at ext. 224.

One week prior to the Public Meeting, the Planning Council Agenda a Planning Services Report will be available at:
<https://georgianbay.civicweb.net/filepro/documents/240559/>

Council's Decision

If you wish to be notified of the decision of the Council on the proposed OPA, you must make a written request to the Clerk of the Township of Georgian Bay: clerks@gbtownship.ca.

Appeal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Georgian Bay to the Ontario Land to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bay before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Georgian Bay before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated this 8th day of July 2026.



Karen Way
Clerk

Proposed Official Plan Amendment

Part 2 – The Amendment

2.1 Introduction

This part of the document entitled Part 2 – The Amendment consists of the text that constitutes Amendment Number xx to the Official Plan for the Township of Georgian Bay.

2.2 Details

2.2.1. Section E.4.1.1.6 to the Official Plan is replaced with the following text:

“The development of an additional residential unit is permitted subject to the policies in section I.1.7 ‘Additional Residential Units’ of this Plan.”

2.2.2. Section I.1.7 to the Official Plan is added following Section I.1.6 with the following text:

“I.1.7 Additional Residential Units

I.1.7.1 Additional Residential Units (ARUs) shall be permitted to provide a range of housing options, including affordable and rental housing, support gentle residential intensification, and make efficient use of existing infrastructure and services.

I.1.7.2 ARUs shall be permitted in the residential land use designation within the Township’s Urban Centres and on Rural lands, subject to the following:

- a) A maximum of three (3) residential units per lot shall be permitted in the following forms:
 - two (2) residential units within the principal dwelling and one (1) residential unit within an accessory building; or
 - three (3) residential units within the principal dwelling.

- b) ARUs may be located within a single-detached, semi-detached, or townhouse dwelling, and/or an

accessory building, subject to the provisions of the implementing Zoning By-law.

- c) In the Rural land use designation, ARUs shall have adequate private water supply and sewage disposal systems, demonstrated to the satisfaction of the Township.
- d) Where an ARU is proposed, appropriate regard for natural heritage features and areas is required, in accordance with section D.1 'Natural Heritage' of this Plan.

I.1.7.3 The implementing Zoning By-law shall establish standards for ARUs, including but not limited to provisions respecting:

- a) Building height, setbacks, and lot coverage;
- b) Parking requirements and location;
- c) The location of ARUs within principal dwellings or accessory buildings; and,
- d) Servicing, including water, sewage, and drainage.

I.1.7.3 The development of an ARU that does not comply with the applicable provisions of the implementing Zoning By-law, shall have regard to:

- a) The location of the ARU in relation to natural heritage features and areas, natural hazards, and buildings on neighbouring properties;
- b) The size and height of the ARU in relation to the lot coverage, and the principal dwelling unit on the lot;
- c) The presence of native vegetation and the extent to be retained, maintained, or enhanced for the purpose of buffering and screening the ARU; and
- d) The location of services and utility lines."

2.2.3. Section F.3.3.1.5 to the Official Plan is replaced with the following text:

"An Additional Residential Unit is prohibited in the Waterfront Designation."

2.2.4. Section G.1.3.2 to the Official Plan is replaced with the following text:

"Residential development is limited to a detached dwelling, including accessory uses such as an additional residential unit, home occupation, or home industry, as well as accessory buildings and structures. Additional residential units are subject to the policies of Section I.1.7."

2.2.5. Section J 'Glossary of Terms' is amended by removing the following definition of Secondary Dwelling Unit:

Secondary Dwelling Unit – Means a secondary residential unit in an existing residential detached dwelling, townhouse dwelling or semi-detached dwelling, which is clearly accessory or subordinate to the main dwelling unit.

2.2.6. Section J 'Glossary of Terms' is amended by adding the following definition of Additional Residential Unit:

A separate and self-contained dwelling unit that is subordinate to the primary dwelling and located within the same building or within a detached accessory building on the same lot.

2.2.7. Section D.2.1.1.3 is replaced with the following text:

"In accordance with Sections 39 and 40 of the Clean Water Act, 2006, all decisions of the Township under the Planning Act and Condominium Act within the Source Protection Area shall:

- a) Conform with the significant threat policies and designated Great Lakes policies of the South Georgian Bay Lake Simcoe Source Protection Plan; and
- b) Have regard to all other policies of the Source Protection Plan.

