

Agenda

Planning Council

9:00 AM - Tuesday, July 14, 2026

99 Lone Pine Road, Port Severn Ontario



PLEASE NOTE:

This Council meeting of Tuesday, July 14, 2026 is available for public viewing via the Township of Georgian Bay's YouTube Channel. There may be a few minute delay for the livestream to begin following the start time.

Public comments may be sent in advance of the meeting start time to info@gbtownship.ca. All comments will be circulated to Council members.

Page(s)

1. Call to Order

9:00 a.m.

2. Land Acknowledgement Statement

3. Resident Acknowledgement Statement

4. Strategic Directions

Environmental Protection
Fiscal Responsibilities and Technology Efficiencies
Streamline Planning Policies and Procedures
Customer Experience and Community Engagement
District and Township Relationship
Engage with Indigenous Communities

5. Declaration of Pecuniary Interest or Conflict of Interest

6. Open Forum

7. Municipal Act Public Meetings

- (a) **Application to Close Shore Road Allowance R26-01 (68 Bear Lake Road - Katerberg) Corporate Services 2026-120** 3 - 14
[Corporate Services Report 2026-120 - Pdf](#)

8. Planning Act Public Meetings

- (a) **Zoning By-law Amendment Application Z26-14 (117 Port** 15 - 33

Severn Rd. N. - 2829816 Ontario Inc.)
Planning Services 2026-121
[Planning Services Report 2026-121 - Pdf](#)

9. Planning Application Staff Reports

- (a) **Official Plan Amendment Application O26-01 & Zoning By-law Amendment Application Z26-04 (146 Prisque Road - Pawlowski)** 34 - 239
Planning Services 2026-122
[Planning Services Report 2026-122 - Pdf](#)
- (b) **Official Plan Amendment O26-05 and Zoning By-law Amendment Z26-10 (34 Curling Club Road - Brad Hutchinson Sales and Service)** 240 - 267
Planning Services 2026-123
[Planning Services Report 2026-123 - Pdf](#)
- (c) **Temporary Use Zoning By-law Amendment Extension Application Z26-05 (Rock Crushing) by OBD Developments Inc.** 268 - 296
Planning Services 2026-124
[Planning Services Report 2026-124 - Pdf](#)

10. Staff Reports

- (a) **Outline for the 2026/28 Georgian Bay Official Plan Review and Bill 98 New Framework Update** 297 - 302
Planning Services 2026-125
[Planning Services Report 2026-125 - Pdf](#)

11. Confirming By-law

- (a) **By-law 2026-XXX - Confirming Planning Council July 14, 2026** 303 - 304
[By-law 2026-XXX - Confirming Planning Council July 14, 2026](#)

12. Adjournment

- (a) **Adjournment of July 14, 2026 Planning Council**

Township of Georgian Bay

Staff Report

2026-120 - Corporate Services



To: Mayor Koetsier and Members of Council
From: Sydney Levesque, Deputy Clerk
Date: July 14, 2026
Subject: Application to Close Shore Road Allowance R26-01 (68 Bear Lake Road - Katerberg)

Recommendation

BE IT RESOLVED THAT Council pass the Closing By-law 2026-XXX to stop up, close and convey convey Part of the original shore road allowance in front of Lot 1, Concession 8, being Part 1, Plan 35R-28082, formerly Freeman, now in the Township of Georgian Bay, The District Municipality of Muskoka, 68 Bear Lake Road for the purchase price of \$7,224.42 plus HST, subject to all applicable costs and fees being paid in full; and

THAT Council pass the Deeming By-law 2026-XXX part of Plan M136, formerly Township of Freeman, now in the Township of Georgian Bay, The District Municipality of Muskoka not to be a registered plan of subdivision for the purpose of the Planning Act, R.S.O., 1990, c.P.13, s.50(3); and

THAT Council authorize the Mayor and Clerk to execute any documents necessary to complete the conveyance.

Report Highlights

- Council is being asked to approve the closure and conveyance of a portion of the Shore Road Allowance (SRA) in front of 68 Bear Lake Road.
- The lands proposed for conveyance are identified as Part 1 on Plan 35R-28082.
- The shoreline frontage is 29.853 metres, resulting in a purchase price of \$7,224.42 plus HST, in accordance with the Township's Fees and Charges By-law.

Background

The Township received an application on January 8, 2026 requesting the purchase of the Shore Road Allowance located in front of 68 Bear Lake Road, legally described as Lot 1, Concession 8, being Part 1, Plan 35R-28082, formerly Freeman, now in the Township of Georgian Bay.

The applicant, Peter Katerberg, has requested the closure and conveyance of the Shore Road Allowance. As outlined in the application, the purpose of the request is to bring

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the lands containing the existing cottage into private ownership, as the cottage is located entirely on the Shore Road Allowance.

The applicant has also indicated that they would like to install a dock in the future, which would be located on the Shore Road Allowance. Conveyance of the SRA would allow the applicant to address the existing encroachment and provide ownership of the lands associated with the current and proposed shoreline use.

A reference plan (Plan 35R-28082), prepared by T.A. Bunker Surveying LTD., was deposited in the Land Registry Office on May 6, 2026. The plan identifies Part 1 as the portion of the original Shore Road Allowance proposed to be conveyed.

Analysis and Options

The subject property is zoned Shoreline Residential Type One (SR1) in accordance with the District of Muskoka GeoHub Zoning Layer.

A review of Township records indicates that an Interior Renovation Permit (Permit No. 26-004) is currently open for the subject property.

The applicant is seeking to purchase the portion of the Shore Road Allowance located between the property and the shoreline of Stewart Lake.

Staff have reviewed the application and supporting documentation and are satisfied that the requirements of the Township's Shore Road Allowance Policy have been met. The application was circulated to applicable Township departments and external agencies, and no objections were received.

Upon Council approval, the Township will proceed with the closure and conveyance of the subject lands in accordance with Reference Plan 28044 and the Township's Fees and Charges By-law.

The conveyance of the Shore Road Allowance does not constitute approval of any existing or proposed structures, including docks or shoreline works. The applicant remains responsible for obtaining any required permits or approvals from applicable agencies.

It is further noted that the purchase of a Shore Road Allowance or Road Allowance does not create additional lot area for the purposes of future severance unless sufficient lot area existed prior to the acquisition. Only lands above the high-water mark (on non-controlled waterbodies) may be considered for lot area calculations under the Planning Act.

Financial Considerations

The purchase price for the subject lands is \$7,224.42 plus HST, calculated in accordance with the Township's Fees and Charges By-law based on a shoreline frontage of 29.853 metres.

Agenda Item #7.(a)

All costs associated with the transaction are the responsibility of the applicant. As such, there is no financial impact to the Township, and the transaction will result in revenue.

Conclusion

Staff are satisfied that the application is consistent with the Township's Shore Road Allowance Policy and that all applicable requirements have been met.

Accordingly, the Clerks Department recommends that Council pass the Closing By-law to stop up, close and convey the portion of the original Shore Road Allowance in front of 68 Bear Lake Road.

Report Supported By

This recommendation report is in alignment with the following strategic pillars:

- Environmental Protection
- Fiscal Responsibilities and Technology Efficiencies
- Streamline Planning Policies and Procedures
- Customer Experience and Community Engagement
- District and Township Relationship
- Engage with Indigenous Communities

Reviewed By/Collaborated With:

- Chief Administrative Officer
- Chief Building Official
- Director of Corporate Services / Clerk
- Director of Finance / Treasurer
- Director of Fire and Emergency Services / Fire Chief
- Director of Human Resources
- Director of Operations
- Director of Planning
- Director of Sustainability
- Other

Attachments

[ATT1 - Location Map and Aerial Images](#)

[ATT2 - Site Sketch](#)

[ATT3 - 35R-28082](#)

[ATT4 - Draft Closing By-law](#)

[ATT5 - Draft Deeming By-law](#)

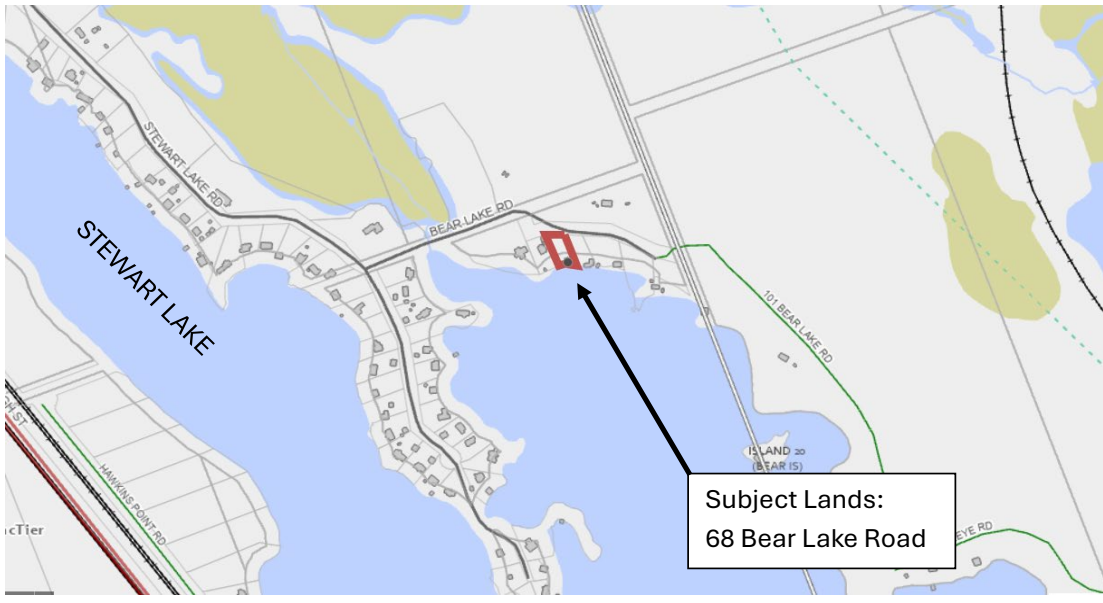
Reviewed By

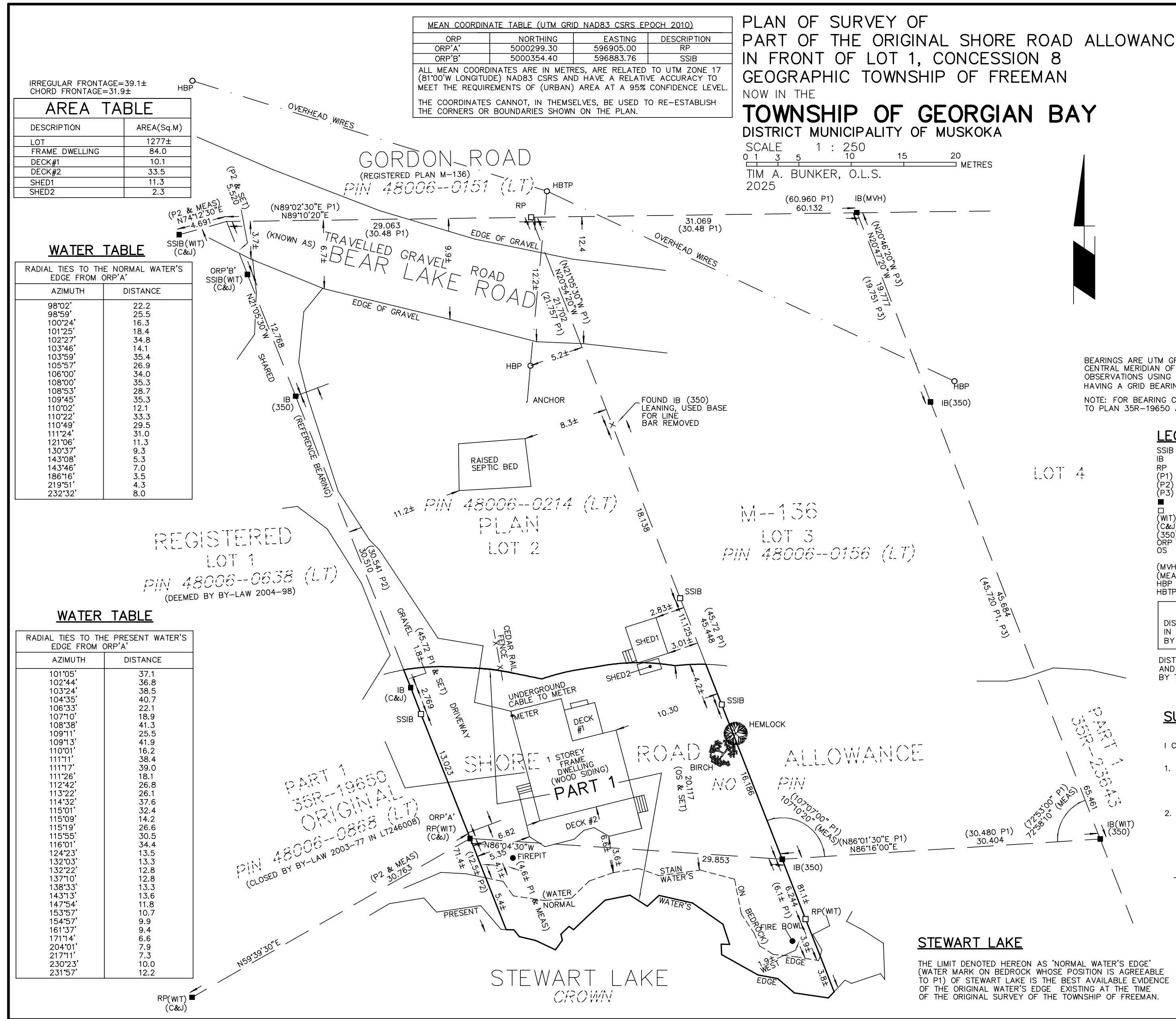
Status:

Karen Way, Director of Corporate Services / Clerk
Greg Mariotti, Chief Administrative Officer

Approved - 03 Jul 2026
Approved - 11 Jun 2026







IRREGULAR FRONTAGE=39.1±
CHORD FRONTAGE=31.9±

AREA TABLE

DESCRIPTION	AREA(Sq.M)
LOT	1277±
FRAME DWELLING	84.0
DECK#1	10.1
DECK#2	33.5
SHED1	11.3
SHED2	2.3

WATER TABLE

RADIAL TIES TO THE NORMAL WATER'S EDGE FROM ORP'A

AZIMUTH	DISTANCE
98°02'	22.2
98°59'	25.5
100°24'	16.3
101°25'	18.4
102°27'	34.8
103°46'	14.1
103°59'	35.4
105°57'	26.9
106°00'	34.0
108°00'	35.3
108°53'	28.7
109°45'	35.3
110°02'	12.1
110°22'	33.3
110°49'	29.5
111°24'	31.0
121°06'	11.3
130°37'	9.3
143°08'	5.5
143°46'	7.0
186°16'	3.5
219°51'	4.3
232°32'	8.0

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103°24'	38.5
104°35'	40.7
106°33'	22.1
107°10'	18.9
108°38'	41.3
109°11'	25.5
109°13'	41.9
110°01'	16.2
111°17'	38.4
111°26'	39.0
112°42'	26.8
113°22'	26.1
114°32'	37.6
115°01'	32.4
115°09'	14.2
115°19'	26.6
115°55'	30.5
116°01'	34.4
124°23'	13.5
132°03'	13.3
132°22'	12.8
137°10'	12.8
138°33'	13.3
143°13'	13.6
147°54'	11.8
153°57'	10.7
154°57'	9.9
161°37'	9.4
171°14'	6.6
204°01'	7.9
217°11'	7.3
230°23'	10.0
231°57'	12.2

PLAN 35R-

RECEIVED AND DEPOSITED

DATED: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MUSKOKA (35).

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATED: _____

TIM A. BUNKER

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA (SQ.M.)
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 1 CONCESSION 8		PART OF NO PIN	758±

BEARINGS ARE UTM GRID (NAD83 CSRS EPOCH 2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 17 (81°00'W LONGITUDE) AND ARE DERIVED BY GNSS OBSERVATIONS USING REAL-TIME NETWORK METHODS, WITH ORPS A & B HAVING A GRID BEARING OF N21°05'30"W BETWEEN THEM.

NOTE: FOR BEARING COMPARISONS, A ROTATION OF 0°13'30" COUNTERCLOCKWISE WAS APPLIED TO PLAN 35R-19650 AND REGISTERED PLAN M-136 TO CONVERT TO UTM BEARINGS.

- LEGEND**
- SSIB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)
 - IB DENOTES IRON BAR (0.016mX0.016mX0.60m)
 - RP DENOTES ROCK POST (ROCK ANCHOR AND BOLT WITH CAP)
 - (P1) DENOTES REGISTERED PLAN M-136
 - (P2) DENOTES PLAN 35R-19650
 - (P3) DENOTES PLAN 35R-23643
 - DENOTES FOUND SURVEY MONUMENT
 - DENOTES PLANTED SURVEY MONUMENT
 - (WT) DENOTES WITNESS MONUMENT
 - (C&J) DENOTES COOTE HILEY JEMMETT LIMITED
 - (350) DENOTES EDWARD LEROY BURGESS, O.L.S.
 - ORP DENOTES OBSERVED REFERENCE POINT
 - OS DENOTES ORIGINAL SURVEY FOR THE TOWNSHIP OF FREEMAN BY DAVID BEATTY, O.L.S. DECEMBER 13TH, 1895.
 - (MVH) DENOTES MENNO PETER VAN HARTEN, O.L.S.
 - (MEAS) DENOTES MEASURED
 - IBP DENOTES HYDRO BELL POLE
 - HBTIP DENOTES HYDRO BELL LIGHT TRANSFORMER POLE

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999679

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 11TH DAY OF DECEMBER, 2025.

DATED _____ TIM A. BUNKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION NUMBER V-125851.

T. A. BUNKER SURVEYING LTD.
150 JOHN ST. N. GRAVENHURST, ONTARIO, P. O. BOX 1180, P1P 1V4
705-687-5883 surveys@BunkerSurveying.ca
www.BunkerSurveying.ca FB 381/17 FILE 5753

STEWART LAKE

THE LIMIT DENOTED HEREON AS 'NORMAL WATER'S EDGE' (WATER MARK ON BEDROCK WHOSE POSITION IS AGREEABLE TO P1) OF STEWART LAKE IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF FREEMAN.

MEAN COORDINATE TABLE (UTM GRID NAD83 CSRS EPOCH 2010)			
ORP	NORTHING	EASTING	DESCRIPTION
ORP'A	5000299.30	596905.00	RP
ORP'B	5000354.40	596883.76	SSIB

ALL MEAN COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°00'W LONGITUDE) NAD83 CSRS AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF (URBAN) AREA AT A 95% CONFIDENCE LEVEL. THE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

PLAN OF SURVEY OF PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 1, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF FREEMAN NOW IN THE TOWNSHIP OF GEORGIAN BAY DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 250
0 1 3 5 10 15 20 METRES

TIM A. BUNKER, O.L.S.
2025

PLAN 35R-28082

RECEIVED AND DEPOSITED

DATED: May 6, 2026

Aishi

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MUSKOKA (35).