Where there is a conflict between this Official Plan and the Source Protection Plan, the policy providing the greatest protection to the quality and quantity of drinking water shall prevail.

Source Protection policies apply to lands and water within the boundaries of the South Georgian Bay Lake Simcoe Source Protection Plan, including the Port Severn Intake Protection Zone. The Rope Subdivision intake is located within the Township of Tay, however a portion of the affected lands surrounding the intake are located within the Township of Georgian Bay.

Beyond the boundaries of the South Georgian Bay Lake Simcoe Source Protection Plan, development shall not be permitted within Municipal Intake Protection Zones, being the area within 1,000 metres of a municipal or Indigenous community water supply intake or sanitary sewage outfall, unless:

- a) The District of Muskoka is satisfied that the proposal will not have detrimental impact on the sourced water, water infrastructure, or human health and safety. The Mactier intake is located beyond the boundaries of the Source Protection Plan; and
- b) Where an Indigenous community water supply intake or infrastructure may be affected, the Indigenous community is satisfied that the proposal will not have detrimental impact on the sourced water, water infrastructure, or human health and safety."

2.2.8. Section D.2.1.1.4 is replaced with the following text:

"The policies of this Section shall protect drinking water at its source by preventing, eliminating, or reducing significant drinking water threats in accordance with the Clean Water Act, 2006."

2.2.9. Section D.2.1.1.5 is replaced with the following text:

"The quality and quantity of groundwater and surface water resources shall be protected, maintained, and, where possible, enhanced."

2.2.10. Section D.2.1.1.6 is replaced with the following text:

"These policies shall apply to all existing and proposed land uses and activities within Vulnerable Areas to ensure that:

- a) Activities do not become significant drinking water threats; and
- b) Existing significant drinking water threats are mitigated or eliminated in accordance with the Source Protection Plan."

2.2.11. Section D.2.1.1.7 is replaced with the following text:

"*Development* shall not be permitted where it would result in a significant drinking water threat or otherwise conflict with the policies of the applicable Source Protection Plan.

The Township shall require, where appropriate, hydrogeological studies, stormwater management reports, or other technical evaluations to demonstrate that the proposed development:

- a) Conforms with significant threat policies; and
- b) Will not adversely affect the quality or quantity of groundwater or surface water."

2.2.12. Section D.2.1.1.8 is replaced with the following text:

"Source Protection Overlay areas identified on Schedule 'B' – Port Severn Land Use Designations, on Schedule 'C' – Mactier Land Use Designations, and on Appendices 11.1, 11.2, 11.3, and 11.4 - Water Resources to the Official Plan represent Vulnerable Areas as defined under the Clean Water Act, 2006, and Municipal Intake Protection Zones established by this Plan. The Source Protection Overlay areas include the following:

- a) Intake Protection Zone One (IPZ-1): One (1) kilometre circle around the intake;
- b) Intake Protection Zone Two (IPZ-2): Area where water can reach the intake in a specified time;
- c) Municipal Intake Protection Zone: The area within 1,000 metres of a municipal or Indigenous community water supply intake or sanitary sewage outfall located outside the

boundaries of the South Georgian Bay Lake Simcoe Source Protection Plan;

d) Highly Vulnerable Aquifers; and

e) Significant Groundwater Recharge Areas.

These overlay areas shall be used to implement policies of the Source Protection Plan and to guide land use planning decisions.

The location and extent of the Source Protection Overlay areas shown on Appendix 11 - Water Resources may be updated without amendment to this Plan where refined through studies approved by the Source Protection Authority."

2.2.13. Section D.2.1.4.1 is replaced with the following text:

"New uses proposed through an application under the Planning Act shall be subject to pre-consultation with the Planning Department and/or Risk Management Official to determine whether the proposed use would be a significant threat to drinking water.

The Township may require, where appropriate, hydrogeological studies, stormwater management reports, or other technical evaluations to identify the scope of issues and/or technical requirements that shall be addressed before such a use is permitted."

2.2.14. Section D.2.1.4.2 is added, following section D.2.1.4.1, with the following text:

"Development proposed through an application under the Planning Act within Significant Groundwater Recharge Areas identified in Appendix 11 - Water Resources shall be subject to pre-consultation with the Planning Department and/or Risk Management Official to determine whether the proposal has the potential to negatively impact groundwater recharge rates.

The Township may require, where said impact is identified, hydrogeological studies, stormwater management reports, or other technical evaluations to determine that the proposed development maintains pre-development recharge rates."

2.2.15. Section D.2.1.6.1 is replaced with the following text:

"Uses and activities within IPZ-1 or IPZ-2 Zones that are identified in the applicable Source Protection Plan as significant drinking water threats shall be:

- a) Prohibited where the Source Protection Plan requires prohibition (in accordance with Section 57 of the Clean Water Act, 2006); or
- b) Permitted only where a Risk Management Plan has been approved (in accordance with Section 58 of the Clean Water Act, 2006)."

2.2.16. Section D.2.1.6.2 is added, following section D.2.1.6.1, with the following text:

"Without limiting the generality of the foregoing, the following uses and activities are prohibited within IPZ-1 and IPZ-2 Zones where they are determined to constitute significant drinking water threats in accordance with the Source Protection Plan:

- a) Waste disposal sites within the meaning of Part V of the Environmental Protection Act (excluding specified exempt waste types);
- b) Large on-site sewage systems (greater than 10,000 L);
- c) Agricultural source material storage facilities;
- d) Non-agricultural source material storage facilities;
- e) Commercial fertilizer storage facilities;
- f) Pesticide storage facilities;
- g) Road salt storage facilities;
- h) Snow storage facilities;
- i) Fuel storage facilities;
- j) Dense Non-Aqueous Phase Liquid storage facilities; and

k) Organic solvent storage facilities.

For greater certainty, the above list reflects common activities identified in the Clean Water Act, 2006 as drinking water threats and shall be interpreted in a manner consistent with the Source Protection Plan.

The Risk Management Official shall determine whether a use or activity constitutes a significant drinking water threat and whether the activity is subject to prohibition or risk management in accordance with the Source Protection Plan."

- 2.2.17. Section D.2.1.6.3 is added, following section D.2.1.6.2, with the following text:

"Within IPZ-1 Overlay Zones, outdoor confinement or farm animal yard uses or activities determined to constitute a significant drinking water threat are prohibited."

- 2.2.18. Section D.2.1.6.4 is added, following section D.2.1.6.3, with the following text:

"Existing uses and activities that are identified as significant drinking water threats shall be brought into conformity with the requirements of the Source Protection Plan.

Where required, existing activities shall:

- a) Cease where prohibition policies apply; or
- b) Be subject to an approved Risk Management Plan within the timelines established by the Source Protection Plan."

- 2.2.19. Section D.2.1.7.1 is replaced with the following text:

"An application under the Planning Act within an IPZ-1 or IPZ-2 Zone where a use or activity may constitute a significant drinking water threat shall not be deemed complete unless accompanied by a Section 59 Notice issued by the Risk Management Official.

The Township shall not approve any application unless it is consistent with the requirements of the Clean Water Act, 2006 and conforms with the applicable Source Protection Plan."

- 2.2.20. Section D.2.1.12 'Zoning Implementation' is added with the following text:

"The Township shall implement the policies of this Section through Zoning By-laws that:

- a) Reflect Source Protection Overlay Areas;
- b) Prohibit land uses where required by the Source Protection Plan; and
- c) Regulate land uses requirement Risk Management Plans.

Zoning By-laws shall conform with the significant threat policies of the Source Protection Plan."

- 2.2.21. Section D.2.1.8.1 is replaced with the following text:

"For the purposes of this Section, any term not defined in this Official Plan shall have the same meaning as in the applicable Source Protection Plan and, where applicable, the Clean Water Act, 2006."

- 2.2.22. Section D.2.1.9.2 is revised by adding the following text at the end of the existing policy/sentence:

"Stormwater management facilities within Vulnerable Areas shall be designed to prevent or reduce significant drinking water threats and shall conform with the policies of the Source Protection Plan."