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATED: MAY 4, 2026

Tim Bunker

TIM A. BUNKER

SCHEDULE				
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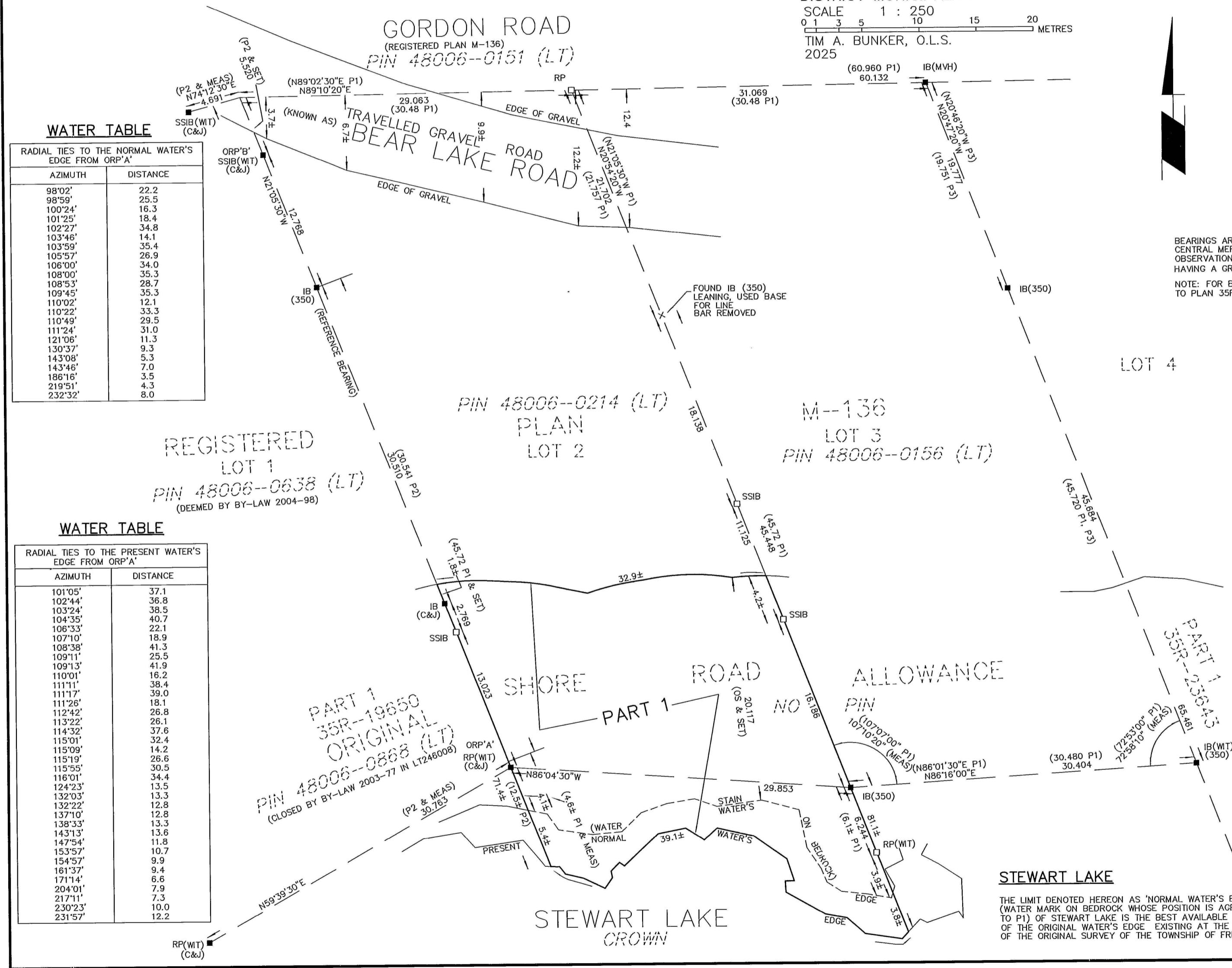
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 - THE SURVEY WAS COMPLETED ON THE 11TH DAY OF DECEMBER, 2025.

MAY 4, 2026
DATED

Tim Bunker
TIM A. BUNKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION NUMBER V-125851.

T. A. BUNKER SURVEYING LTD.
150 JOHN ST. N. GRAVENHURST, ONTARIO. P. O. BOX 1180, P1P 1V4
705-687-5883 surveys@BunkerSurveying.ca
www.BunkerSurveying.ca FB 381/17 FILE 5753



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109°13'	41.9
110°01'	16.2
111°11'	38.4
111°17'	39.0
111°26'	18.1
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**THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY**

BY-LAW 2026-XXX

Being a By-law to stop up, close and convey Part of the original shore road allowance in front of Lot 1, Concession 8, being Part 1, Plan 35R-28082, formerly Freeman, now in the Township of Georgian Bay, The District Municipality of Muskoka

(Closing – 68 Bear Lake Road)

WHEREAS it is expedient to stop up and close all that Part of the original shore road allowance in front of Lot 1, Concession 8, being Part 1, Plan 35R-28082, formerly Freeman now in the Township of Georgian Bay, The District Municipality of Muskoka, hereinafter more particularly described;

WHEREAS notice of the public meeting at which the intention of Corporation of the Township of Georgian Bay to take into consideration the passing of this By-law has been digitally published at least 30 days before the date of the meeting in a virtual newspaper having general circulation in the applicable area;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY ENACTS AS FOLLOWS:

1. Part of the original shore road allowance in front of Lot 1, Concession 8, being Part 1, Plan 35R-28082, formerly Freeman, now in the Township of Georgian Bay, The District Municipality of Muskoka, SHALL BE AND THE SAME IS HEREBY STOPPED UP AND CLOSED.
2. That this By-law shall take effect as of and from the date of enactment hereof, subject to any approvals that may be required pursuant to the *Municipal Act*, S.O. 2001, c.25, as amended
3. That upon the passing of this By-law pursuant to the *Municipal Act*, S.O. 2001, c.25, as amended, the said lands shall be sold and or leased as the case may be, to the abutting owner or owners, subject to any easements to Bell Canada and/or Hydro One Networks Inc. as

Council in its discretion may determine, and that all portions of the allowance located below the present high water mark, will be retained by the Township.

4. That the Clerk of the Corporation of the Township of Georgian Bay is hereby authorized to sign all applications for approval, deeds or other documents as may be necessary or expedient for carrying out the provisions of this By-law and to affix to such applications, deeds, or other documents the Corporate Seal of the municipality and to do all other acts and things incidental thereto.

READ AND ADOPTED in Open Council this 14th day of July, 2026.

DEEMED ENACTED on the date of signing this 16th day of July, 2026.

PETER KOETSIER, MAYOR

KAREN WAY, CLERK

**THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY**

BY-LAW 2026-XXX

Being a By-law to deem part of Plan M136, formerly Township of Freeman, now in the Township of Georgian Bay, The District Municipality of Muskoka not to be a registered plan of subdivision for the purpose of the Planning Act, R.S.O., 1990, c.P.13, s.50(3).

(Deeming – 68 Bear Lake Road)

WHEREAS Registered Plan M136 has been registered in the Land Titles Office in Bracebridge for eight (8) years or more prior to the passing of this By-law;

WHEREAS pursuant to the Planning Act, R.S.O., 1990 c.P13, s.50(4), Council deems it expedient to deem part of Plan M-310, formerly Township of Gibson, now in the Township of Georgian Bay, not to be a registered plan of subdivision for the purposes of the Planning Act, R.S.O., 1990, c.P.13,s.50(3);

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY ENACTS AS FOLLOWS:

1. That Lot 2, Plan M136, formerly Township of Freeman, now in the Township of Georgian Bay, The District Municipality of Muskoka, is hereby deemed not to be within a registered plan of subdivision for the purposes of the Planning Act, R.S.O., 1990, c.P.13, s.50(3);
2. That this By-law shall come into full force and take effect on the date it is passed by the Council of The Corporation of the Township of Georgian Bay subject to the provisions of subsection 50(27) of the Planning Act;

By-law 2026-XXX
Page 2 of 2

3. That this By-law be registered in the Land Titles Office (#35) in Bracebridge.

READ AND ADOPTED in Open Council this 14th day of July, 2026.

DEEMED ENACTED on the date of signing this 16th day of July, 2026.

PETER KOETSIER, MAYOR

KAREN WAY, CLERK

Township of Georgian Bay

Staff Report

2026-121 - Planning Services



To: Mayor Koetsier and Members of Council
From: Jeff Kratky, Planner II
Date: July 14, 2026
Subject: Public Meeting Information Report - Zoning By-law Amendment
 Application No. Z26-14 (117 Port Severn Rd. N. - 2829816 Ontario Inc.)

Recommendation

BE IT RESOLVED THAT Council for the Township of Georgian Bay:

1. Accepts all information regarding Zoning By-law Amendment Application No. Z26-14 presented at the public meeting on July 14, 2026;
2. Refers all said information and comments to Township staff for further discussion with the Agent, District staff, and anyone who commented; and
3. Township staff shall not schedule the next meeting of Council to evaluate the Application until after comments are addressed.

Report Highlights

- The Z26-01 public meeting and this report are only for information.
- MHBC ("Agent") requested Z26-14 on behalf of the Owner of 117 Port Severn Road North ("Subject Lands").
- 'Attachments 1a and 1b' show the location of the Subject Lands.
- The **purpose** of the Application is to amend the site-specific exceptions for the Residential Multiple Type Two Exception 05 Hold 16 (RM2-05 (H-16)) Zone on the Subject Lands to allow the detailed design of the proposed development provided through concurrent Application No. S26-01, and to remove the Hold 16. The **effect** of the Application is the demolition of an existing tourist commercial cottage establishment and the construction of 6 fourplex dwellings (i.e., 24 units), and 24 apartment dwellings in 2 apartment buildings.
- 'Attachment 2' provides additional information regarding the purpose and effect of Z26-14.
- The proposed development of the Subject Lands was previously considered by Council through O23-06 and Z23-19 as discussed in [Development Services Department Report 2024-205](#) leading to approved OPA #24 and the existing RM2-05(H16) Zone requirements to be further amended by Z26-14 given detailed designs for S26-01.
- The Agent conducted extensive pre-consultations with the District and GBT staff, and the Owner made many revisions to the proposed development as suggested during those pre-consultations.

Agenda Item #8.(a)

- The character of the Subject and Adjacent Lands is illustrated in 'Attachments 3, 4, 5a, 5b, 6, and 7' to this report. The Subject Lands are located in the future village centre of the Port Severn Urban Centre, but include significant natural constraints (e.g., Type 1 *fish habitat*, bat habitat, etc.).
- The Z26-14 supporting documents and peer reviews are available [online](#). This report also includes a list with links to each one.
- No public comments were received when this report was submitted.
- Only the SSEA had commented when this report was submitted without any concerns for source water protection regarding Z26-14.
- As this report is only for information, GBT Planning analysis and conclusions are not provided.

Background

Introduction:

Georgian Bay Township ("GBT") Zoning By-law Amendment ("ZBA") Application No. Z26-14 ("Z26-14") was requested by MHBC Planning ("Agent") on behalf of 2829816 Ontario Inc. ("Owner") to permit the detailed design of a 48-unit multi-residential development on lands municipally known as 117 Port Severn Road North ("Subject Lands"). GBT is a lower-tier municipality within the upper-tier municipality of The District Municipality of Muskoka ("District" or "Muskoka").

In this report, all abbreviated, capitalized and/or italicized words and terms that are not titles or proper names are legal terms, defined in the body of this report, or are defined in the:

- Planning Act, R.S.O. 1990, c. P.13 on [e-Laws](#) ("*Planning Act*");
- [Provincial Planning Statement, 2024](#) ("PPS");
- [Muskoka Official Plan](#) as amended and consolidated to June 2025 ("MOP");
- [GBT Official Plan](#) as amended and consolidated to September 2025 ("GBOP");
- and
- [GBT Zoning By-law No. 2014-75](#) text as amended and consolidated to June 2026 (with a typo in its date) and including By-law 2025-053 (Housekeeping Z24-15) that was approved on June 3, 2026 by a decision regarding OLT-25-000597 ("GBZB") together with Schedule 'A' - Maps and other Schedules and Appendices that are available [online](#).

Location of the Subject Lands:

'Attachments 1a and 1b' to this report depict the approximate location of the Subject Lands to Z26-14.

Purpose & Effect of the Application No. Z26-14:

The **purpose** of the Application is to amend the site-specific exceptions for the Residential Multiple Type Two Exception 05 Hold 16 (RM2-05 (H-16)) Zone on the

Agenda Item #8.(a)

Subject Lands to allow the detailed design of the proposed development provided through concurrent Application No. S26-01, and to remove the Hold 16. The **effect** of the Application is the demolition of an existing tourist commercial cottage establishment and the construction of 6 fourplex dwellings (i.e., 24 units), and 24 apartment dwellings in 2 apartment buildings.

Additional Information for Application No. Z26-14:

By-law 2025-053 as approved by OLT-25-00597 corrected the numbering of some site-specific exception zones, including the one for the Subject Lands. As such, documents supporting Z26-14 that reference the RM2-01 (H-16) Zone were correct upon submission, but now should be read as if they state the RM2-05 (H16) Zone.

Also, 'Attachment 2 - Z26-14 - Additional Information' is a summary table also found in the 'Notice of Complete Application and Public Meeting for a ZBA and Intention to Remove Holding Symbol'. It lists the requirement, describes what is permitted now, and lastly what is proposed by Z26-14.

Background to Application No. Z26-14:

On October 8, 2024, GBT Council received [Development Services Department Report 2024-205](#) that included a recommendation to approve Applications No. O23-06 and No. Z23-19 (117 Port Severn Road North - 2829816 Ontario Inc.). Council passed By-law 2024-091 adopting Official Plan Amendment No. 24 ("OPA #24") and concurrent ZBA being By-law 2024-092 that first permitted the development now being considered again through Z26-14.

On December 12, 2024, the Agent for Z26-14 requested Pre-Application Consultations (PAC) through Application No. P24-68 ("P24-68"). Many meetings and discussions took place throughout the PAC between the Agent, District and GBT staff. The focus of P24-68 was Site Plan Control of the development proposed by the Owner of the Subject Lands. Site Plan Control for the proposed development is taking place through concurrent Application No. S26-01 ("S26-01").

On January 17, 2025, the District approved OPA #24.

On February 5, 2025, GBT staff issued the first draft PAC Memo regarding P24-68. Discussions, meetings and exchange of documents continued between the Agent, District, and GBT staff.

On February 25, 2025, District staff issued a declaration of no appeals regarding OPA #24. As a result, OPA #24 and the concurrent ZBA regarding the Subject Lands took effect on February 25, 2025.

Agenda Item #8.(a)

On June 6, 2025, GBT staff issued the second draft PAC Memo. Afterwards, the PAC continued.

On February 5, 2026, the Agent agreed with GBT staff that the the final PAC Memo could be issued. The next day, GBT staff issued the final PAC Memo and P24-68 was closed.

On February 24, 2026, the Agent requested further PAC discussions regarding both a ZBA and Site Plan Control.

On March 23, 2026, the Agent requested a meeting and provided GBT staff with the first draft site sketch plan drawing showing details of the proposed development in the front yard along the shoreline of Little Lake on Gloucester Pool near Lock 45 on the Trent-Severn Waterway.

On March 30 and April 8, 2026, MS Teams meetings took place to discuss the proposed development and the forthcoming submission of supporting documentation for both Z26-14 and S26-01.

The first of these meetings was attended by representatives of the Owner, District, and GBT. The Owner was represented by leaders within company(ies) having control of the numbered company, Agent staff, and consulting experts in the fields of architecture, engineering, and environmental science. District staff included both Planning and Engineering and Public Works ("EPW"). GBT was represented by staff from Planning and Hutchinson Environmental Sciences Ltd. ("HESL").

The second meeting was a follow-up including one representative of the Owner, two Planners for the Agent, and one Planning staff from each of the District and GBT.

The Planning Justification Report ("PJR") for Z26-01 includes numerous references comments from those two meetings. The intent of GBT and HESL staff comments were to:

- Maintain the 19.5m minimum front yard setback, and instead reduce the rear yard setback to 0m to not further reduce the setback from the Type 1 *fish habitat* while, at the same time, being a better fit with the [Port Severn Master Plan and Urban Design Guidelines](#) by moving the apartment dwellings nearer to the street;
- Clarify that the parking garage is part of the buildings including apartment dwellings;
- Add existing defined uses to the permitted uses in the Zone rather than adding new definitions while allowing the development as proposed despite the PAC prepared in 2022 prior to making of now approved O23-06 and Z23-19;
- Request more discussion regarding the proposed shoreline activities, accessory structures, landscaping, etc.; and
- Reiterate the outstanding HESL peer review comments attached to [Development Services Department Report 2024-205](#) that formed the basis of Hold 16 in the approved RM2-05(H16) Zone.

Agenda Item #8.(a)

On April 8, 2026, the second or follow-up meeting took place without any substantive changes in the front yard of the Subject Lands as suggested by GBT and HESL staff at the first meeting. Otherwise, the Agent made the suggested revisions to the proposed development.

In the late afternoon on Friday, May 22, 2026, the Agent asked that GBT staff receive the Z26-01 documents via the Agent's Dropbox given the size of the documents. This is not a standard means of making such an application to GBT. As such, GBT Information Technology staff needed to conduct security scans of those documents before downloading them from Dropbox. Those scans took place on Tuesday, May 26, 2026.

On May 27, 2026, GBT Planning staff advised the Agent the documents were received but the application fee remained outstanding for Z26-14. Payment was received and confirmed later that same day.

Meanwhile, GBT Planning staff requested and the Agent submitted answers to questions and revised supporting documents for Z26-14.

On June 5, 2026, GBT Planning staff deemed Z26-14 as a complete ZBA Application.

Character of the Subject and Adjacent Lands:

Schedule A to the MOP designates the Subject Lands as Port Severn Urban Centre, and the Adjacent Lands as Port Severn Urban Centre except for those Adjacent Lands in the Waterfront Area located on Island 20 Severn River (also known as Yellowhead Island). Section J1 of the MOP includes the objectives encouraging housing, and policies recognizing the GBOP "shall contain more detailed policies" including "area-specific policies (e.g., downtown core...)."

Additional information regarding the character of the Subject and Adjacent Lands are depicted in attachments to this report, being:

- 'Attachment 3 - Z26-14 - Natural Constraints' depicting Provincially *Significant Wetlands* ("PSW") in 'green', Type 1 *fish habitat* in 'red dots', Type 2 *fish habitat* in 'blue hatch marks', Georgian Bay as a Cold Water Lake in 'dark blue', Eastern Fox Snake Habitat in 'light purple', and Deer Wintering Yards in 'purple dots';
- 'Attachment 4 - Z26-14 - Hazards' showing *flooding hazards* in 'dark purple cross hatch', the *wave effects* buffer to the *flooding hazard* on Georgian Bay as a buffer in between 'dotted green' and 'green' lines, and Wildfire Hazard 2025 risks including None, Low in 'pink', Need Evaluation in 'purple', Moderate in 'green', High in 'gold', and Extreme in 'red';
- 'Attachment 5a - Z26-14 - GBOP Extract' mapping the land use designations in the Port Severn Urban Centre including:
 - The Subject Lands as Residential in 'yellow'; and
 - The Adjacent Lands as Residential in 'yellow', Commercial in 'red', Mixed Use in 'brown', Institutional in 'bright purple', parks and open spaces as Open Space in 'green', the Twin Island Special Policy Area in 'dark red

Agenda Item #8.(a)

cross-hatch', the Port Severn Municipal Water Intake Protection Zone in 'purple cross-hatch', PSW in 'bright purple', Type 1 *fish habitat* in 'light brown', and Type 2 *fish habitat* in 'purple';

- 'Attachment 5b - Z26-14 - Port Severn Village Centre' regarding the location of the Subject and Adjacent Lands within the planned village centre or, in MOP terms, the downtown core through Section E.3.3.2 of the GBOP and the [Port Severn Master Plan and Urban Design Guidelines](#);
- 'Attachment 6 - Z26-14 - GBZB Extract' delineating the RM2-05(H16) Zone on the Subject Lands and the various zones on the Adjacent Lands; and
- 'Attachment 7 - Z26-14 - 2023 Air Photo' illustrating all natural features and improvements on the Subject and Adjacent Lands.

Documents Supporting Application No. Z26-14:

Given the connection with OPA #24, GBT is making available on its Web Site all of the documents submitted in support of Z26-14 until a decision is made. Rather than being attachments to this information report, the supporting documents can be opened by clicking on the links in this report. The supporting documents for Z26-14 are:

- '01 - [Cover Letter](#) - Z26-14 (117 Port Severn Rd N)';
- '02 - [Site Plan v1](#) - Z26-14 (117 Port Severn Rd N)';
- '02.1 - [Site Plan v1 Redlined](#) - Z26-14 (117 Port Severn Rd N)';
- '02.2 - [Site Plan v2](#) - Z26-14 (117 Port Severn Rd N)';
- '03 - [Architectural Package v1](#) - Z26-14 (117 Port Severn Rd N)';
- '03.1 - [Architectural Package v2](#) - Z26-14 (117 Port Severn Rd N)';
- '04 - [FSR & SWM Report](#) - Z26-14 (117 Port Severn Rd N)';
- '05 - [Civil Drawings Set](#) - Z26-14 (117 Port Severn Rd N)';
- '07 - [Flood Hazard Assessment](#) - Z26-14 (117 Port Severn Rd N)';
- '08a - [Traffic and Parking Addendum Letter](#) - Z26-14 (117 Port Severn Rd N)';
- '08b - [Traffic Summary](#) - Z26-14 (117 Port Severn Rd N)';
- '09 - [Landscape Plan LL100](#) (incl overall site and waterfront) - Z26-14 (117 Port Severn Rd N)';
- '10 - [Landscape - Hardscape Details LD100](#) - Z26-14 (117 Port Severn Rd N)';
- '11 - [Landscape - Softscape Details LD200](#) - Z26-14 (117 Port Severn Rd N)';
- '12 - [Legal Survey](#) - Z26-14 (117 Port Severn Rd N)';
- '13 - [EIS Draft Issued260507](#) - Z26-14 (117 Port Severn Rd N)';
- '14 - [Application](#) - Z26-14 (117 Port Severn Rd N)';
- '15 - [PJR May 22, 2026](#) - Z26-14 (117 Port Severn Rd N)';
- '16 - [Original Draft Zoning By-law Amendment](#) - May 2026 - JR Edit - Z26-14 (117 Port Severn Rd N)'; and
- '16.1 - [By-law 2026-xxx \(117 Port Severn Road North\)](#)'.

Peer Reviews of Application No. Z26-14:

The GBT Planning staff will be providing their review of Z26-14 in their final report at another meeting of Council.

Agenda Item #8.(a)

GBT retains Ainley & Associates Limited for engineering peer reviews such as:

- '04.1 - [Engineering Peer Review 1](#) - Z26-14 & S26-01 (117 Port Severn Rd N)'.

The HESL peer review of the EIS may be available before the public meeting on July 14, 2026. If so, it will be provided to Council.

Public Comments:

As of June 26, 2026 (i.e., my report due date), no comments from the public regarding the revised Application were received by GBT. Council is encouraged to read the complete correspondence package including any public comments received after publication of this report.

District, SMT, & Agency Comments:

As of June 26, 2026 (i.e., my report due date), comments regarding Z26-14 were received on:

- June 15, 2026 from the Severn Sound Environmental Association noting some of projections from the land into Little Lake are within the Port Severn municipal water Intake Protection Zone but the development proposed by Z26-14 does not trigger any requirements under the Clean Water Act, 2006 or the policies of the South Georgian Bay Lake Simcoe Source Protection Plan.

Further, Senior Township Management ("SMT") started discussions with GBT Planning staff regarding building, fire, and operations. SMT may or may not wish to make written comments before the public meeting on July 14, 2026.

Also, District staff continued discussions with the Agent and GBT staff regarding the development proposed by Z26-01. GBT staff anticipate that District staff will submit written comments before the public meeting.

Council is encouraged to read the complete correspondence package including any comments received after publication of this report.

Analysis and Options

Public Meeting for Information Only & Next Steps in Process:

The public meeting is only for the purposes of conveying information and gathering comments. It allows for ongoing dialogue with the public, Agent, Owner, Council, District, and commenting agencies / special persons.

Should the dialogue result in significant revision(s) of the development proposed by the Application(s), an additional public meeting may be required under the *Planning Act*.

Otherwise, the planning analysis and evaluation report with recommendations shall be presented to Council at a future meeting after comments are addressed.

Environmental Consideration

While not a consideration under the *Planning Act*, Council directed Township staff to discuss in all reports how the subject of their report achieves the Environmental Protection pillar in the Strategic Plan 2022-2026. The Environmental Protection pillar in the Strategic Plan does not include any objectives achieved by the Application(s).

Financial Considerations

None. Further to Subsections 34(10.3) and (11) of the *Planning Act*, the Owner does not have any appeal rights unless Council does not make a decision on or before September 3, 2026.

Conclusion

Given the public meeting is only for the purpose of information, this report does not offer any conclusion(s).

Report Supported By

This recommendation report is in alignment with the following strategic pillars:

- Environmental Protection
- Fiscal Responsibilities and Technology Efficiencies
- Streamline Planning Policies and Procedures
- Customer Experience and Community Engagement
- District and Township Relationship
- Engage with Indigenous Communities

Relevant Background Report

[Development Services Department Report 2024-205](#)

Reviewed By/Collaborated With:

- Chief Administrative Officer
- Chief Building Official
- Director of Corporate Services / Clerk
- Director of Finance / Treasurer
- Director of Fire and Emergency Services / Fire Chief
- Director of Human Resources

- Director of Operations
- Director of Planning
- Director of Sustainability
- Other

Attachments

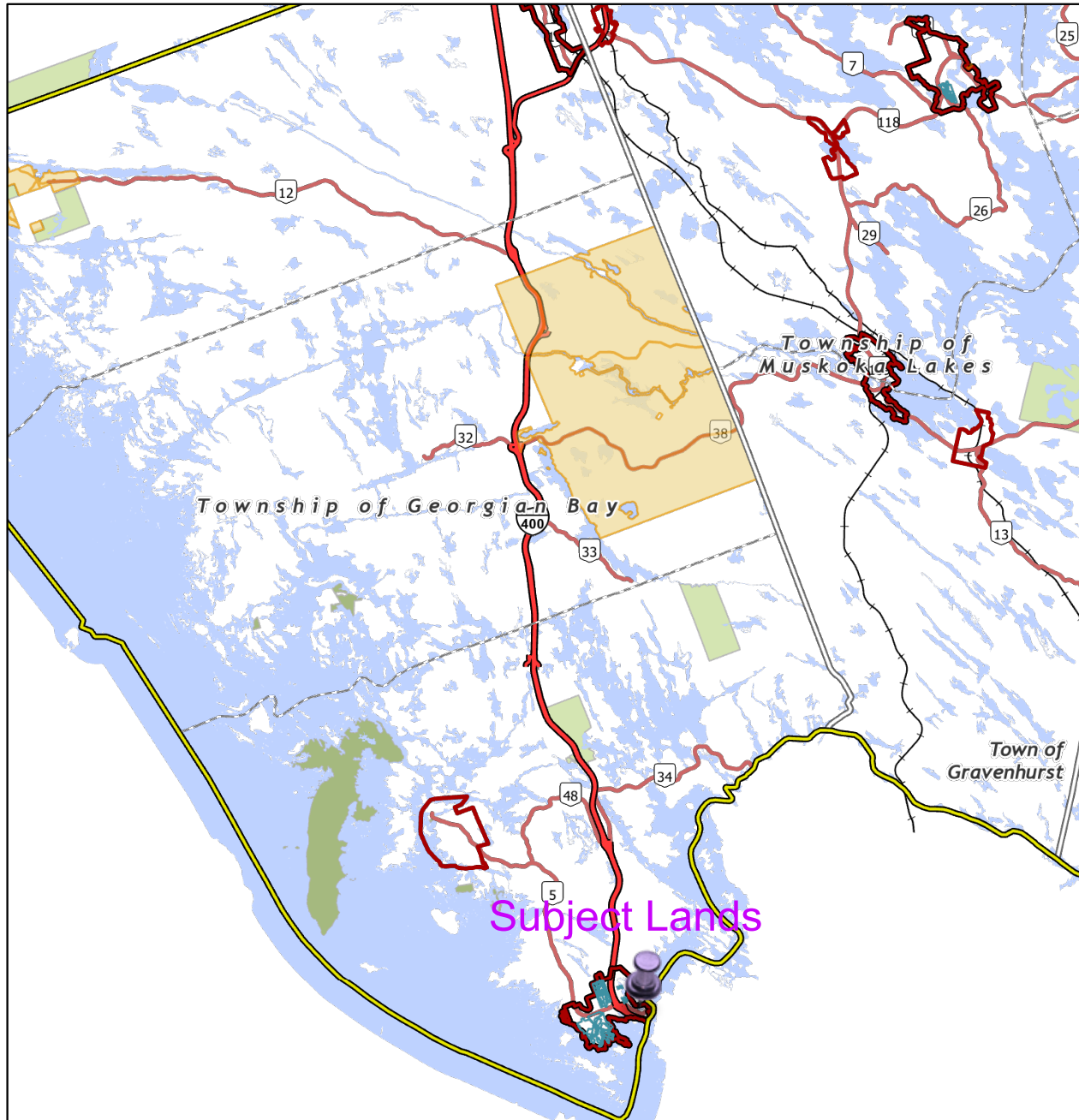
- [ATT 1a - Z26-14 - Location Map](#)
- [ATT 1b - Z26-14 - Key Map](#)
- [ATT 2 - Z26-14 - Additional Information](#)
- [ATT 3 - Z26-14 - Natural Constraints](#)
- [ATT 4 - Z26-14 - Hazards](#)
- [ATT 5a - Z26-14 - GBOP Extract](#)
- [ATT 5b - Z26-14 - Port Severn Village Centre](#)
- [ATT 6 - Z26-14 - GBZB Extract](#)
- [ATT 7 - Z26-14 - 2023 Air Photo](#)

Reviewed By

Status:

Derek Witlib, Director of Planning	Approved - 29 Jun 2026
Karen Way, Director of Corporate Services / Clerk	Approved - 03 Jul 2026

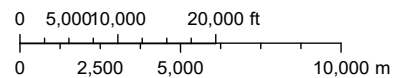
Attachment 1a - Z26-14 - Location Map



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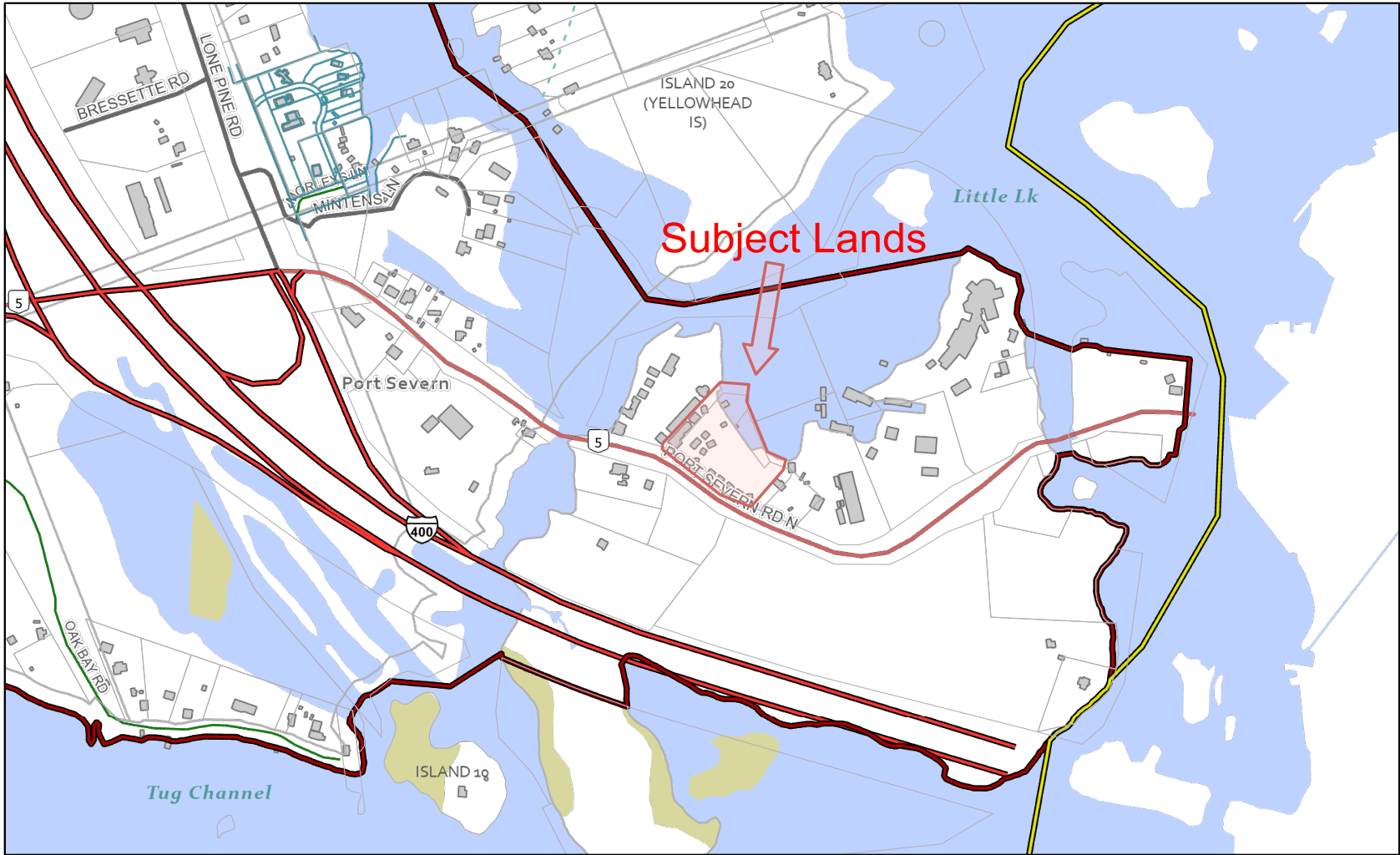
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- | | |
|----------------------------|-----------------------|
| Parcels: Development Plans | Area Municipality |
| Settlement Areas | District Municipality |
| Urban Centre | Road Network |
| Community | Provincial |
| First Nations Land | District |
| Geographic Township | Civic Addresses |



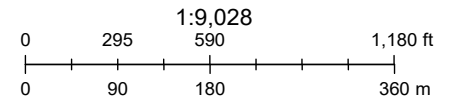
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Attachment 1b - Z26-14 - Key Map



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- | | | | |
|----------------------------|---------------------|-----------------------|--------------|
| Parcels: GBT* Assessment | Settlement Areas | Area Municipality | Road Network |
| Parcels: Development Plans | Urban Centre | District Municipality | Provincial |
| | Geographic Township | | District |
| | | | Township |



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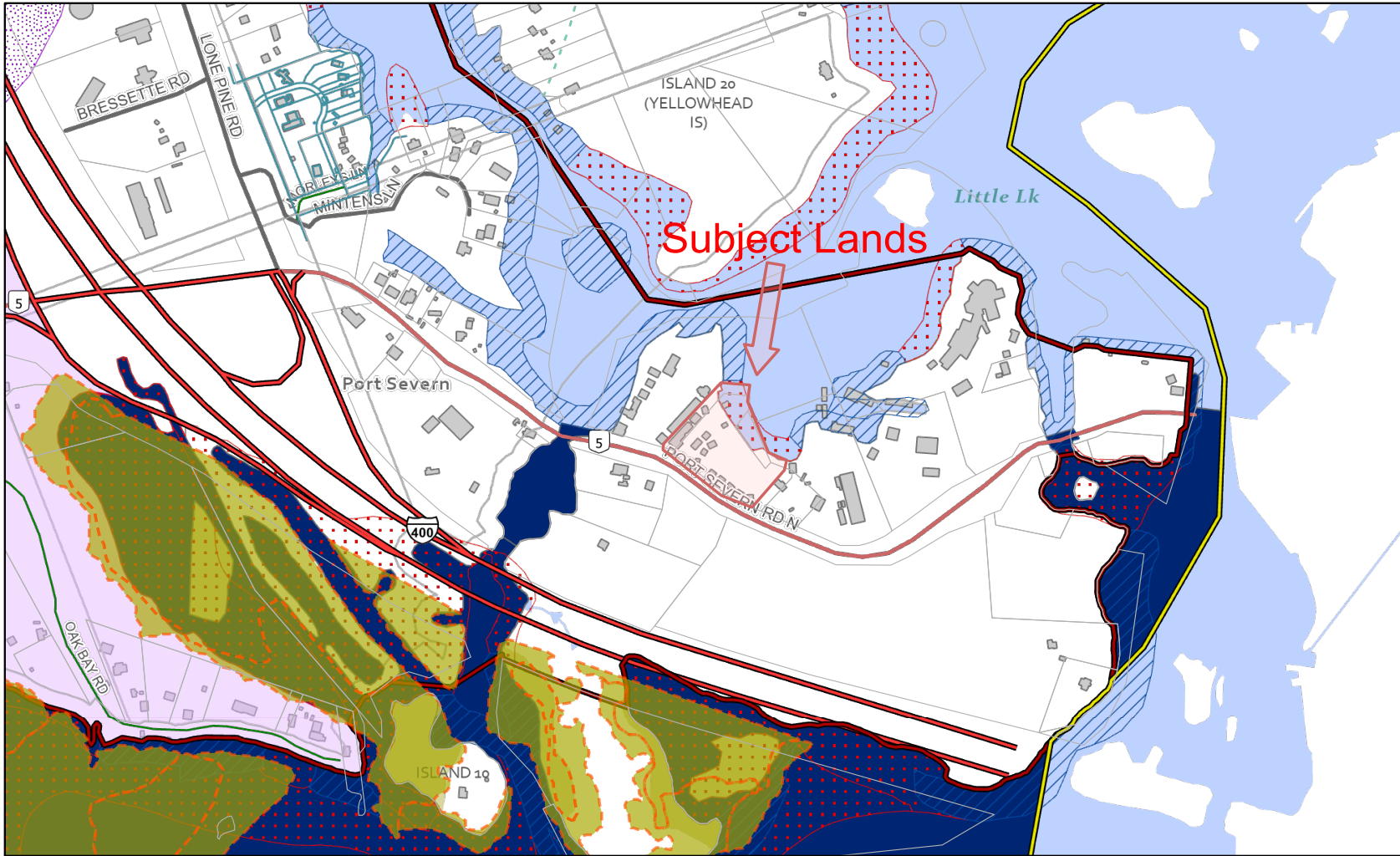
Attachment 2 – Z26-14 – Additional Information

Requirements	Permitted	Proposed
Additional Permitted Uses	None	Apartment Dwelling Fourplex Dwelling
Minimum Lot Area	280 square metres	No amendment
Minimum Lot Frontage	20 metres	No amendment
Minimum front yard setback	19.5 metres	No amendment
Minimum rear yard setback	3.5 metres	Nil / 0 metres
Minimum interior side yard setback	Nil / 0 metres	2.0 metres – Fourplex 4.0 metres – Parking garages below/part of apartment dwellings
Minimum Landscaped Open Space	20%	No amendment
Maximum Building Height	10 metres	No amendment
Maximum density	53 units per hectare (i.e., 48 units)	No amendment
Minimum parking	1.8 spaces per unit (i.e., 87 spaces, 0 accessible spaces, & 0 electric transformer)	1.77 spaces per unit (i.e., 85 spaces, 3 accessible spaces, & 1 Hydro One electric transformer)
Covered walkways: <ul style="list-style-type: none"> • Maximum width • Maximum height • Minimum setback 	3.75 metres 4.5 metres 0.4 metres	No amendment
Front yard projections: <ul style="list-style-type: none"> • Architectural • Balcony 	n/a 1.8 metres	1.6 metres 2.5 metres

Attachment 2 – Z26-14 – Additional Information

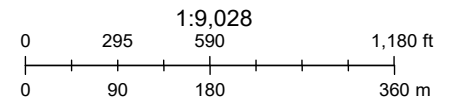
Requirements	Existing	Proposed
<p>Front yard accessory structures:</p> <ul style="list-style-type: none"> • Free-standing deck: <ul style="list-style-type: none"> ○ Cumulative area ○ Height ○ High water mark • Gazebo(s): <ul style="list-style-type: none"> ○ Number ○ Area ○ High water mark • Pergola(s): <ul style="list-style-type: none"> ○ Number ○ Height ○ Area ○ High water mark • Sauna(s): <ul style="list-style-type: none"> ○ Number ○ Height ○ Area ○ High water mark 	<p>Yes</p> <p>40m² maximum</p> <p>1.2 metres</p> <p>0m minimum setback</p> <p>No (not in RM Zone) <u>SRI/SR Zones</u></p> <p>One maximum</p> <p>15m² maximum</p> <p>15m min. setback</p> <p>No (not in RM Zone) <u>SRI/SR Zones</u></p> <p>No (not in front yard)</p> <p>No (not in front yard)</p> <p>No (not in front yard)</p> <p>No (not in front yard)</p> <p>No (not in RM Zone) <u>SR/SRI/CT Zones</u></p> <p>Requires variance</p> <p>3.5 metres</p> <p>15 square metres</p> <p>15m min. setback</p>	<p>Yes</p> <p>76m² maximum</p> <p>1.2 metres</p> <p>4.8m projection</p> <p>Yes</p> <p><u>RM2-01 Zone</u></p> <p>Three (3) maximum*</p> <p>26m² maximum each</p> <p>3.2m projection</p> <p>Yes</p> <p><u>RM2-01 Zone</u></p> <p>Three (3) maximum*</p> <p>4.5m</p> <p>26m² maximum each</p> <p>3.2m projection</p> <p>Yes</p> <p><u>RM2-01 Zone</u></p> <p>Three (3) maximum*</p> <p>3.5 metres</p> <p>15 square metres</p> <p>3.2m projection</p>
Boathouses	Legal non-complying	Demolished
<p>Docks:</p> <ul style="list-style-type: none"> • Side yard setback • Number • Length / projections / widths / fingers 	<p>Legal non-complying</p> <p>Legal non-complying</p> <p>Comply</p>	<p>Legal non-complying</p> <p>Comply</p> <p>Comply</p>