- 2.2.23. Section D.2.1.9.5 is replaced with the following text:

"New *development* within Intake Protection Zones shall not be permitted unless:

- a) In the case of IPZ-1 or IPZ-2 Zones, it conforms with the applicable Source Protection Plan and is demonstrated not to result in a significant drinking water threat;
- b) In the case of Municipal Intake Protection Zones:
 - . It has been demonstrated to the satisfaction of the District of Muskoka that it will not have detrimental

impact on the sourced water, infrastructure, or human health and safety; or

- . Where an Indigenous community water supply intake or infrastructure may be affected, the Indigenous community is satisfied that the proposal will not have detrimental impact on the sourced water, infrastructure, or human health and safety.”

2.2.24. Section D.2.1.10.1 is replaced with the following text:

“New municipal sewage services shall be located outside Vulnerable Areas where they would constitute a significant drinking water threat, in accordance with the Source Protection Plan.”

2.2.25. Section D.2.1.10.2 is revised by adding the following to the end of the existing policy/sentence:

“to demonstrate conformity with the SPP.”

2.2.26. Section D.2.1.10.3 is replaced with the following text:

“Where an individual on-site sewage system would constitute a significant drinking water threat, development shall only be permitted where:

- a) It conforms to applicable provincial guidelines (e.g., Ministry of the Environment, Conservation, and Parks); and;
- b) It conforms with the Source Protection Plan, including any requirement for a Risk Management Plan;
- c) In the case of Municipal Intake Protection Zones:
 - . It has been demonstrated to the satisfaction of the District of Muskoka that it will not have detrimental impact on the sourced water, infrastructure, or human health and safety; or
 - . Where an Indigenous community water supply intake or infrastructure may be affected, the Indigenous community is satisfied that the proposal will not have detrimental impact on the sourced water, infrastructure, or human health and safety.”

2.2.27. Section D.2.1.11.1 is replaced with the following text:

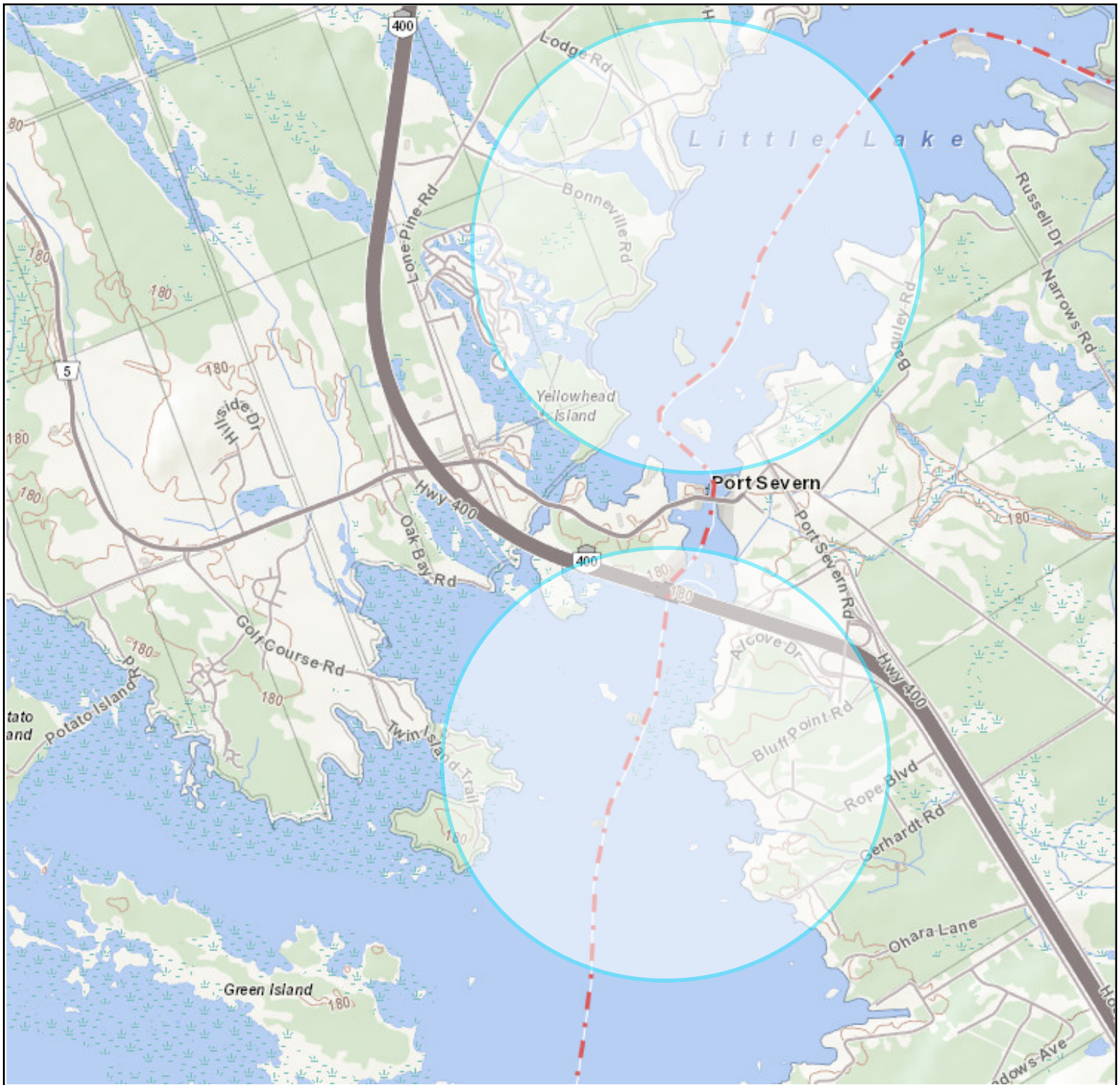
"The Township shall assist the Source Protection Authority, the District of Muskoka, and the province in implementing monitoring, education, and outreach programs required by the Source Protection Plan.