Attachment 3 - Z26-14 - Natural Constraints



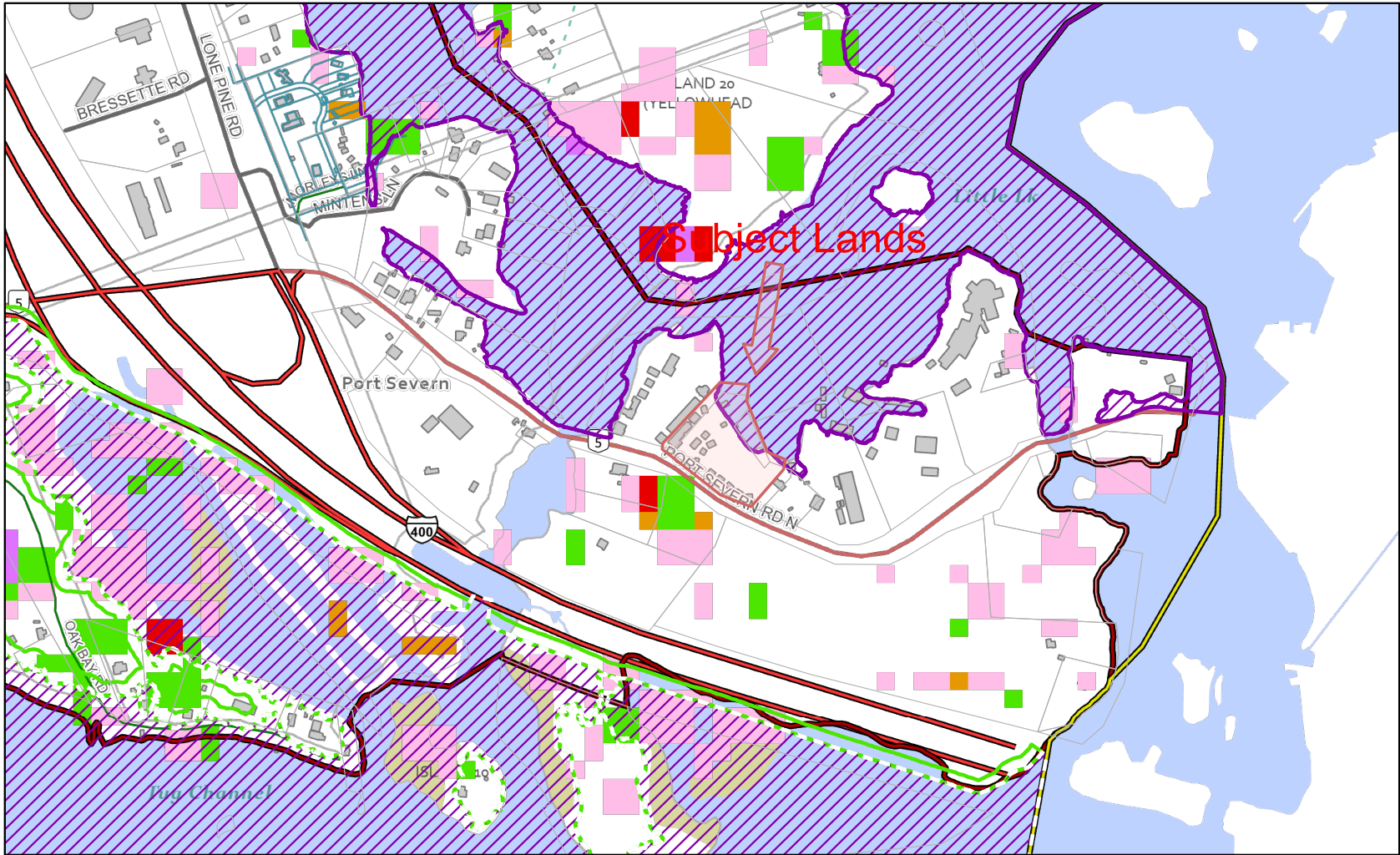
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- | | | | | |
|----------------------------|---------------------|-----------------------|-------------------|-------------------|
| Parcels: GBT* Assessment | Settlement Areas | District Municipality | Township | Cold Water Lake |
| Wetland With Significance | Urban Centre | Road Network | Private | Regulated Habitat |
| Evaluated-Provincial | Geographic Township | Provincial | Eastern Fox Snake | Wintering Yards |
| Parcels: Development Plans | Area Municipality | District | Civic Addresses | |



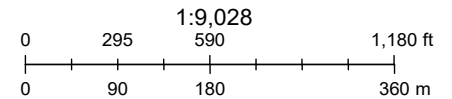
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Attachment 4 - Z26-14 - Hazards



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- | | | | |
|----------------------|--------------------------|------------------------------------|----------------------------|
| Wildfire Hazard 2025 | Need Evaluation | Floodline Mapping Service Phase123 | Parcels: Development Plans |
| Extreme | Low | Static Floodline Elevation | Settlement Areas |
| High | Parcels: GBT* Assessment | 100 Year Flood Elevation | Urban Centre |
| Moderate | | +15m Horizontal Buffer | Geographic Township |

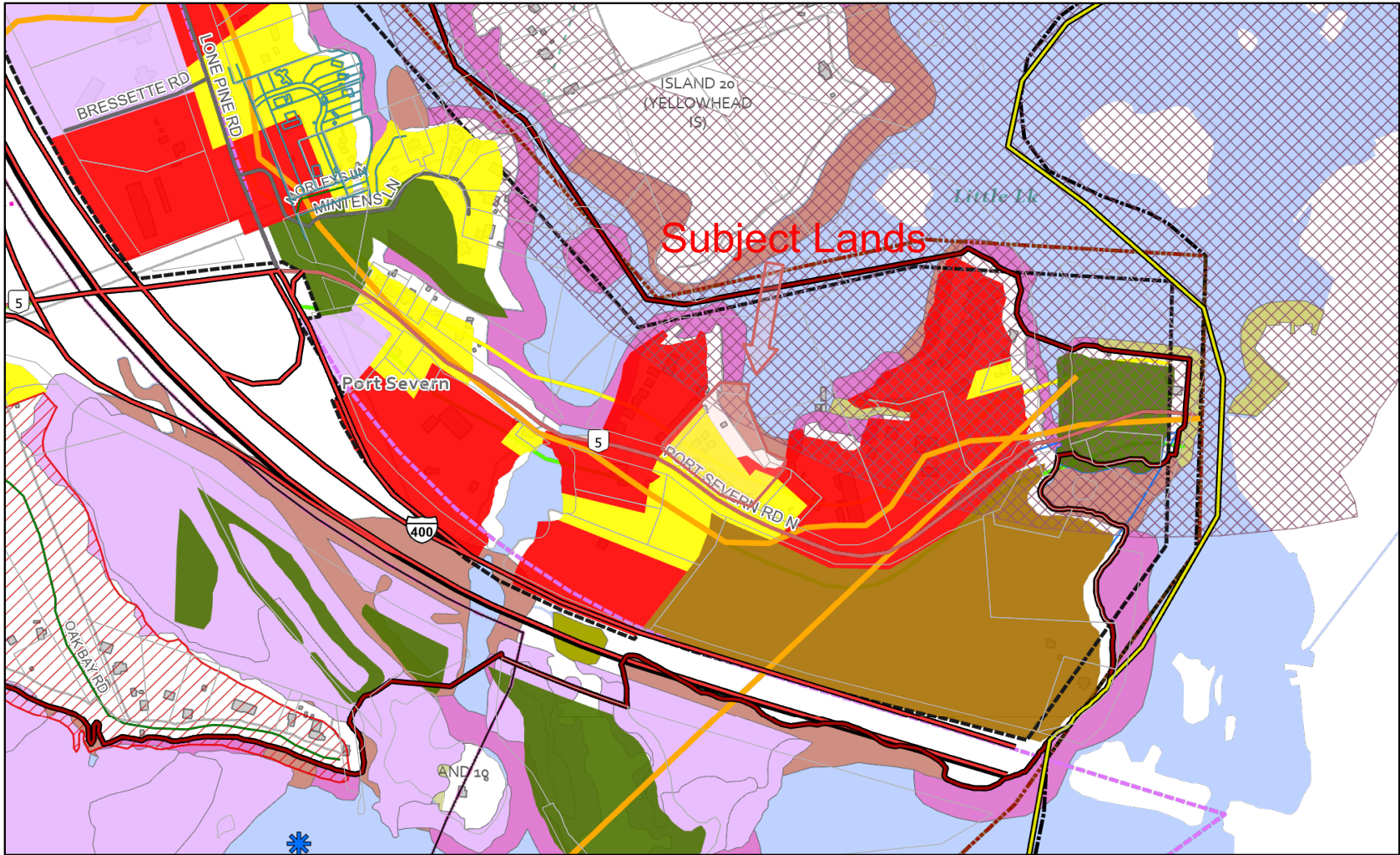


MNRF

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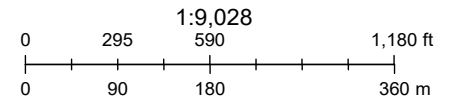
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Attachment 5a - Z26-14 - GBOP Extract



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- | | | | | |
|----------------------------|-----------------------|--------------|-------------------------|---------------------------|
| Parcels: GBT* Assessment | Geographic Township | Road Network | Private | 2 |
| Parcels: Development Plans | Area Municipality | Provincial | Civic Addresses | 3 |
| Settlement Areas | District Municipality | District | Appendix 8 Fish Habitat | Appendix 6 Other Wetlands |
| Urban Centre | | Township | 1 | |



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Attachment 5b – Port Severn Village Centre

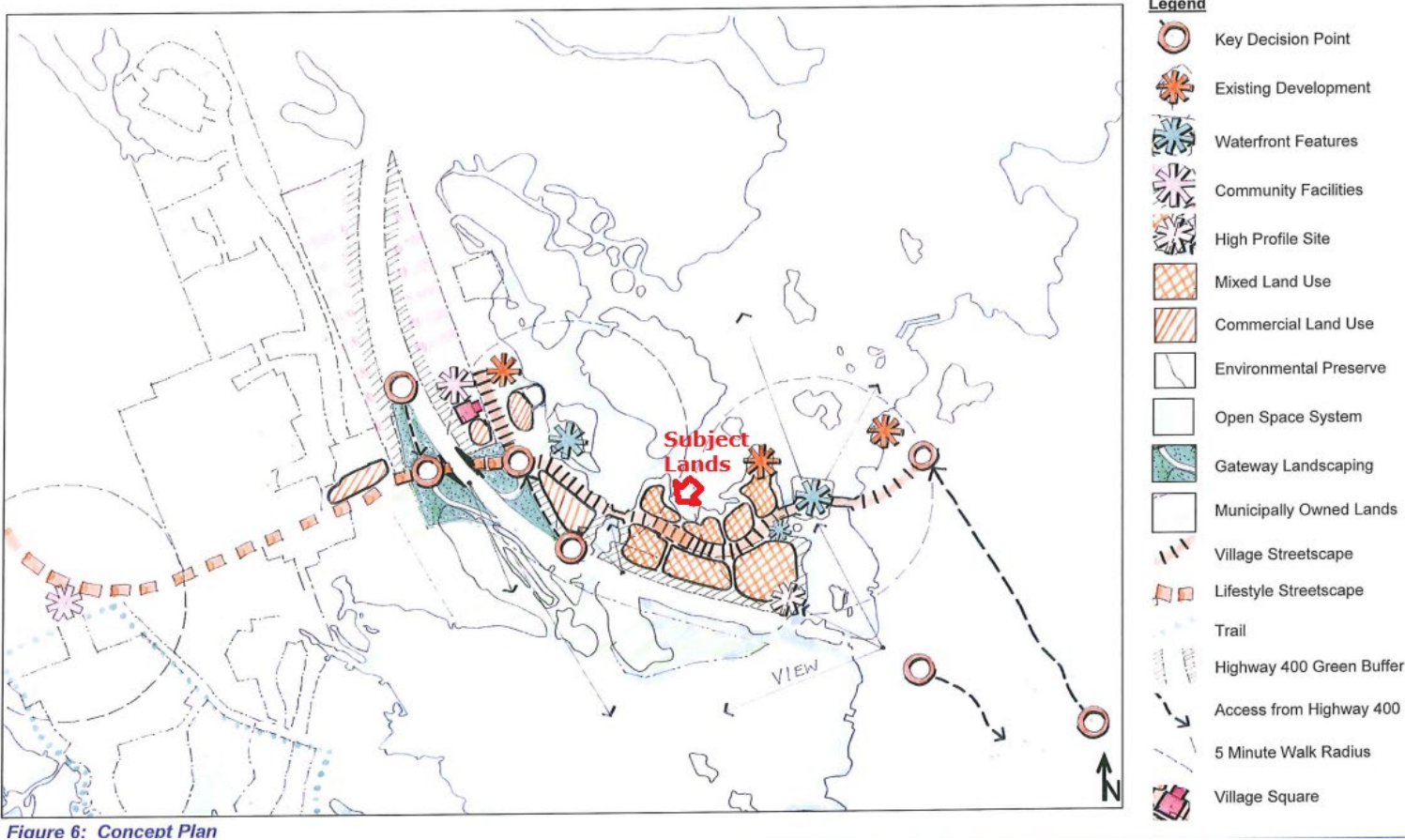


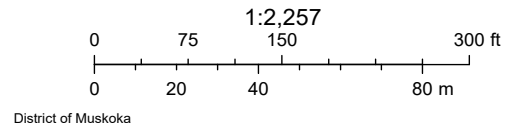
Figure 6: Concept Plan

Attachment 7 - Z26-14 - 2023 Air Photo



2026-06-25, 11:06:02 a.m.

- Parcels: GBT* Assessment
 Geographic Township
 Road Network
- Settlement Areas
 Area Municipality
 District
- Urban Centre
 District Municipality
 Civic Addresses



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Township of Georgian Bay

Staff Report

2026-122 - Planning Services



To: Mayor Koetsier and Members of Council
From: Shania Wonfor, Planner II
Date: July 14, 2026
Subject: Official Plan Amendment Application O26-01 & Zoning By-law Amendment Application Z26-04 (146 Prisque Road - Pawlowski)

Recommendation

BE IT RESOLVED THAT Council enacts By-law 2026-xxx, being a By-law to adopt Official Plan Amendment No. xx (O26-01) to further amend the Township of Georgian Bay's Official Plan, by adding Site Specific Policy D.1.4.5.1 to permit two (2) docks in a Provincially Significant Wetland on the lands municipally known as 146 Prisque Road; and

THAT By-law 2026-xxx adopting Official Plan Amendment No. xx be forwarded to the District of Muskoka for approval; and

THAT Council enacts By-law 2026-xxx, being a Zoning By-law Amendment (Z26-04) to further amend Zoning By-law 2014-75, by rezoning the property municipally known as 146 Prisque Road, from the Shoreline Residential Type One (SR1) Zone to a Shoreline Residential Type One - Exception (SR1-xx) Zone and to rezone a portion of lands appurtenant to 146 Prisque Road from an Environmental Protection - Provincially Significant Wetland (EP-PSW) Zone to an Environmental Protection - Provincially Significant Wetland - Exception xx (EP-PSW-xx) Zone.

Report Highlights

- A public meeting was held on April 14, 2026.
- The subject property has an area of 2,035.12sq.m. and a frontage of 55.88m on Georgian Bay.
- Application O26-01 proposes to introduce a site-specific exception policy to permit two docks within a Provincially Significant Wetland (PSW).
- The PSW is zoned Environmental Protection - Provincially Significant Wetland (EP-PSW) and the applicant is proposing to rezone the areas where the docks are located to an Environmental Protection - Provincially Significant Wetland - Exception xx (EP-PSW-xx) Zone.
- The amendment will rezone the subject lands to a Shoreline Residential Island Type One – Exception xx (SRI1-xx) Zone to facilitate the expansion/reconstruction of the legal non-complying shoreline dwelling and its attached deck, a new porch, and to bring an accessory shed into compliance.

Agenda Item #9.(a)

- Official Plan Land Use Designation: Waterfront Area, Honey Harbour Coastal Waterfront Community
- A peer-reviewed EIS confirms the proposal protects natural heritage features, with all permanent infrastructure located outside the PSW and only floating/removable dock components extending into the wetland; additional details are provided in the Environmental Considerations section of this report.
- Recommendations and mitigation measures outlined in the EIS will be implemented through Site Plan Control, including the enhancement of the natural state shoreline area.
- The dwelling complies with the required minimum opening elevation, which will be verified by an OLS at the Zoning Certificate stage.
- The proposal maintains the existing high water mark setback to the dwelling wall established since 1965.
- Attachment 6 includes a Site Evaluation Report prepared by Aster and MORGAN Planning & Development Inc.
- A table outlining the amendments to the Zoning By-law and an explanation of each is contained herein.
- A revised PJR and full drawing set forms attachment 4.
- Planning staff are of the opinion that the proposal conforms with waterfront land use policies by maintaining established development patterns, minimizing shoreline impacts, enhancing natural vegetation, and protecting the ecological, visual, and recreational character of the shoreline through appropriate mitigation and restoration measures.

Background

Public Meeting

A public meeting was held on April 14, 2026, for the purpose of conveying information and gathering comments.

A total of eight letters of support from the members of the public were received in advance and no members were present at the public meeting.

The District of Muskoka recommended the application be denied as buildings/structures exist and are proposed in a Provincially Significant Wetland (PSW) which is not permitted under the Provincial Planning Statement (PPS) and the District of Muskoka Official Plan (MOP) policies. They require an official Ontario Wetland Evaluation System (OWES) evaluation to confirm or refine the PSW limits. Regardless, the MOP does not permit docks in a PSW, and this is inconsistent with the PPS. Note: based on additional environmental work and an OWES assessment completed by Aster Environmental Services Limited, District Planning Staff no longer object to the applications. The District's updated comments are discussed later in this report.

The applicant informed Council that they will be revising the application to include an updated EIS with a Site Evaluation Report, and to address comments received at the public meeting, especially from the District.

The property owner(s) advised that the proposed expansion is necessary to accommodate their growing family, as well as visiting relatives. They also noted their status as full-time residents who are actively engaged in the community, highlighting their four-year tenure on the Honey Harbour Community Advisory Group, their role as Director of Art for the first Honeybee Festival, and their ongoing participation in local events. They informed Council that the dock on the north side of the property has been restored and relocated to achieve a greater setback from the neighbouring property and deeper water.

Council raised concerns regarding one of the proposed docks, noting that historic aerial imagery shows the structure located on dry land during low-water conditions. Council also expressed concern about potential impacts to the Provincially Significant Wetland (PSW), acknowledging that while some impacts may have already occurred due to existing development within the bay, further mitigation should be considered. Council suggested that the applicant consider concessions to reduce potential impacts to the PSW, including the possible removal of a dock.

In addition, Council expressed concern that the east elevation appears to present as three storeys, whereas only two storeys are permitted. Concerns were also raised regarding proposed fill on the west (front) elevation to achieve a two-storey appearance.

After attending the public meeting virtually, Rob Larsen of 4576 Island 95 provided a letter of concern pertaining to the construction noise that would be associated with the proposed development.

Site Characteristics

The subject property is a peninsula with an area of 2,035.12 square metres and a frontage of 55.88 metres on Georgian Bay. The lands are developed with a detached dwelling, shed, sleeping cabin, a temporary tent structure, and two docks. Mature trees are scattered throughout the property with is mainly grass covered with a granite rock shoreline. The lands are legally described as Part of Block D, Island 95, Lot 36, Concession 8, formerly Baxter, now in the Township of Georgian Bay. See attachments 1 and 2.

Proposal

The purpose and effect of the application(s) is to introduce a site-specific exception policy in the Township's Official Plan to permit two docks currently appurtenant to the subject lands within a Provincially Significant Wetland. Accordingly, this PSW is zoned Environmental Protection - Provincially Significant Wetland (EP-PSW) and the applicant is proposing to rezone the areas where the docks are located to an Environmental Protection - Provincially Significant Wetland - Exception xx (EP-PSW-xx) Zone. The Official Plan Amendment is required because Section D.1.4.5 of the Township of Georgian Bay Official Plan does not permit development or site alteration in Provincially Significant Wetlands.

The applicant also seeks to rezone the subject lands to a Shoreline Residential Island Type One – Exception xx (SRI1-xx) Zone to facilitate the expansion and reconstruction of the legal non-complying shoreline dwelling and its attached deck, a new porch, and to bring an accessory shed into compliance.

A summary table of the proposed Zoning By-law amendments is included in the Zoning By-law 2014-75 section of this report.

The sleeping cabin was constructed in 1940 and is legal non-complying. A review of historical aerial imagery indicates that the shed has existed since at least 2008. The dock located along the northern shoreline has also been present since at least 2008. The L-shaped dock on the western shoreline was constructed between 2018 and 2023 without the issuance of a building permit. No evidence was provided to demonstrate that any of these structures qualify for legal non-complying status and staff understand the property owners purchased the lands in 2015.

Below is an image of the existing development footprint versus the proposed. To elaborate, the development includes a deck expansion on the front (west elevation) of the dwelling, a new deck with a porch on the side (south elevation) which wraps around the rear (east elevation) where a new entry way is also proposed.

The development includes an additional storey, resulting in the following floor plans:

An excerpt of the site plan which shows the docks and non-complying shed, in addition to the proposed dwelling, is provided below:

A revised Planning Justification Report and additional drawings are contained in attachment 4.

Planning Data

District of Muskoka Official Plan Land Use Designation	Waterfront Area
Township of Georgian Bay Official Plan Land Use Designation	Waterfront, Honey Harbour Coastal Waterfront Community
Natural Constraints	Type 1 Fish Habitat, Provincially Significant Wetland, Moderate to High Archaeological Potential, Narrow Waterbody, Flood Hazard
Zone	Shoreline Residential Island Type One (SRI1), Environmental Protection - Provincially Significant Wetland (EP-PSW)
Services	Private

Access	Private Road
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Analysis and Options

Provincial Planning Statement, 2024

The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the *Planning Act* and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

As defined in the PPS, the subject property is located on 'rural lands'. Section 2.6 identifies resource-based recreational uses (including recreational dwellings not intended as permanent residences), residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services, home occupations and home industries as some of the permitted uses on rural lands. The Zoning By-law Amendment application seeks to facilitate the expansion of a detached dwelling, for which the septic system must be appropriately sized in accordance with the Ontario Building Code, and to bring associated accessory buildings and structures into compliance.

The PPS states that natural features and areas shall be protected for the long term. The subject lands abut a Provincially Significant Wetland known as "Tobies Bay Wetland". This wetland is a coastal wetland which is defined as any wetland that is located on one of the Great Lakes or their connecting channels. In accordance with section 4.1, development and site alteration shall not be permitted in significant coastal wetlands. The PPS also prohibits development and site alteration in fish habitat except in accordance with provincial and federal requirements. Additionally, development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The applicant has provided an Environmental Impact Study (EIS) in support of the development which has gone through the peer review process and has been revised to ensure the protection of the natural heritage features. It has been confirmed that all permanent infrastructure, including fixed anchor points, are located outside of the PSW limits, with only floating, seasonal, and removable components of the docks extending into the wetland area. Additional details are contained in the "Environmental Considerations" section of this report.

The PPS states that development shall generally be directed to areas outside of hazardous lands adjacent to the shorelines of the Great Lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards. The lands are located within the flood hazard and the dwelling is within the 15 metre buffer for wave uprush. Notwithstanding this, the site is situated within a sheltered bay where exposure to

wave action is limited due to the presence of Beausoleil Island, which provides a natural buffer from prevailing westerly winds. The applicant has submitted elevation drawings demonstrating the dwelling meets the Township's minimum opening elevation requirements, thereby addressing flood risk considerations. In addition, the Ontario Building Code establishes standards for construction within floodplain areas, ensuring that appropriate mitigation measures are implemented to reduce potential impacts.

Considering the above, Planning staff are of the opinion the applications are consistent with the PPS.

District of Muskoka Official Plan

The subject lands are designated Waterfront Area and are identified as having Moderate to High Archaeological Potential. The shoreline abutting the lands contains a Provincially Significant Wetland identified as having Type 1 Fish Habitat through the EIS.

Objectives of the Waterfront Area are listed in section J4 of the District's Official Plan and include, to name a few, the following: protecting the ecological features and functions of lakes, rivers, and shorelines, ensuring the protection of exceptional visual aesthetics and preserving the overall natural appearance, supporting the development and redevelopment of recreational dwellings as appropriate, ensuring the character of new development is reflective of or compatible with existing development, and supporting the appropriate economic development in the Waterfront Area.

The Waterfront Area permits low-density recreational and residential uses, tourism-related commercial activities, small-scale waterfront-serving industrial and commercial uses, open space uses, and waterfront landing areas.

The proposed development represents an expansion of a legally existing shoreline dwelling, with the building footprint increase limited to a covered rear entry and partially covered deck. The proposal will facilitate site-specific zoning to recognize existing accessory buildings and structures and ensure compliance with Zoning By-law 2014-75. Importantly, the dwelling is not proposed to be located any closer to the shoreline or Provincially Significant Wetland (PSW), thereby maintaining the existing environmental buffers. The scale of the dwelling is consistent with other development along Prisque Road, where dwellings with gross floor areas exceeding 316 square metres (3,400 sq. ft.) and 363 square metres (3,900 sq. ft.) exist alongside associated docks and accessory structures. As such, the proposal is considered compatible with the character of the surrounding waterfront area and aligns with the objectives of the Waterfront Area land use designation.

General policies are outlined in section J4.3 of the District of Muskoka Official Plan and include, but are not limited to, the following: natural form and function shall be the predominant characteristic of the landscape, natural landscape features such as watercourses, significant heights of land, rock faces or cliffs, waterfalls, rapids, beaches, vistas, panoramas, landmarks, and other similar features shall be conserved to the extent feasible and new development shall generally be located and designed to

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protect these characteristic features unless the development serves a greater long-term public interest, and new development should generally have a physical character similar to or compatible with existing development in terms of density, lot sizes, maximum building heights, and minimum setbacks. The District Official Plan states *"The Area Municipal Official Plans shall contain more detailed policies addressing development in the Waterfront Area to implement the policy framework established in this Section and deal with local matters..."* (e.g., docks).

The predominant rock face along the north side of the property's shoreline, along with existing mature trees, will be preserved, maintaining the natural form and character of the landscape. The proposed development retains the established shoreline setback associated with the dwelling, which has existed on the property since 1965, and reflects a development pattern consistent with other properties within the bay that are similarly situated in close proximity to the shoreline. The proposed two-storey dwelling with a backfilled basement is representative of contemporary redevelopment trends within the Waterfront Area designation, where seasonal dwellings are frequently replaced or upgraded to support permanent residential use. As such, the scale, form, and siting of the proposed development are considered compatible with the surrounding built environment while conserving key natural features to the extent feasible.

Section G4 of the Official Plan contains policies relating to archaeological resources. The District of Muskoka recognizes that there are archaeological resources of pre-contact and early historic habitation. Staff did not require an Archaeological Assessment. This does not excuse the property owner from legal obligations under the *Ontario Heritage Act*.

The natural heritage objectives seek to protect, enhance, and restore Muskoka's interconnected natural and water systems by maintaining biodiversity and ecological and hydrological functions, supporting climate resilience, ensuring environmentally responsible development and stewardship, promoting public awareness and access where appropriate, and safeguarding these features for the health, prosperity, and enjoyment of present and future generations. In accordance with the Plan, and consistent with the PPS, development and site alteration shall not be permitted in Provincially significant wetlands and Provincially significant coastal wetlands, and shall not be permitted in fish habitat (except in accordance with Provincial and Federal requirements). However, development and site alteration may be permitted on adjacent lands to these natural heritage features and areas provided the ecological function of the adjacent lands has been evaluated and it has been demonstrated through an EIS that there will be no negative impacts on the natural features or on their ecological functions.

Previous natural heritage mapping had indicated that a portion of the PSW extended onto the subject lands. An Ontario Wetland Evaluation System (OWES) assessment has since been completed, which refined the wetland boundary and confirmed that the PSW does not encroach onto the subject lands. With respect to the existing dock structures, it is acknowledged that portions of the floating docks extend into identified fish habitat and the delineated PSW boundary. Notwithstanding, the EIS

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addendum (attachment 6) concludes that all permanent infrastructure, including fixed anchor points, is located outside of the PSW limits, with only floating, seasonal, and removable components extending into the wetland area. Therefore, and consistent with applicable policy direction, these components are not anticipated to result in negative impacts to the PSW or associated ecological functions. Refer to the "Environmental Considerations" section for additional details.

The District Official Plan explains: *hazardous lands are lands that could be unsafe for development due to naturally occurring processes. Along the shoreline of Georgian Bay, this means the land, including that covered by water and the furthest landward limit of the flooding hazard or erosion hazard limits.* Consistent with the PPS, development shall generally be directed to areas outside of hazardous lands. The Plan states that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

The applicant has demonstrated compliance with the minimum opening elevation requirements established in the Township's planning framework, which will be verified by an Ontario Land Surveyor at the Zoning Certificate stage. In addition, while the Plan generally discourages development in areas with potential access constraints due to flooding or erosion hazards, it is recognized that water-access-only development is a long-established and common condition within the Township. In this context, the proposed development is consistent with the intent of the hazard land policies, as it incorporates appropriate design measures to address flooding risk and reflects the established pattern of development, thereby maintaining safety while recognizing the unique geographic and access conditions of the Township.

Accordingly, planning staff are of the opinion the development conforms with the District of Muskoka Official Plan, as it maintains the established waterfront character, protects key natural heritage features and functions, and appropriately addresses identified environmental and hazard constraints.

Township of Georgian Bay Official Plan

The lands are designated Waterfront and are located within the Honey Harbour Coastal Waterfront Community. Residential development in the form of a single detached dwelling unit and accessory uses and structures, including shore-related uses, are permitted within the Waterfront land use designation.

The OP states the waterfront land use designation character is diverse, reflecting its range of waterbodies (Georgian Bay, inland lakes, rivers, and streams) and varying development patterns across settlement areas, waterfront communities, and resort commercial areas. This character is shaped by the relationship between land and water and both historic and recent development. Future development is intended to respect this diversity by maintaining low-density built form and preserving the shoreline's natural, recreational, ecological, and social qualities. Furthermore, policy F.2.5.1 requires the Zoning By-law to generally regulate the number, width and length of docks, in order to protect the natural shoreline quality and Character.

As outlined in section F.3.2 and F.3.3, general requirements and residential policies include the following:

- Require appropriate building setbacks from the High Water Mark in accordance with Official Plan policies.
- Require natural buffering and screening, where necessary, to ensure land use compatibility and maintain site aesthetics.
- Retain and/or require tree cover and vegetation to prevent erosion, siltation, and nutrient migration.
- Regulate accessory uses through zoning standards addressing their location, size, and bulk.
- Prohibit dredging, filling, or shoreline alteration without required approvals from applicable authorities.
- Prohibit docks and boathouses that would pose a navigation hazard under applicable legislation.
- Apply additional site regulations, including setbacks from natural heritage features and vegetation retention, as outlined elsewhere in the Official Plan.
- Buildings or structures more than two stories, plus a roof, in height, shall not be permitted.

The proposed development maintains the existing setback from the High Water Mark to the foundation and dwelling wall, consistent with the established condition of the property since 1965. This longstanding condition is considered appropriate given the sheltered nature of the bay and is further supported by the requirement to achieve minimum opening elevations for flood protection as part of the proposed dwelling expansion. Vegetation management will be limited to trimming rather than removal, and protective measures, including tree hoarding, will be implemented in accordance with the recommendations of the EIS. In addition, the shoreline will be enhanced through the application of a native seed mix to at least 60% of the approximately 1,500 square metre natural shoreline area, secured through Site Plan Control.

No dredging or shoreline alteration is proposed. Based on available aerial imagery, the dock (located within a narrow waterbody and extending further than permitted from the current water mark) does not pose a navigation hazard, as it projects less into the channel than a natural land outcrop on the adjacent property. The proposed shed provides an increased setback from the PSW relative to existing legal non-complying structures. Furthermore, the EIS concludes that the development, including all proposed works, will not result in negative impacts to the adjacent natural heritage feature, subject to the implementation of recommended mitigation measures through Site Plan Control. The dwelling will maintain a built form that is consistent with the intent of the Official Plan, appearing as no more than two storeys in height.

Island development policies outlined in Section F.3.3.5 generally apply to all development on islands in Georgian Bay, except where they conflict with waterfront community policies. These policies address matters such as lot size, servicing, appropriate setbacks from the high water mark, vegetation retention, and require that development proceed through Site Plan Approval. This section also states *A Site*

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Evaluation Report shall accompany any application for a Zoning By-law Amendment and support the proposed development of the lands". In accordance with the Township's Official Plan policies, Addendum Letter 1 (attachment 6) includes a Site Evaluation Report prepared by Aster and MORGAN Planning & Development Inc., which addresses the following matters as listed in section I.2.3.1 of the Official Plan: Location of building envelopes which demonstrate compliance to the Township's Zoning By-law; Ability of a lot to accommodate and sustain development, including access, drainage and servicing; Appropriate development of existing undersized lots; Lot size and configuration; Soil cover; Slopes; Location of water table; and, Vegetation cover as per the policies of the Plan.

The goal of the Honey Harbour Coastal Waterfront Community is to protect the natural heritage, preserve the recreational amenities and maintain the Character and scenic beauty of the Honey Harbour Waterfront Community. The basis and principles of the Community can be summarized as follows: the Honey Harbour Waterfront Community is predominantly characterized by seasonal residential use. New residential development and expansions are intended to be limited in size in order to protect the established character of the area, with building design encouraged to minimize impacts on the surrounding landscape. Given the community's proximity to Honey Harbour and the associated growth pressure and boat traffic, land use is to be carefully managed so as not to exacerbate existing shoreline and navigation conditions.

The Community has the following residential policy: To maintain an appropriate balance between a natural shoreline and built form, including docks and boathouses, within the Honey Harbour Waterfront Community, shoreline activity areas should be focused within a defined area of the shoreline Frontage of a Residential lot and limited in extent. A maximum, wherever possible, of 25% of the shoreline Frontage, or up to 23 metres, whichever is lesser, may be developed for shoreline activity areas, buildings or structures, as permitted by this Official Plan, with the remainder of the shoreline being left in its natural state.

The proposal conforms with the Community's basis and principles by ensuring the expansion remains modest in scale and is designed to minimize impacts on the surrounding landscape and natural features. The increase in building footprint is limited to 9.75 square metres and is located entirely within the rear yard, thereby avoiding further encroachment toward the shoreline. While the porch contributes to the overall gross floor area, additional living space is primarily achieved through a second-storey addition, reducing the need for further ground-level disturbance and preserving existing vegetation and existing site conditions. Furthermore, shoreline activity areas remain confined to previously disturbed portions of the property and are not proposed to expand. The shoreline will continue to be free of a boathouse or boatport, and the natural state shoreline area is being enhanced through restoration efforts.

The subject property is situated within an established waterfront community that was developed prior to the implementation of the shoreline activity area policy. As a result, many properties contain dwellings and structures located within the current 15-metre natural state shoreline area and therefore contain legal non-complying shoreline activity areas. The requested relief is largely attributable to the existing location of the

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dwelling and associated structures rather than the creation of a new pattern of shoreline development. While the proposal includes two docks, the surrounding bay is characterized by existing waterfront development, including numerous docks and shoreline access structures associated with residential properties. In this context, the proposed docks are consistent with the established character and function of the waterfront area and are not anticipated to result in a significant change to shoreline conditions (as supported by the EIS). Staff are of the opinion that the proposal maintains the intended balance between built form and the natural environment, protects the visual and ecological integrity of the shoreline, and is consistent with the policy objective of limiting the extent and cumulative impact of shoreline development within the Honey Harbour Waterfront Community.

In accordance with policy D.3.4, lands prone to flooding are defined as those lands adjoining a river, stream or lake, which are susceptible to flooding during the regulatory flood. Habitable buildings and additions are not permitted below the Regulatory Flood Elevation, except for minor additions such as decks, while renovations or replacements of existing buildings may be allowed provided the structure is flood-proofed to the highest practical extent, erosion control measures are implemented, and all requirements are to the satisfaction of the Township or applicable agency. On Georgian Bay the Regulatory Flood Elevation is 178.3 metres above Canadian Geodetic Datum. Furthermore, policy D.3.4.9 states: *The expansion of legal non-conforming habitable uses below the Regulatory Flood Elevation is not permitted. Prior to consideration of a non-habitable expansion, a plan of survey is required in order to confirm that the expansion is above the Regulatory Flood Elevation.*

The applicant informed staff that the dwelling will not be located below the Regulatory Flood Elevation and have indicated such on the attached elevation drawings. Staff have informed the applicant that confirmation from on Ontario Land Surveyor will be required at the Zoning Certificate stage.

In accordance with sections D.1.2 and D.1.4, the Township encourages the use of Natural Heritage areas for education, interpretation, conservation, and low-impact recreation, provided there is no negative impact on natural features or ecological functions, as demonstrated through an Impact Assessment where required. Conservation and enhancement of the natural landscape, including tree cover and shoreline vegetation, are strongly encouraged and may be required to preserve natural character, aesthetics, and buffering. Development and site alteration are prohibited within Provincially Significant Wetlands. Impact Assessments are required for development or site alteration within 120 metres of Provincially Significant Wetlands, to ensure no adverse environmental effects.

To reiterate, an OWES assessment confirmed the PSW boundary does not extend onto the subject lands. While some floating dock portions extend into the wetland and fish habitat, all permanent infrastructure is outside the PSW, and the removable components are not expected to negatively impact the wetland's ecological functions. The EIS supports the existing docks and proposed development subject to mitigation measures for which staff will ensure are implemented through Site Plan Control.

Planning staff are of the opinion the proposal conforms with the waterfront land use policies by maintaining established development patterns, minimizing shoreline disturbance and enhancing natural vegetation. The development respects the ecological, visual, and recreational character of the shoreline while implementing mitigation and restoration measures that align with the policy framework's objectives for shoreline protection.

Zoning By-law 2014-75

The lands are currently zoned Shoreline Residential Island Type One (SRI1) which permits a detached dwelling and accessory uses thereto. The lands are partially zoned Environmental Protection - Provincially Significant Wetland (EP-PSW). For greater clarity, the entirety of Tobies Bay is zoned EP-PSW. An explanation of each of the proposed Zoning By-law Amendments follows.

The SRI1 Zone requires a minimum front yard of 20 metres, interior side yard of 5 metres, rear yard of 10 metres, a maximum building height of 8 metres, and a maximum lot coverage of 7%. Note that gross floor area and dwelling width are not specifically regulated in the Honey Harbour Coastal Waterfront Community.

The building height is increasing to 8.53 metres, measured from average natural grade at the front of the dwelling to the midpoint between the peak and eaves of the pitched roof.

The lot coverage is increasing from 8.14% to 13.64% which includes the dwelling footprint, decks, porch, sleeping cabin and shed.

The existing dwelling was constructed in 1965 and is located a minimum distance of 9.66 metres from the high water mark. As such, the dwelling is considered legal non-complying with respect to shoreline setback. Expansion and reconstruction of the dwelling may be permitted in accordance with section 4.11 e) *Expansions to Legal Non-Complying Shoreline Dwellings* of the Zoning By-law. This section permits an increase of up to 25% of the gross floor area, a width increase of up to 20% or 6 metres (whichever is greater), and a height increase of up to 1 metre, to a maximum overall height of 6 metres. No portion of any expansion may encroach further into the existing front yard, and no new zoning non-compliances may be created.

Notwithstanding the above, section 4.4 of the Zoning By-law requires a minimum setback of 15 metres from an Environmental Protection (EP-PSW) Zone. The dwelling, shed, decks, porch, and docks do not comply with this requirement. It is noted that the as-of-right expansions for legal non-complying shoreline dwellings outlined in section 4.11 e) are only permitted where the expansion occurs at a minimum setback of 15 metres from the EP-PSW Zone.

Decks attached to legally existing shorelines may be reconstructed and expanded in accordance with section 4.11 a) *Legally Existing Buildings and Structures*. The expansion cannot reduce the front yard or increase the area or height in a required yard. Additionally, section 4.13 identifies permitted yard encroachments. The required

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front yard is 16 metres for a deck attached to a dwelling (in the SRI1 Zone). The existing deck has a setback of 13.17 metres and therefore cannot be expanded.

Similarly, the proposed development includes the addition of a porch. Section 4.13, *Permitted Yard Encroachments*, only allows for a porch to encroach 2 metres into the required yard (20 metres) for a front yard setback of 18 metres. Due to the existing dwelling location, the proposed porch is unable to comply, having a front yard setback of 5 metres.

Approximately half of the dwelling, a portion of the deck expansion, porch, and the new rear entry are located within the natural state shoreline area, being the area within 15 metres of the high water mark. A Shoreline Activity Area shall be permitted within the Natural State Shoreline Area to provide access to the shoreline and locations for land-based shoreline accessory buildings and structures. *Within the Honey Harbour Coastal Waterfront Community, the Shoreline Activity Area shall be a maximum of 25 percent of the Natural State Shoreline Area and shall have a maximum width of 25 percent of the shoreline length.*

The applicant is also proposing to remove the EP-PSW Zone from the subject lands, as supported by the OWES assessment which refined the wetland boundary and confirmed that it does not encroach onto the subject lands.

Permitted uses in the EP-PSW Zone are limited to conservation and conservation education. The docks are located in the EP-PSW Zone and thus require a site-specific amendment.

Table outlining proposed amendments:

Zoning By-law	Permitted	Proposed
4.11 e) v) & 7.3 – Lot Coverage	7% (8.14% existing)	13.1%
4.11 e) i) 1. – GFA	25% increase (55.27sq.m.)	76.5% increase (169.25sq.m.)
4.11 e) i) 3. – Legally Existing Shoreline Dwelling Height 4.11 e) v) & 7.3 – SRI1 Zone Dwelling Height	1m increase to max. height of 6m SRI1 Zone – 8m	8.6m
4.11 a) & 4.13 – Deck Setback	13.17m (existing)	4.76m
4.4 d) – Setback from EP Zone	15m	4.7m (deck) 0m (docks) 14.56m (shed) 5m (porch)
4.3 – Shoreline Activity Area	25% (area & width)	30% area 28% width

Zoning By-law	Permitted	Proposed
4.1.9.2 d) i) – Dock Width	4m	4.3m
4.1.5 c) iii) – Accessory Building Front Yard	20m	14.56m
4.1.6 c) – Accessory Building Separation	5m	1.33m
4.1.9.3 b) – Navigable waterbody less than 61 metres	Dock may project a maximum of 7.0m from current water mark	12.62m
4.13 – Porch encroachment into required front yard	2m for front yard setback of 18m	15m for front yard setback of 5m

The Zoning By-law Amendment is contained in attachment 10.

Correspondence

At the time of writing this report, staff received correspondence from the Chief Building Official (CBO) and District of Muskoka.

The CBO confirmed that building permits will be required and that the septic system capacity will be reviewed through the building permit process. Due to lot constraints and proximity to the water, any expansion to the existing system will likely require additional planning approval (e.g., Minor Variance).