The Township shall undertake such programs where identified as an implementing body under the Source Protection Plan."

2.2.28. The following maps included as Schedule "A" to this Amendment are added as appendices after Appendix 10:

- Appendix 11.1 – Water Resources (Port Severn Intake Protection Zones)
- Appendix 11.2 – Water Resources (Mactier Municipal Intake Protection Zone)
- Appendix 11.3 – Water Resources (Moose Deer Point Municipal Intake Protection Zone)
- Appendix 11.4 – Water Resources (Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas)

Schedule "A" to Amendment Number XX



Source: Ministry of the Environment, Conservation and Parks Source Protection Information Atlas

0.6km



Township of
Georgian Bay
MUSKOKA

Official Plan

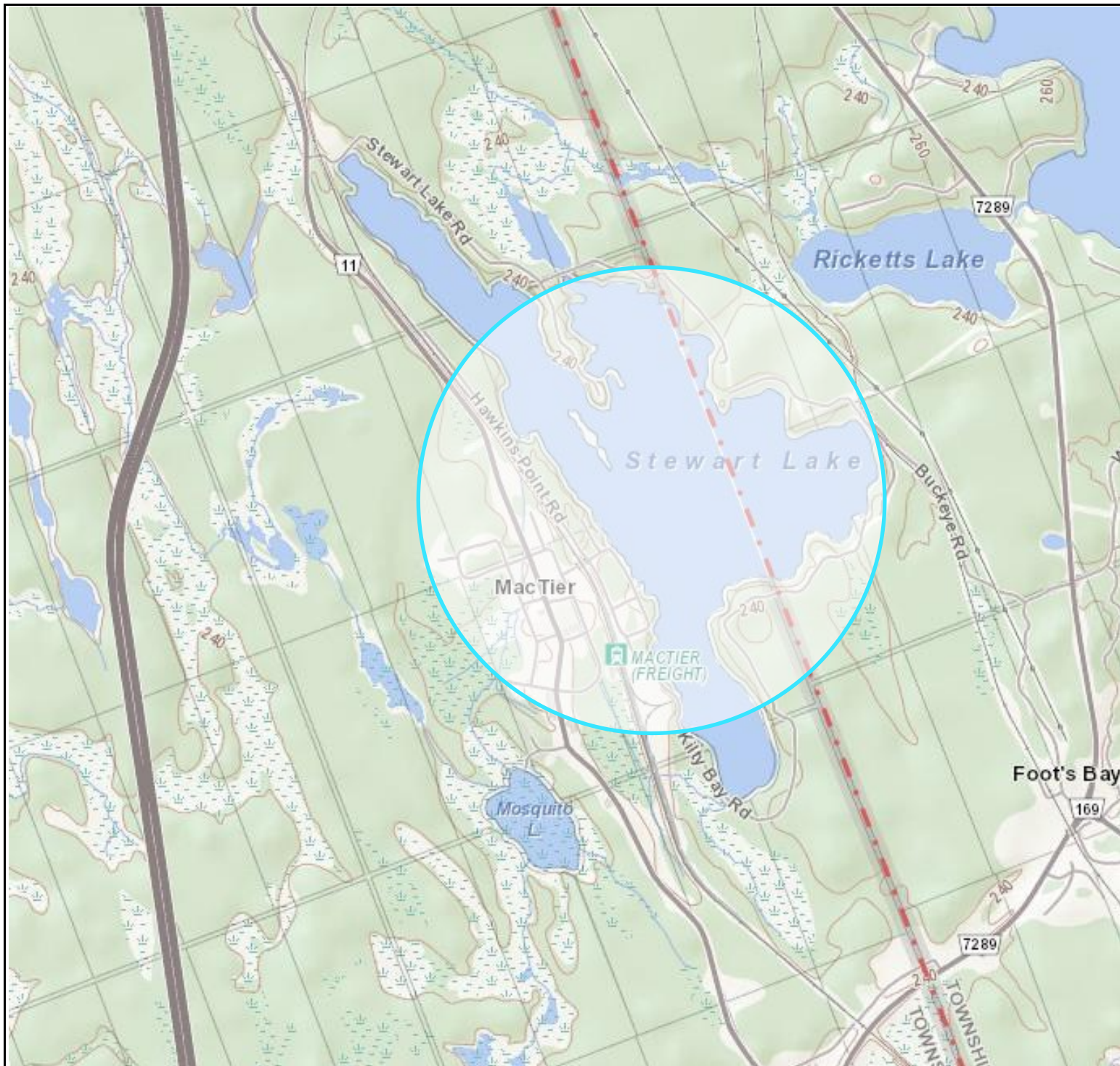
Appendix 11.1 - Water Resources (Port Severn Intake Protection Zones)



Township
Boundary



Intake Protection Zones



Source: Ministry of the Environment, Conservation and Parks Source Protection Information Atlas