District staff indicate that they would not object to approval of the Zoning By-law Amendment and Official Plan Amendment applications, provided that appropriate development controls are implemented in accordance with the Environmental Impact Studies.

Environmental Consideration

An EIS by Aster Environmental Services Limited (Aster) assessed the presence of natural heritage features and functions that occur on or adjacent to the property, including: fish habitat, provincially significant wetlands, and wildlife habitat, including potential habitat for Species at Risk. Hutchinson Environmental Sciences Limited (HESL) peer reviewed Aster's EIS providing comments regarding fish habitat, the provincially significant wetland, mitigation measures and site naturalization. These documents as well as summaries of the initial EIS and peer review comments were included and provided to Council in Planning Services Report 2026-057.

Since the initial peer review, Aster has revised the EIS (attachment 5) and prepared Addendum Letter 1 (attachment 6) which contains an itemized response to each of the comments provided by HESL and a response to comments provided by the District of Muskoka dated March 31, 2026. Aster concludes that the proposed development will have no significant adverse impact on fish habitat, wetlands, or wildlife, and that the

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original EIS findings remain valid. They maintain the shoreline should remain classified as Type 2 fish habitat, and that the docks and associated low boat traffic will result in negligible impacts, consistent with existing disturbance conditions. They also conclude that the refined wetland boundary resolves policy conflicts, mitigation measures are appropriate, and additional shoreline naturalization is not warranted due to site constraints, making the development environmentally acceptable and suitable for the property.

Attachment 7 is HESL's response to the revised EIS and Addendum Letter 1. HESL concludes that Aster has satisfactorily addressed most technical and factual issues, resolving 7 of the 12 original comments, including mapping corrections, policy references, and several mitigation updates. However, key concerns remain outstanding regarding (1) fish habitat classification, where HESL maintains that portions of the shoreline function as important spawning/nursery habitat that may be sensitive to disturbance and should be more clearly delineated; (2) dock and boating impacts, where HESL finds Aster's conclusion of negligible effects insufficiently supported and requests a more detailed, site-specific assessment and mitigation strategy; and (3) clarity and strength of mitigation measures, including removal of "discretionary" language and specification of tree protection buffers. HESL also did not agree with Aster's conclusion that shoreline naturalization is unnecessary, instead emphasizing that Official Plan policies require restoration to the extent feasible and recommending active re-naturalization of disturbed shoreline areas (particularly lawn) using native vegetation to improve water quality and habitat function.

As outlined in Addendum Letter 2 (attachment 8), Aster provides additional clarification, mapping, and targeted mitigation to address HESL's remaining concerns. Aster identifies areas of potential fish spawning habitat through a new figure but continues to emphasize that the habitat is common, resilient, and unlikely to be significantly affected, with dock 1 impacts considered minor and manageable. To further reduce risk, they propose specific mitigation measures, including limiting dock 1 primarily to non-motorized use, requiring no-wake speeds and controlled boat access, and relying on dock 2 for most motorized activity. Aster also clarifies that all mitigation measures are mandatory, adds detail on tree protection, and proposes a revised shoreline restoration approach involving native seed application over approximately 60% of the buffer area to achieve a net ecological improvement while recognizing site constraints. Overall, Aster maintains that the proposal, with these refinements, is environmentally acceptable and consistent with policy intent. An excerpt of 'Addendum Figure A: Supplemental Information' which shows the recommended seeding area and extent of suitable fish spawning habitat is provided below:

Mitigation measures for the proposed development are outlined in section 5.6 of the Revised EIS (attachment 5), including, but not limited to, the following:

- Implement an erosion and sediment control plan including elements such as heavy-duty silt fence barriers immediately downgradient of any proposed excavation areas, silt fencing installed to isolate all construction staging and

Agenda Item #9.(a)

material storage areas, additional materials available on site to repair any breach, and regular inspection and monitoring.

- Develop a construction spill response plan with assigned roles to implement actions, a spill response kit, and reporting requirements.
- Machinery is to arrive washed and in good working order with no leaks, operated within the ESC barriers, washed and serviced off-site, with re-fueling and maintenance occurring in designated machinery storage area, and off-loading of construction and aggregate/fill materials completed during fair weather conditions.
- Following construction completion, measures should be implemented to ensure stabilization of disturbed surface substrates.
- Tree clearing should be avoided between April 1-Nov 30.
- MECP is to be contacted if bats are observed.
- Avoid removal of any vegetation, including residential/ornamental plantings, between April 15 – August 31.

Additional mitigation measures have been identified in Addendum Letter 2 (attachment 8):

- The proponent has expressed a willingness to recognize Dock #1 as being for nonmotorized boat usage only.
- If, in the event of any need to dock a motorized boat at Dock #1, this should be undertaken based on a defined navigation route that minimizes exposure to the shoreline, e.g., utilizing the adjacent channel, before approaching the dock at an angle directly parallel to the side of the dock.
- Any approach of boats to Dock #1 should be undertaken at no-wake speeds.
- In terms of usage during low-water conditions, this is not considered an issue, as Dock #2 offers the primary docking point for motorized boats, and can serve to support all docking functions during typical low water periods.
- It is recommended that tree hoarding be installed to a minimum 1 m radius around the stem/trunk of any retained trees proximate to the development envelope, where feasible.
- Addendum Figure A (attached) highlights various locations on the property where a native seed mix could be applied to support enhancement of existing semi-naturalized portions of the parcel, including edges of amenity areas. The total area of the parcel and adjacent shore allowance falling within ~15 m from the shoreline/wetland edge is ~1,500 m². The potential seeding area is estimated to cover at least 60% of that zone. The area should be seeded with at least 1 kg of seed, applied in the early spring or late fall, broadcast evenly by hand across the area. The seeded area should not be subject to regular seasonal mowing. Our best recommendations for a potentially suitable mix would include Ontario Seed Company mix #s 8255 or 8145.

Note that Aster states: *It is hereby clarified that the impact mitigation measures listed under Section 5.6.3 of the EIS report represent conditions to which the proponent must adhere in support of environmental regulatory compliance. These measures should not be interpreted as 'optional' from a legal perspective.*

On June 9, 2026, HESL confirmed via email: *We have reviewed the Addendum Letter 2 and find that it addresses all our remaining concerns* (attachment 9).

Financial Considerations

Costs may be incurred should an appeal to the Ontario Land Tribunal be received.

Conclusion

Planning staff have conducted an analysis of applicable planning legislation and are recommending approval of the applications, including the adoption of an Official Plan Amendment and Zoning By-law Amendment.

Report Supported By

This recommendation report is in alignment with the following strategic pillars:

- Environmental Protection
- Fiscal Responsibilities and Technology Efficiencies
- Streamline Planning Policies and Procedures
- Customer Experience and Community Engagement
- District and Township Relationship
- Engage with Indigenous Communities

Relevant Background Report

[Planning Services Report 2026-057](#)

Reviewed By/Collaborated With:

- Chief Administrative Officer
- Chief Building Official
- Director of Corporate Services / Clerk
- Director of Finance / Treasurer
- Director of Fire and Emergency Services / Fire Chief
- Director of Human Resources
- Director of Operations
- Director of Planning
- Director of Sustainability
- Other

Attachments

[Attachment 1 - Location](#)

[Attachment 2 - Site Photos](#)

[Attachment 3 - Notice of Public Meeting](#)

[Attachment 4 - PJR & Drawings](#)

[Attachment 5 - Revised EIS](#)

[Attachment 6 - EIS Addendum 1](#)

[Attachment 7 - Peer Review of Revised EIS & Addendum 1](#)

[Attachment 8 - EIS Addendum 2](#)

[Attachment 9 - HESL Approval](#)

[Attachment 10 - Draft OPA & ZBA By-laws](#)

Reviewed By

Status:

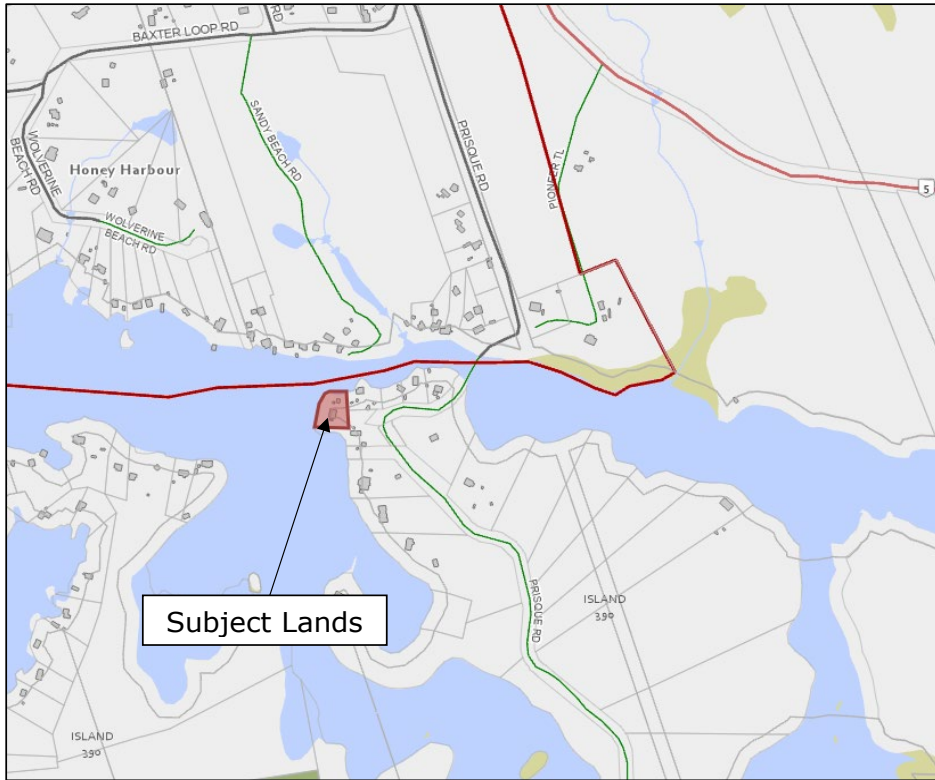
Derek Witlib, Director of Planning

Approved - 30 Jun 2026

Karen Way, Director of Corporate Services / Clerk

Approved - 03 Jul 2026

Attachment 1 – Location Map



Aerial Imagery (2023)















The Corporation of the Township of Georgian Bay

99 Lone Pine Road
 Port Severn, ON
 L0K 1S0 Canada
www.gbtownship.ca

**Notice of Complete Application & Public Meeting
 for Official Plan Amendment ("OPA") &
 Zoning By-law Amendment ("ZBA")**

Application No.: O26-01 & Z26-04
Owner: Chris Pawlowski
Agent: MORGAN Planning & Development Inc.
Date Complete: March 3, 2026

Take notice that an application to Council has been submitted for an OPA to the Township of Georgian Bay Official Plan pursuant to Section 22 of the Planning Act, R.S.O. 1990, c. P.13, and a ZBA 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, for lands municipally known as **146 Prisque Road**, as shown on the Key Map and Site Plan contained herein.



Hearing Date: April 14, 2026 @ 9:00am
Location: Council Chambers and online via Zoom

Purpose and Effect: To introduce a site-specific exception policy in the Township's Official Plan to permit two docks currently appurtenant to the subject lands within a Provincially Significant Wetland. The amendment also seeks to rezone the property to a Shoreline Residential Island Type One – Exception (SRI1-xx) Zone to facilitate the expansion and reconstruction of the legally existing shoreline dwelling and its attached deck, as well as to bring an existing storage shed into compliance, and permit an increased dock width.

Additional Information:

Zoning By-law	Permitted	Proposed
4.11 e) v) & 7.3 – Lot Coverage	7% (8.14% existing)	13.1%
4.11 e) i) 1. – GFA	25% increase (55.27sq.m.)	76.5% increase (169.25sq.m.)
4.11 e) i) 3. – Legally Existing Shoreline Dwelling Height 4.11 e) v) & 7.3 – SRI1 Zone Dwelling Height	1m increase to max. height of 6m SRI1 Zone – 8m	8.6m
4.11 a) & 4.20 – Deck Setback	13.17m (existing)	4.76m
4.5 d) – Setback from EP Zone	15m	4.7m (deck)
4.30 – Shoreline Activity Area	25%	30%
4.1.13.2 e) – Dock Width	4m	4.3m

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 public meeting online by contacting planning@gbtownship.ca.
3. Attending the 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 and this application's 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.

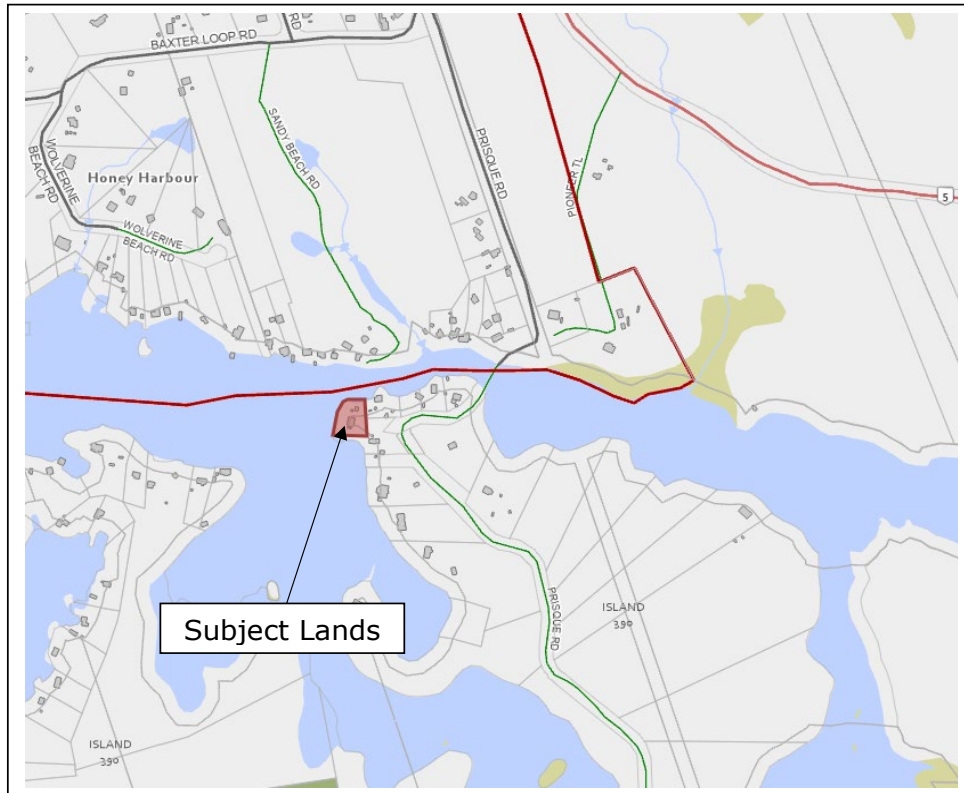
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Georgian Bay before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless,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

Dated this 13th day of March 2026.



Karen Way
Clerk

Key Map



Proposed Official Plan Amendment

2.1 Details of the Amendment

2.1.1 Text Amendment

Section D.1.4.5 of the Official Plan is amended by adding the following new Sections:

"D.1.4.5.1

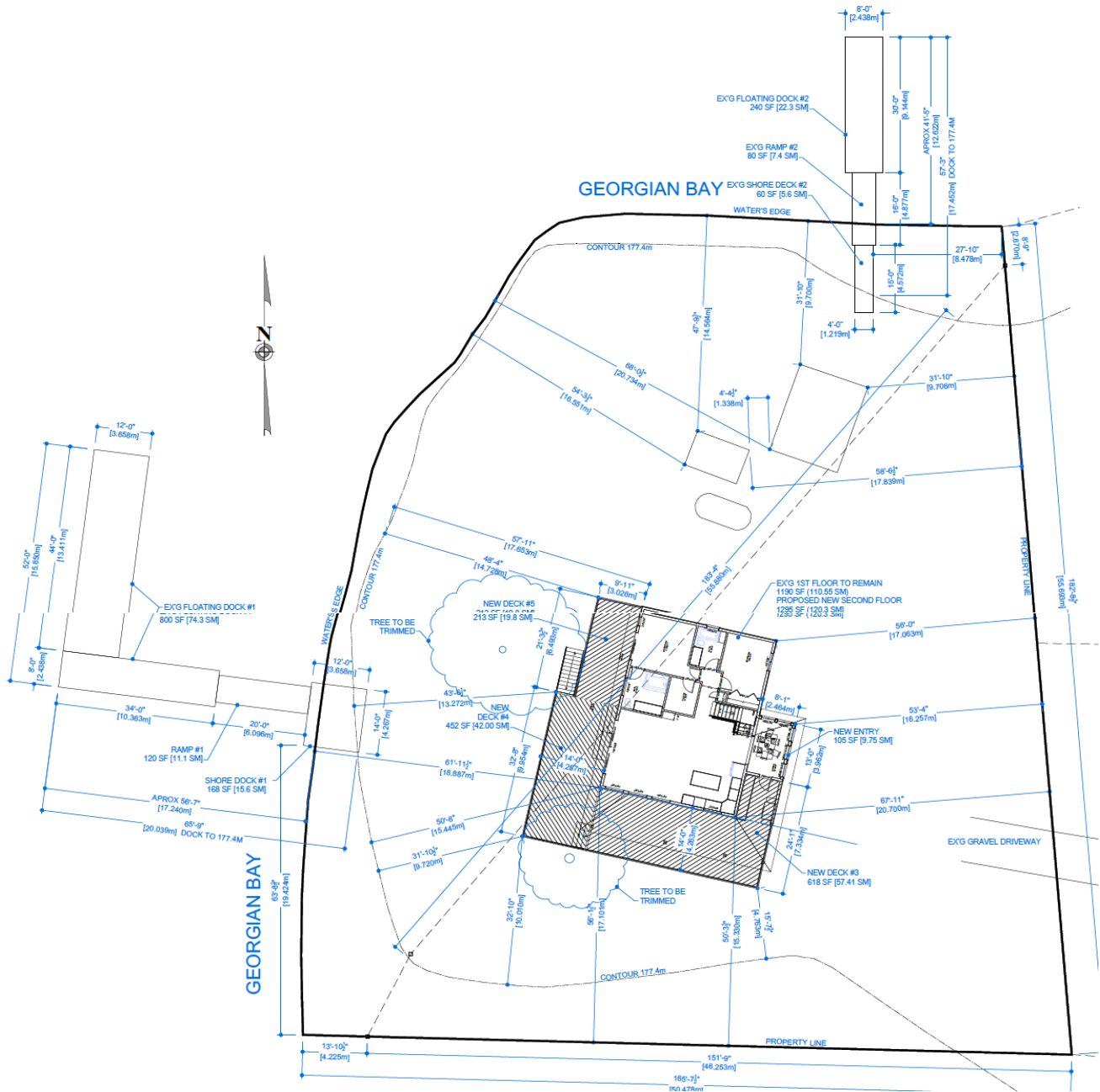
Special Exception Policy for lands legally described as Part of Lot D, Island 95 Township of Georgian Bay, District of Muskoka and known municipally as 146 Prisque Road.

Notwithstanding Section D.1.4.5, on the property described as Part of Lot 'D', Island 95 (Lying in Front of Lot 36, Concession 9) (Geographic Township of Baxter) Now in The Township of Georgian Bay, District Municipality of Muskoka, municipally known as 146 Prisque Road, the development of an attached deck and a maximum of two (2) docks (west and north facing) shall be permitted within the Tobies Bay Provincially Significant Wetland."

2.2.2 Map Amendment

Schedule "A" – Land Use is hereby amended by re-designating the lands as shown on Schedule "A" attached hereto from the "Waterfront" designation to the "Waterfront Designation Exception" designation and indicating the lands shown on Schedule "A" attached hereto as subject to Section D.1.4.5.

Site Plan



705-538-2337

Planning Department

planning@gbtownship.ca



June 8th, 2026

Township of Georgian Bay
99 Lone Pine Road
Port Severn, Georgian Bay, ON
L0K 1S0

Attn: Planning Department
Deb McCabe, Manager of Planning

**Re: Planning Justification Report Addendum
Official Plan Amendment & Zoning By-law Amendment Applications
Township of Georgian Bay**

MORGAN Planning & Development (herein 'MP&D') is pleased to present the Township of Georgian Bay Planning Department with an Addendum to the Planning Justification Report (herein 'PJR') associated with Applications O-26-01 & Z26-04. The PJR Addendum will address changes made to the Draft Zoning By-law Amendment (herein 'ZBA') Text and Schedule upon the completion of the Public Meeting and further discussions with the District of Muskoka and the Township's Peer Reviewer of the Environmental Impact Study.

Draft Zoning By-law Amendment Text

The Draft ZBA Text has been modified from its previous version to read as follows:

1. Schedule A – Map 127, is hereby further amended by rezoning lands from the 'Environmental Protection – Provincially Significant Wetland (EP-PSW)' and 'Shoreline Residential Island Type One (SRI1)' zones to a site specific 'Shoreline Residential Island Type One – XX (SRI1-XX)' and 'Environmental Protection – Provincially Significant Wetland – Exception (EP-PSW-XX)' zone, in accordance with Schedule 'A' of this by-law; and,
2. Section 7.4 Table 7.3 (Shoreline Residential Island Zones (SRI1) – Exceptions) and Section 17.4 Table 17.8 (EP-PSW Exceptions), as amended, is hereby further amended by the addition of Exception Number SRI1-XX & EP-PSW-XX as follows:

MORGAN Planning & Development Inc.
(705) 327-1873

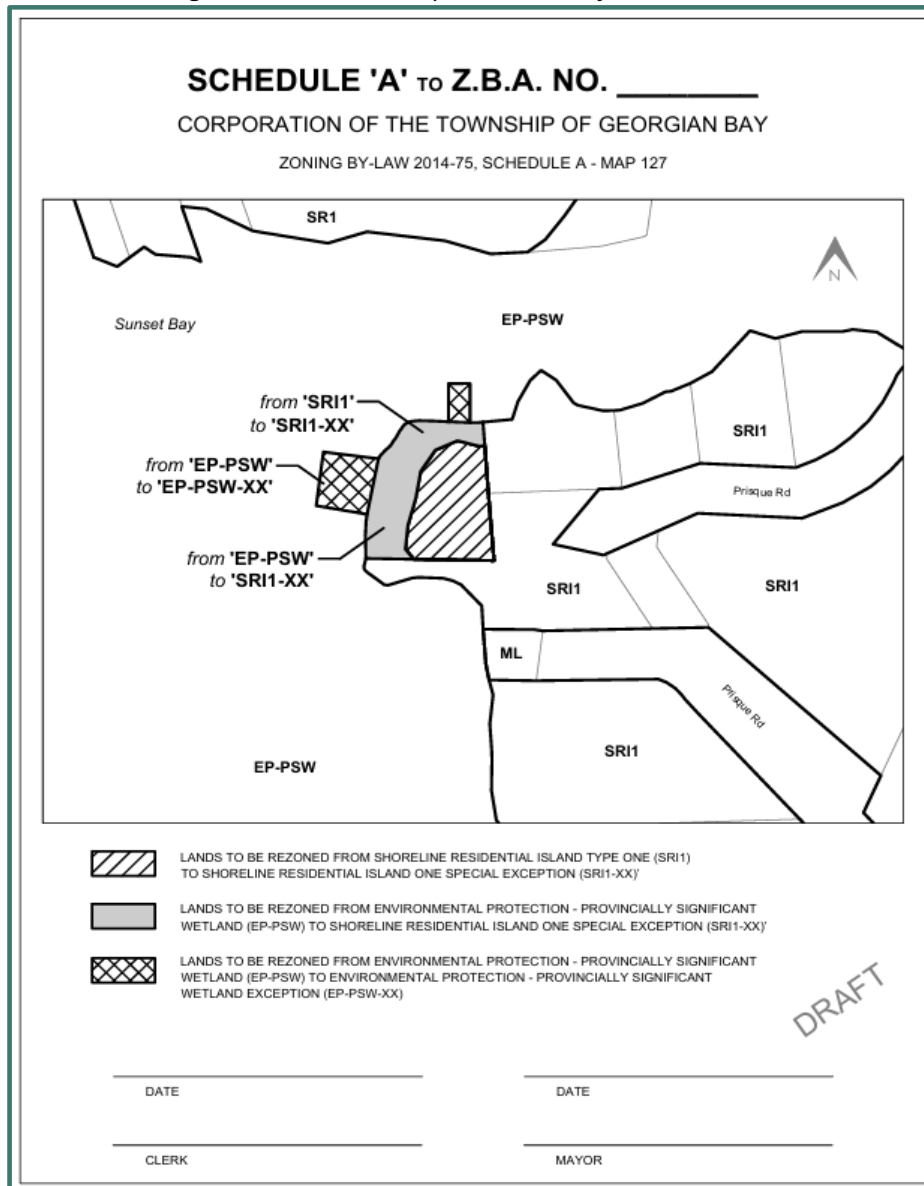
“SRI1-XX & EP-PSW-XX” Part of Lot D, Island 95 (146 Prisque Road)

Exception Number	Special Zone Requirements	Other Special Provisions
SRI1-XX	<p>Lot Coverage – 13.1%</p> <p>Building Height – 8.6 metres</p>	<p>Notwithstanding the Zone Requirements in Shoreline Residential Island Zones in Table 7.2, a maximum lot coverage of 13.1% shall be permitted.</p> <p>Notwithstanding Section 4.11.e).i).1 and 4.11.a).i), a Maximum Gross Floor Area Increase of 77% (169.25 square metres) shall be permitted.</p> <p>Notwithstanding Section 7.3, Table 7.2, 4.11.e).v), and Section 4.11.e).i).3, a maximum building height of 8.6 metres shall be permitted.</p> <p>Notwithstanding Section 4.11.e).i).4, Section 4.1.5, Section 4.13 and Section 4.20.a).1, a minimum 4.7 metre setback of a deck from the High Water Mark Shall be permitted.</p> <p>Notwithstanding Section 4.4.d), a minimum setback of 4.7 metres shall be permitted from the Environmental Protection (EP) Zone to a deck.</p> <p>Notwithstanding Section 4.3, a Maximum Shoreline Activity Area of 30% shall be permitted.</p> <p>Notwithstanding Section 4.1.6.c), a minimum accessory structure separation distance of 1.3 metres shall be permitted for a shed and a sleeping cabin.</p>
EP-PSW-XX	<p>In addition to the Uses Listed in Section 17.2 (Table 17.1) the following uses shall be permitted:</p> <p>Maximum of Two (2) Accessory Floating Docks where all fixed/anchored components are located outside of the delineated EP-PSW-XX Zone.</p>	<p>Notwithstanding Section 4.1.9.2.d)i), a maximum dock width of 4.3 metres shall be permitted.</p> <p>Notwithstanding Section 4.1.13.6.b), a maximum dock projection into a narrow waterbody of 17.5 metres shall be permitted.</p>

Draft Zoning By-law Amendment Schedule

The following **Figure 1** contains the amended ZBA Schedule, illustrating the updated Zoning requests listed above in the Draft ZBA Text.

Figure 1 146 Prisque Road – Draft ZBA Schedule



To summarize the foregoing, the Addendum to the PJR provides confirmation that the ZBA request has been updated to rezone the subject property from the 'Environmental Protection – Provincially Significant Wetland (EP-PSW)' and 'Shoreline Residential Island Type One (SRI1)' zones to a site specific 'Shoreline Residential Island Type One – XX (SRI1-XX)' and a site specific 'Environmental Protection – Provincially Significant Wetland – XX (EP-PSW-XX)' zone. The SRI1-XX Zone will permit the proposed dwelling expansion, along with all associated accessory structures, while the EP-PSW-XX Zone will permit the existing accessory docks to be located within a Provincially Significant Wetland. These proposed modifications to the submitted application directly respond to the requests of both the District of Muskoka, and the Township of Georgian Bay and their peer reviewers.

We anticipate that this addendum submission along with the updated By-law schedule and text are sufficient for the file to proceed back to Planning Council for consideration at the next available meeting, and we appreciate staff's assistance throughout this process thus far.

Respectfully submitted,



David Scarsellone, BES (Hons. Planning)
Junior Planner

The Corporation of the Township of Georgian Bay

By-law No. 2026-XXX

A By-law to amend the zoning provisions which apply to lands at Part of Lot D, Island 95, Township of Georgian Bay, District of Muskoka

2026-ZBA-XX (146 Prisque Road)

WHEREAS the Council of the Corporation of the Township of Georgian Bay is empowered to pass By-laws to regulate the use of land pursuant to Sections 34 of the Planning Act, R.S.O. 1990, c.P.13;

AND WHEREAS Council deems it appropriate to rezone a portion of the subject lands in accordance with Section G.1.3 of the Official Plan.

NOW THEREFORE the Council of the Township of Georgian Bay hereby enacts as follows:

1. Schedule A – Map 127, is hereby further amended by rezoning lands from the ‘Environmental Protection – Provincially Significant Wetland (EP-PSW)’ and ‘Shoreline Residential Island Type One (SRI1)’ zones to a site specific ‘Shoreline Residential Island Type One – XX (SRI1-XX)’ and ‘Environmental Protection – Provincially Significant Wetland – Exception XX (EP-PSW-XX)’ zone, in accordance with Schedule ‘A’ of this by-law; and,
2. Section 7.4 Table 7.3 (Shoreline Residential Island Zones (SRI1) – Exceptions) and Section 17.4 Table 17.8 (EP-PSW Exceptions), as amended, is hereby further amended by the addition of Exception Number SRI1-XX & EP-PSW-XX as follows:

“SRI1-XX & EP-PSW-XX” Part of Lot D, Island 95 (146 Prisque Road)

Exception Number	Special Zone Requirements	Other Special Provisions
SRI1-XX	Lot Coverage – 13.1% Building Height – 8.6 metres	Notwithstanding the Zone Requirements in Shoreline Residential Island Zones in Table 7.2, a maximum lot coverage of 13.1% shall be permitted. Notwithstanding Section 4.11.e).i).1 and 4.11.a).i), a Maximum Gross Floor Area Increase of 77% (169.25 square metres) shall be permitted. Notwithstanding Section 7.3, Table 7.2, 4.11.e).v), and Section 4.11.e).i).3, a

		<p>maximum building height of 8.6 metres shall be permitted.</p> <p>Notwithstanding Section 4.11.e.i).4, Section 4.1.5, Section 4.13 and Section 4.20.a).1. a minimum 4.7 metre setback of a deck from the High Water Mark Shall be permitted.</p> <p>Notwithstanding Section 4.4.d), a minimum setback of 4.7 metres shall be permitted from the Environmental Protection (EP) Zone to a deck.</p> <p>Notwithstanding Section 4.3, a Maximum Shoreline Activity Area of 30% shall be permitted.</p> <p>Notwithstanding Section 4.1.6.c), a minimum accessory structure separation distance of 1.3 metres shall be permitted for a shed and a sleeping cabin.</p>
EP-PSW-XX	<p>In addition to the Uses Listed in Section 17.2 (Table 17.1) the following uses shall be permitted:</p> <p>Maximum of Two (2) Accessory Floating Docks where all fixed/anchored components are located outside of the delineated EP-PSW-XX Zone.</p>	<p>Notwithstanding Section 4.1.9.2.d)i), a maximum dock width of 4.3 metres shall be permitted.</p> <p>Notwithstanding Section 4.1.13.6.b), a maximum dock projection into a narrow waterbody of 17.5 metres shall be permitted.</p>

3. Schedule "A" attached to By-law No. 2026-XXX is declared to form a part of this By-law.
4. This By-law shall come into effect upon the date of passage hereof, subject to the provisions of the Planning Act, as amended.

By-law read a First, Second and Third Time, and Passed this _____ day of _____, 2026.

The Corporation of the Township of Georgian Bay

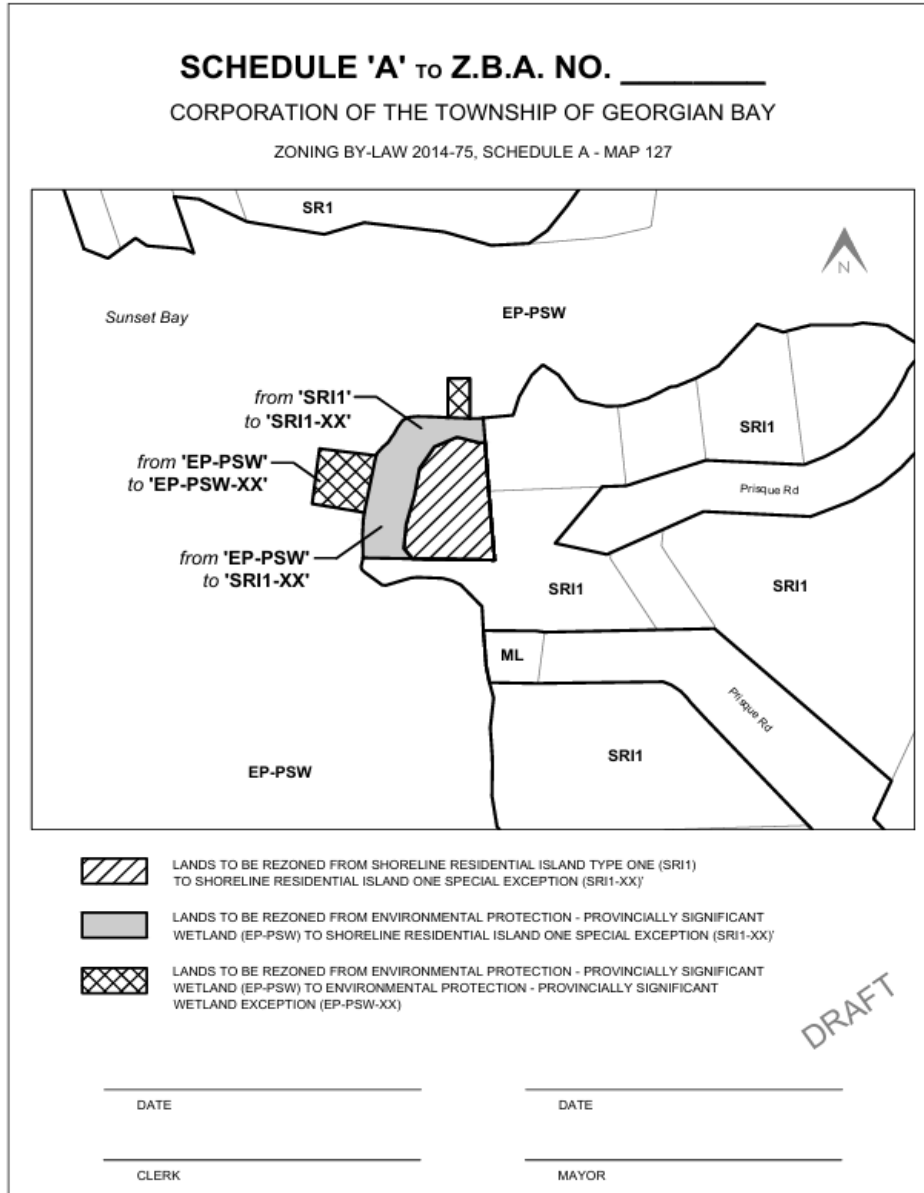
Mayor, Peter Koetsier

Clerk, Karen Way

Schedule "A"

To By-law No. 2026-XXX

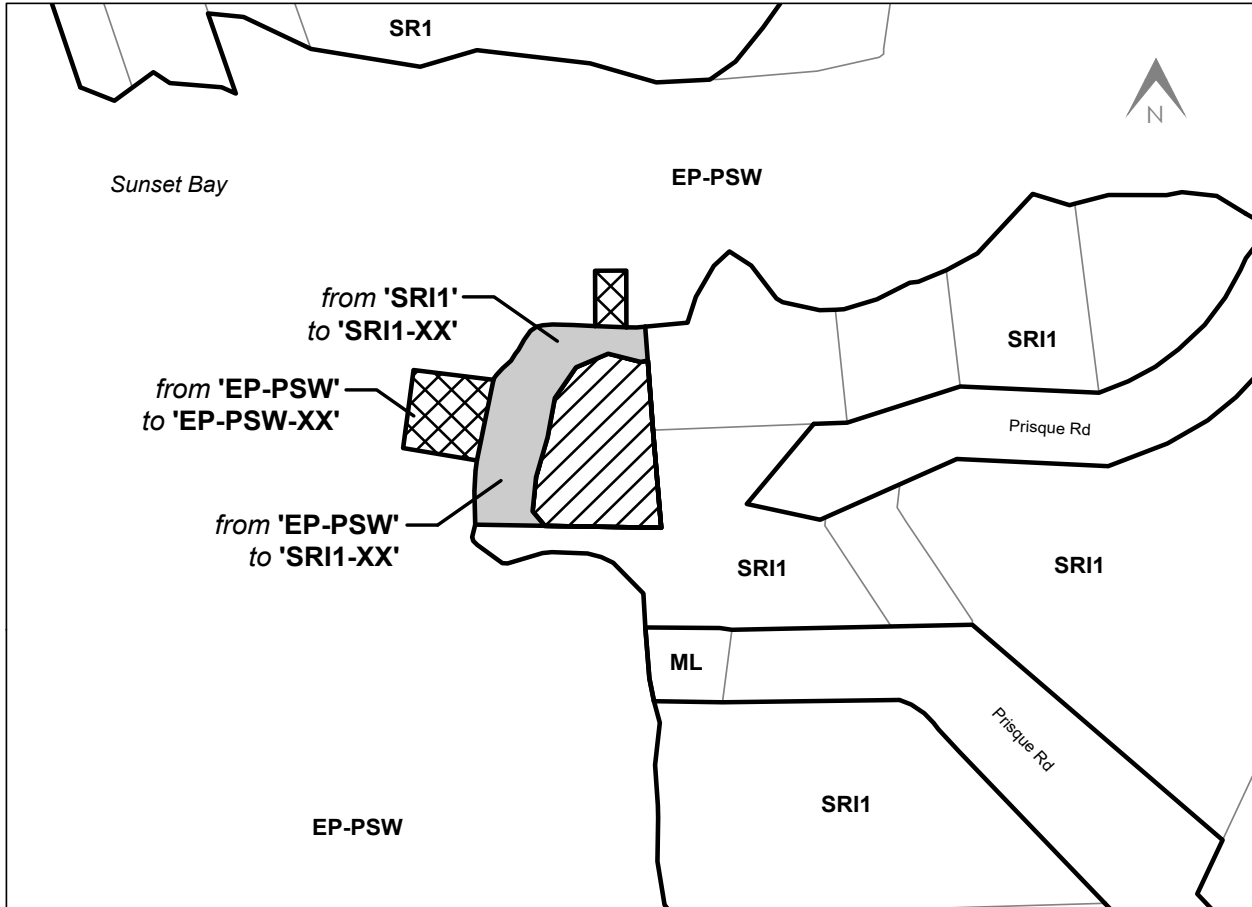
The Corporation of the Township of Georgian Bay






SCHEDULE 'A' TO Z.B.A. NO. _____

CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY

ZONING BY-LAW 2014-75, SCHEDULE A - MAP 127



-  LANDS TO BE REZONED FROM SHORELINE RESIDENTIAL ISLAND TYPE ONE (SR1) TO SHORELINE RESIDENTIAL ISLAND ONE SPECIAL EXCEPTION (SRI1-XX)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION - PROVINCIALY SIGNIFICANT WETLAND (EP-PSW) TO SHORELINE RESIDENTIAL ISLAND ONE SPECIAL EXCEPTION (SRI1-XX)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION - PROVINCIALY SIGNIFICANT WETLAND (EP-PSW) TO ENVIRONMENTAL PROTECTION - PROVINCIALY SIGNIFICANT WETLAND EXCEPTION (EP-PSW-XX)

DRAFT

_____ DATE

_____ DATE

_____ CLERK

_____ MAYOR



Official Plan & Zoning By-law Amendment Applications

Planning Justification Report

To:	Township of Georgian Bay
Attention:	Deb McCabe, RPP MCIP <i>Manager of Planning</i>
From:	David Scarsellone, BES (Hons. Planning) <i>Junior Planner</i>
Date:	February 05, 2025 Revised April 28th, 2026
Delivered:	Delivered by Email
Subject Property:	146 Prisque Road, Township of Georgian Bay

MORGAN Planning & Development Inc.
(705) 327-1873 / dscarsellone@morganplanning.ca

1.0 INTRODUCTION

MORGAN Planning & Development Inc. (MP&D) has been retained by Chris and Sarah Pawlowski, the landowners, to act on their behalf on matters pertaining to Official Plan and Zoning By-law Amendment applications for the property known municipally as 146 Prisque Road within the Township of Georgian Bay. The collective purpose of these applications is to permit an upper storey expansion to the existing dwelling on the subject property, along with a deck, and to legalize a newly established dock on the western shoreline.

The purpose of this Planning Justification Report is to: provide an overview of the development proposal; summarize the purpose of the applications; list the reports submitted in support of the applications and explain how the applications conform to the applicable planning policies.

2.0 LOCATION AND DESCRIPTION OF LAND

The subject property is known municipally as 146 Prisque Road within the Township of Georgian Bay. The property is located within the Honey Harbour Coastal Waterfront Community. The subject property has water frontage onto Georgian Bay along its west and northern property boundary.

The subject property has a lot area of approximately 2,035.12 square metres (0.2 hectares/0.5 acres), with a lot frontage of approximately 55.9 metres (Southwest to Northeast corners of property, measured from the High Water Mark) along the Georgian Bay Shoreline.

The subject property is currently developed with a single detached dwelling (approximately 110.5 square metres) and has both road and water access, via the Georgian Bay Shoreline and Prisque Road. The property also facilitates decking off of the dwelling, two docks, a sleeping cabin, and a shed. It is worth noting that the L-Shaped Dock along the Western edge of the property was constructed between 2008 and 2023 without a building permit. The proposed applications seek to legalize this structure.