0.6km



Official Plan

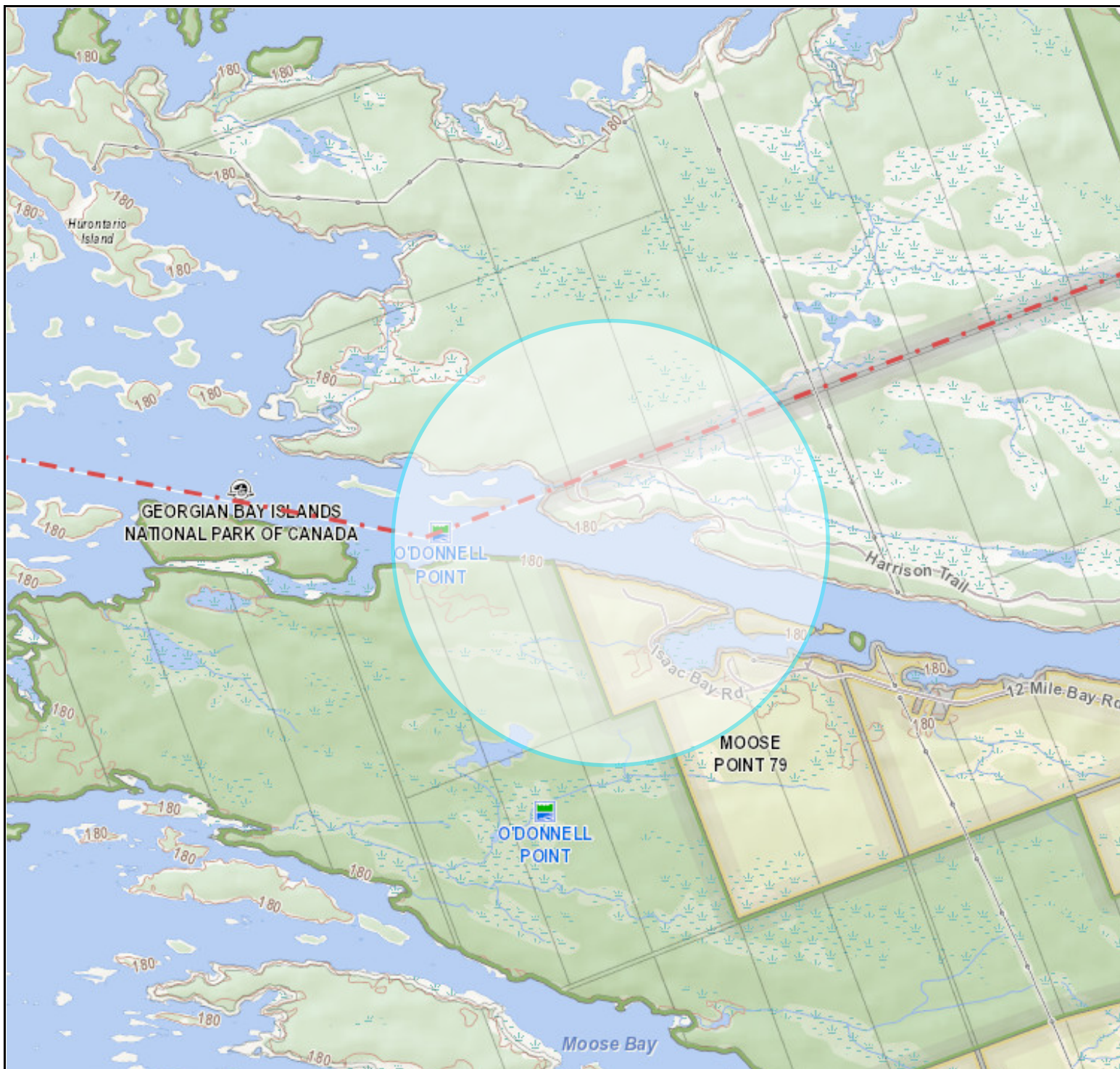
Appendix 11.2 - Water Resources (MacTier Municipal Intake Protection Zone)



Township
Boundary



Intake Protection Zone



Source: Ministry of the Environment, Conservation and Parks Source Protection Information Atlas

0.6km



**Township of
Georgian Bay**
MUSKOKA

Official Plan

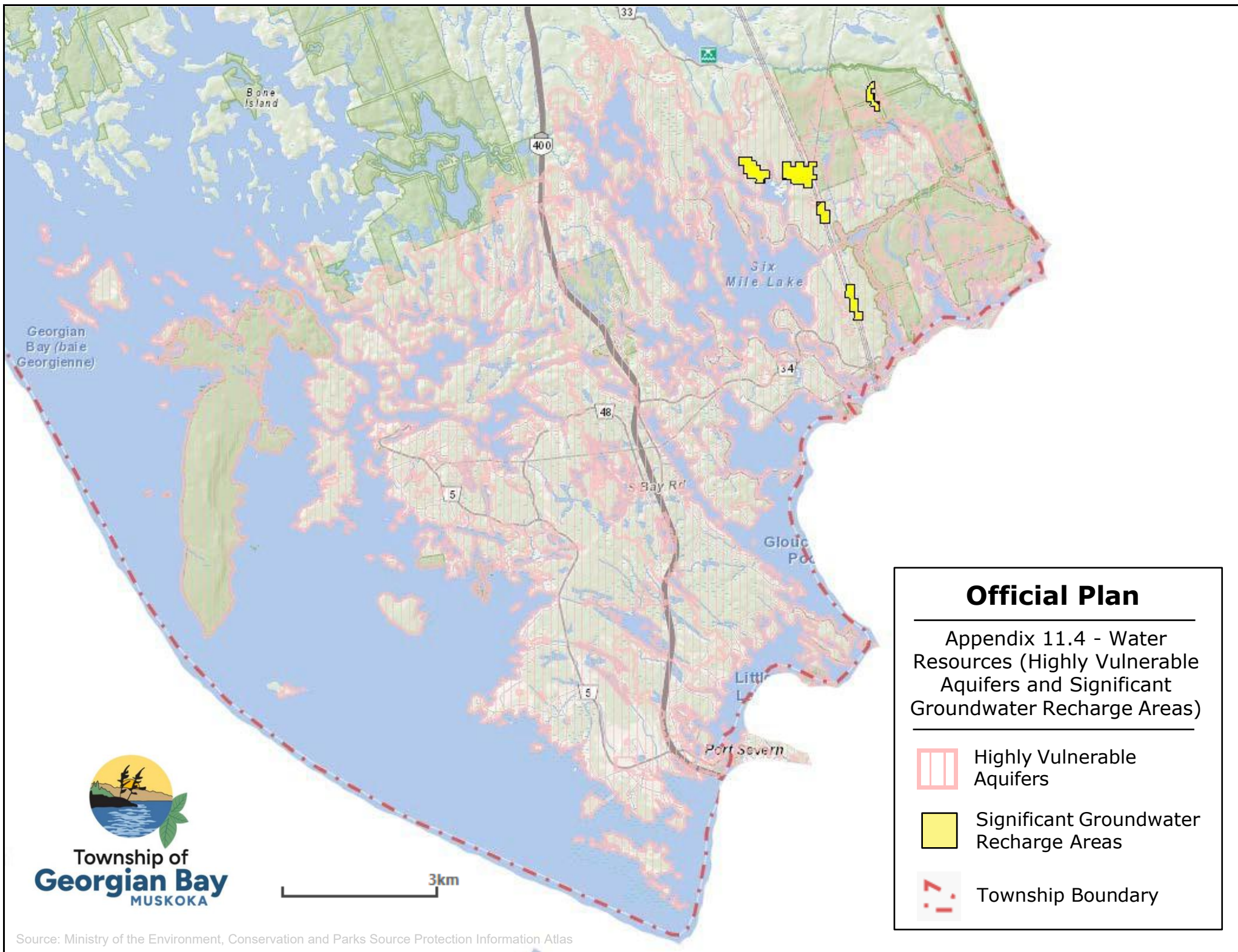
Appendix 11.3 - Water Resources (Moose Deer Point Municipal Intake Protection Zone)



Township
Boundary



Intake Protection Zone



Summary of Proposed Zoning By-law Amendment

Additional Residential Units

The Zoning By-law Amendment would permit up to two additional residential units (ARUs) per lot in Urban Centres and Rural (RU) zones where a principal dwelling exists, for a total of up to 3 dwelling units on a lot. Both additional units may be allowed inside of or attached to the main dwelling, or one of the additional units may be allowed in a detached accessory building. New performance standards include a maximum 45% lot coverage in Urban Centres, a 5 metre height limit for accessory buildings, a minimum 4 metre separation from the principal dwelling, compliance with environmental setbacks, and parking requirements of one space per additional unit. Additional provisions regulate placement on waterfront properties and limit the size of ARUs to 75% of the principal dwelling or 112 m², whichever is less. The amendment also removes outdated "secondary dwelling unit" restrictions to better reflect current provincial direction. Finally, the terminology is updated by replacing "secondary dwelling unit" with "additional residential unit," with all related permissions consolidated into a dedicated section of the By-law for clarity.

Source Water Protection

The Zoning By-law Amendment readdresses Section 4.43 to limit its application to the Port Severn and Rope Subdivision municipal intakes, matching the limits governed under the South Georgian Bay Lake Simcoe Source Protection Plan. The amendment introduces a new provision prohibiting development in an Intake Protection Zone located outside of the Source Protection boundaries, unless it is confirmed, to the satisfaction of the District of Muskoka and First Nation Community where applicable, that the proposed development will not negatively impact source water quality, water infrastructure, or human health and safety. Notwithstanding Section 4.43 a), a new provision establishes that where a Risk Management Official has issued written confirmation that a use constitutes a significant drinking water threat, that use shall be prohibited within the applicable area.

Housekeeping

The Zoning By-law Amendment would correct current inadvertent typographical errors in the Township's Zoning By-law 2014-75.