The property is generally flat, gently sloping towards the high water mark in both directions. Vegetation on the property is typified by large, mature trees (deciduous and coniferous) lining the waterfront, along with low-lying shrubbery and grass along the shoreline, as well as throughout the undeveloped portion of the property.

The shoreline of the subject property is located adjacent to an identified Provincially Significant Wetland (Tobies Bay Wetland (SuW4)), as well as being within an area of 'moderate to high archaeological potential' and a 'Type 2 Fish Habitat'.

Appendix 1 of this report provides site photo(s) of the existing shoreline view from Georgian Bay. **Figure 1** below (*following page*) provides the location of the subject property, with **Figure 2** providing aerial imagery of the lands as of 2023 (Township of Georgian Bay Mapping).

Figure 1 Location of Subject Property



Figure 2 Aerial Imagery of Subject Lands and Adjacent Uses



The surrounding uses are categorized as follows, and illustrated on **Figure 3** below:

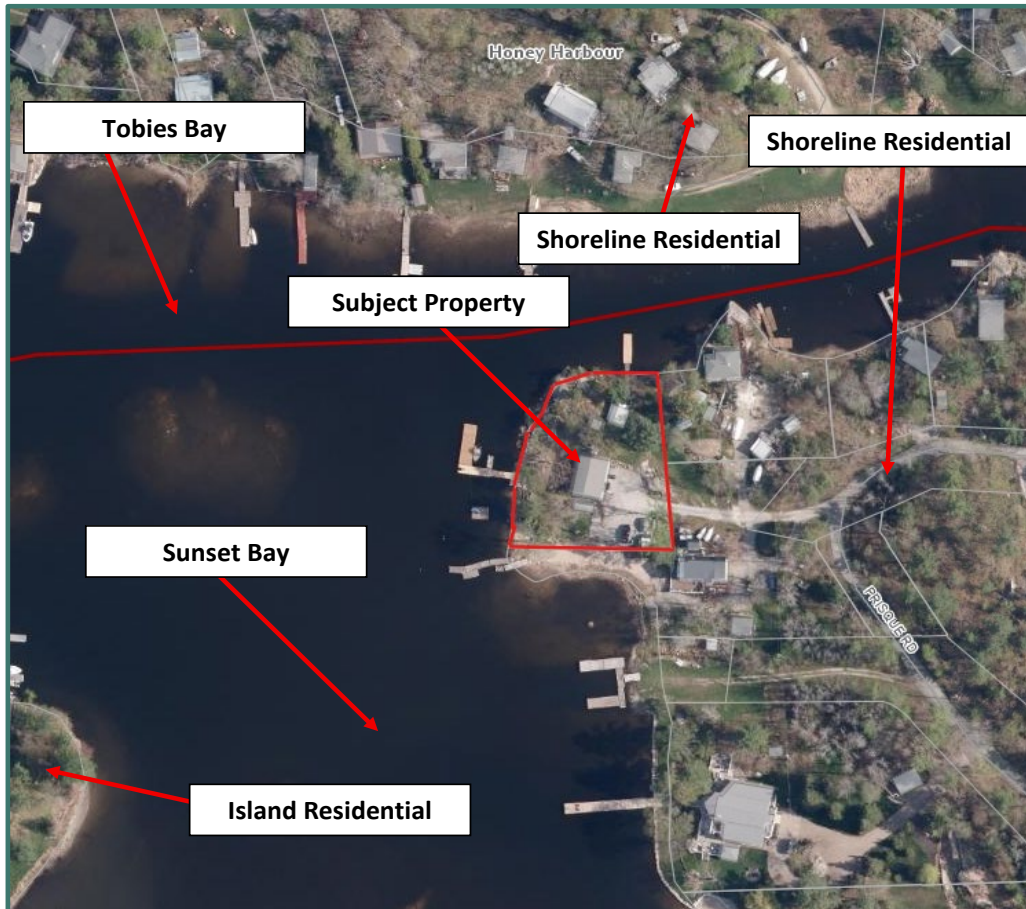
North: *The subject property is bound to the north by Tobies Bay, with shoreline residential dwellings along the opposite shoreline.*

East: *The subject property is bound to the east by Prisque Road, along with several shoreline residential dwellings.*

South: *The subject property is bound to the south by Georgian Bay (Sunset Bay), along and shoreline residential dwellings.*

West: *The subject property is bound to the west by Tobies Bay, a navigable waterway which connects to Georgian Bay.*

Figure 3 Surrounding Land Uses



3.0 OVERVIEW OF PROPOSAL AND PLANNING INSTRUMENTS

3.1 Overview of Proposed Development

The Official Plan ('OPA') and Zoning By-law ('ZBA') Amendment applications seek to permit an upper storey addition and accessory attached deck onto the existing dwelling, as well as to recognize the two existing docks on the property in conjunction with the immediately adjacent Provincially Significant Wetland.

A formal pre-consultation was undertaken by the proponent, which comments were received from Township Staff on July 3rd, 2025. The pre-consultation meeting concluded that both an Official Plan Amendment and a Zoning By-law Amendment would be required to permit the proposed building expansion and dock/deck construction. Further informal discussions were had with Township staff to discuss the structure of the applications.

The proposed dwelling addition is primarily vertical in nature, with a small expansion to the existing footprint towards the eastern edge of the dwelling (road side) to accommodate a ground level covered entry. A second storey above grade would be added to the dwelling, which requires relief through a ZBA application associated with expansion to a legal non-complying shoreline dwelling (Section 4.11.e of the Zoning By-law).

The proposed addition includes an attached wrap around deck (open) along the west, south and partial east exterior walls. Given the extent of the PSW boundary currently illustrated within the Township's planning documents, the proposed deck has been included in both the OPA and ZBA applications.

There are two (2) existing docks on the subject property. The North-facing dock has been established and predates the current Township Planning Documents, but was recently increased in size without a permit. This application seeks to recognize the North-facing dock. Along the western shoreline there is a newly established 'L' shaped dock ('west dock'), to which this application seeks to recognize, as it is understood to have been constructed without the benefit of a building permit. The west dock complies to the size and projection requirements of the Zoning By-law; however, its location within the PSW is required to be recognized through both the OPA and ZBA applications.

It is understood through the proponent that similarly to the north dock, the existing sleeping cabin and shed have been located on this property in their current location for many years, but are not considered legal non-complying and are therefore also subject to approval.

It is understood through the proponent that the existing septic system on the property is adequately sized to accommodate the proposed development, which will be confirmed through the building permit process.

Figure 5 Floor Plan Drawings – Basement Level

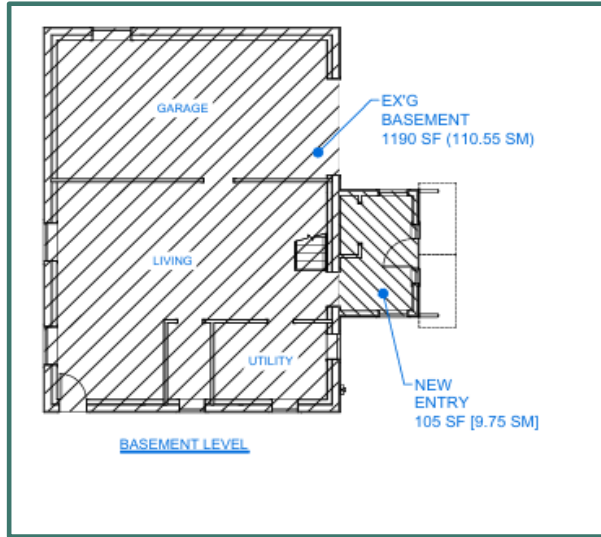


Figure 6 Floor Plan Drawings – Main Floor Level

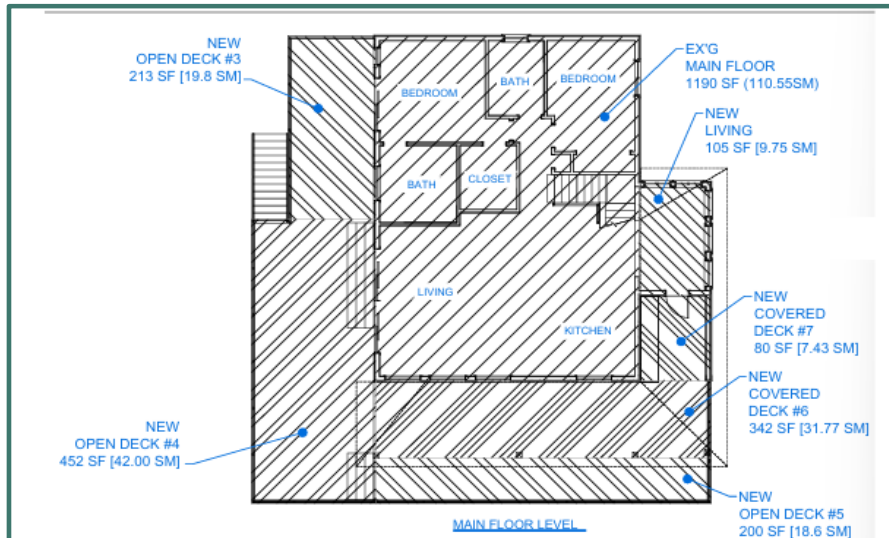


Figure 7 Floor Plan Drawings – Upper Level

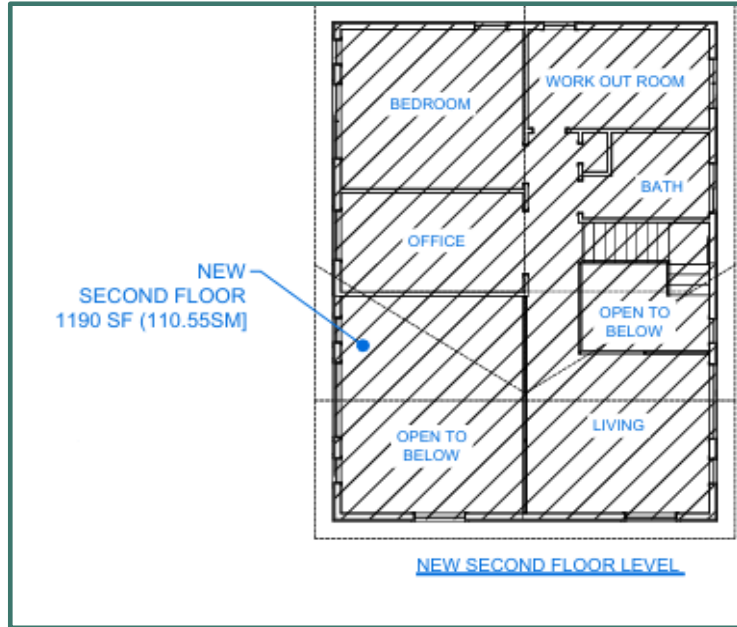


Figure 8 Floor Plan Drawings – Entire Floor Area

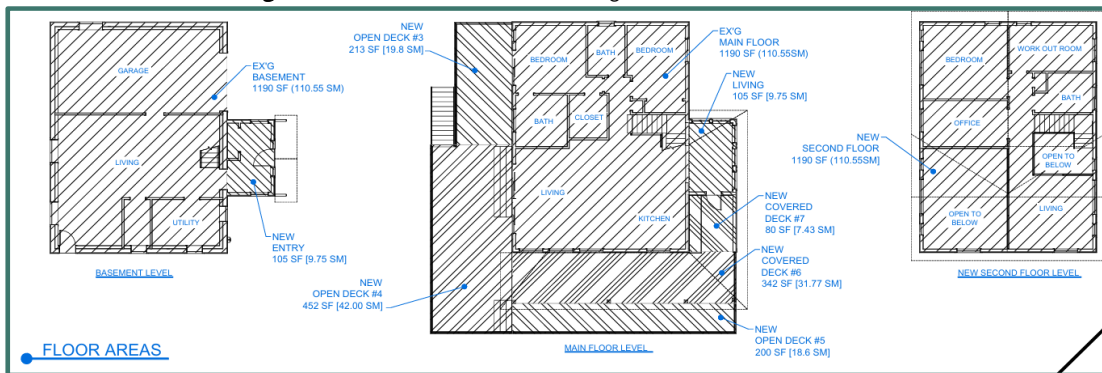


Figure 9 Proposed Elevations (East Facing – from road)

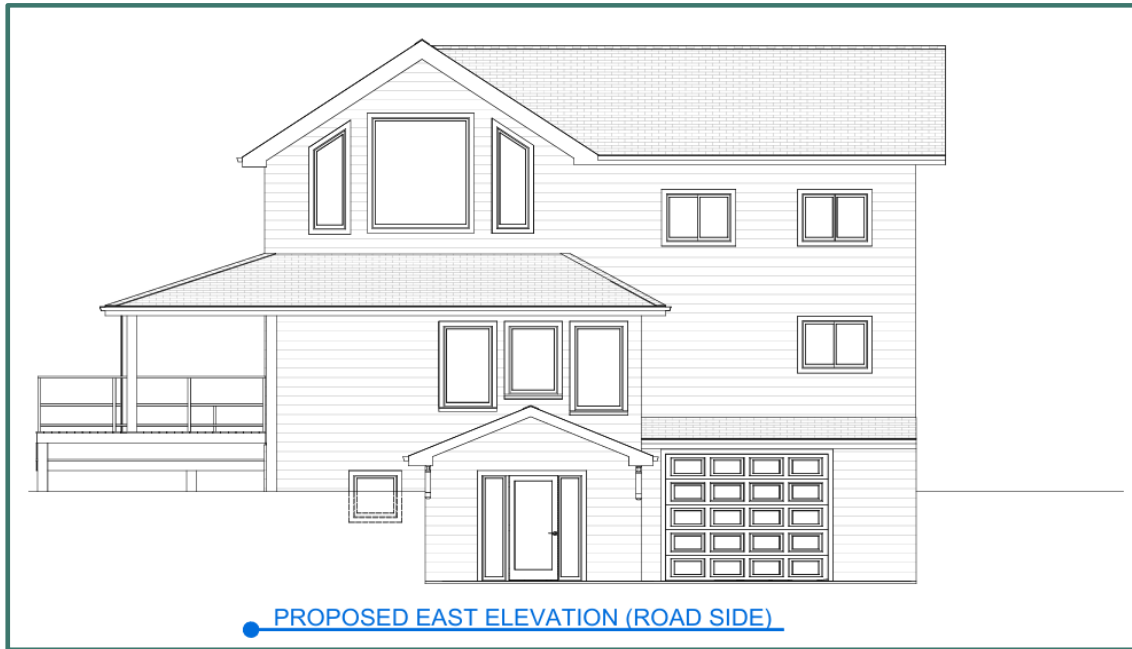


Figure 10 Proposed Elevations (North Facing)

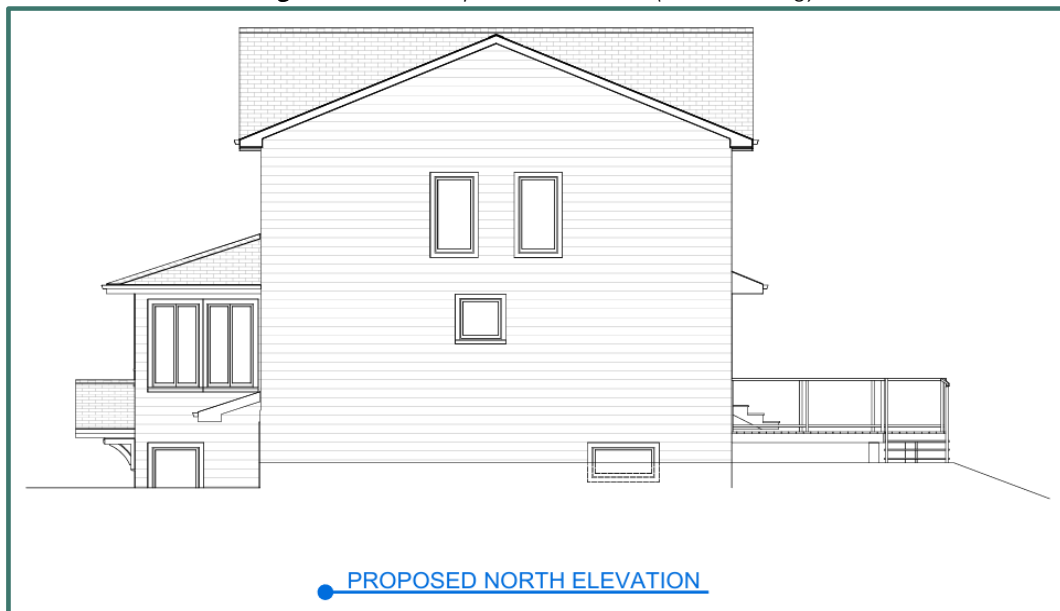


Figure 11 Proposed Elevations (West Facing)

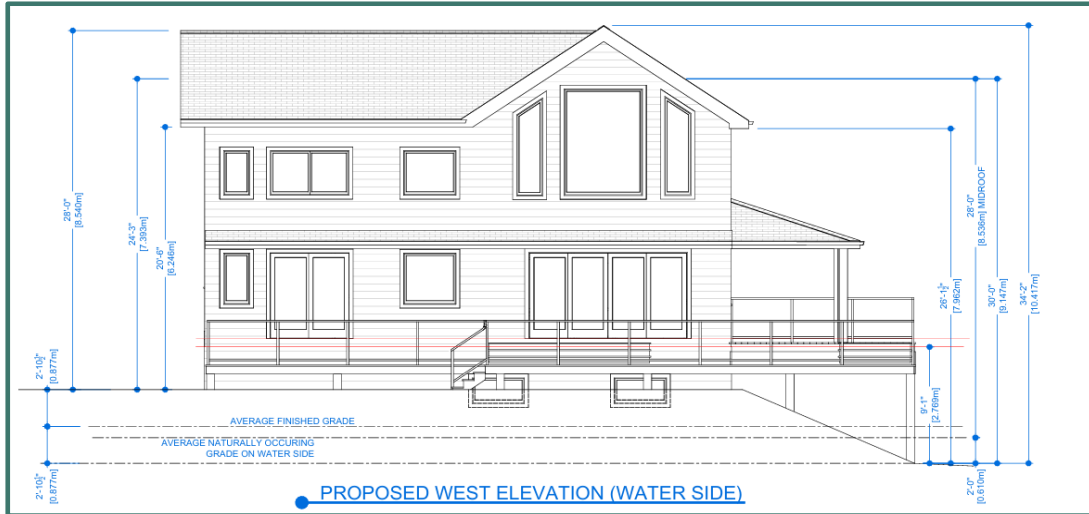
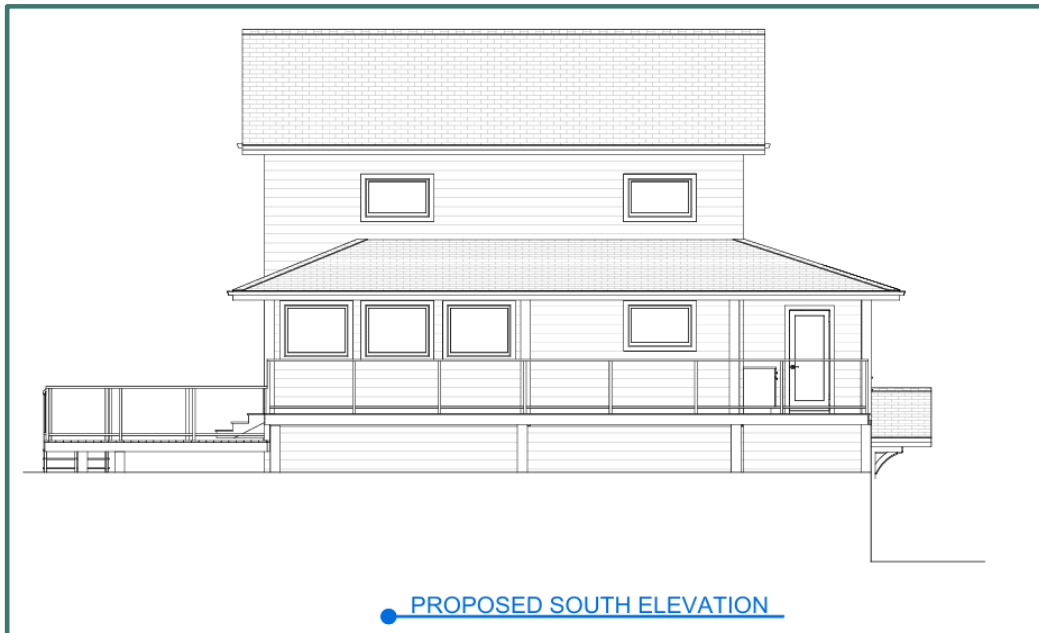


Figure 12 Proposed Elevations (South Facing)



3.2 Planning Instruments

3.2.1 Official Plan Amendment Application

The Official Plan Amendment (OPA) application is required to permit the proposed wrap around deck and recognize the Northern and Western facing docks. The OPA seeks to add a Special Exception Policy associated with D.1.4.5 of the Township of Georgian Bay Official Plan.

The proposed Special Exception Policy is as follows:

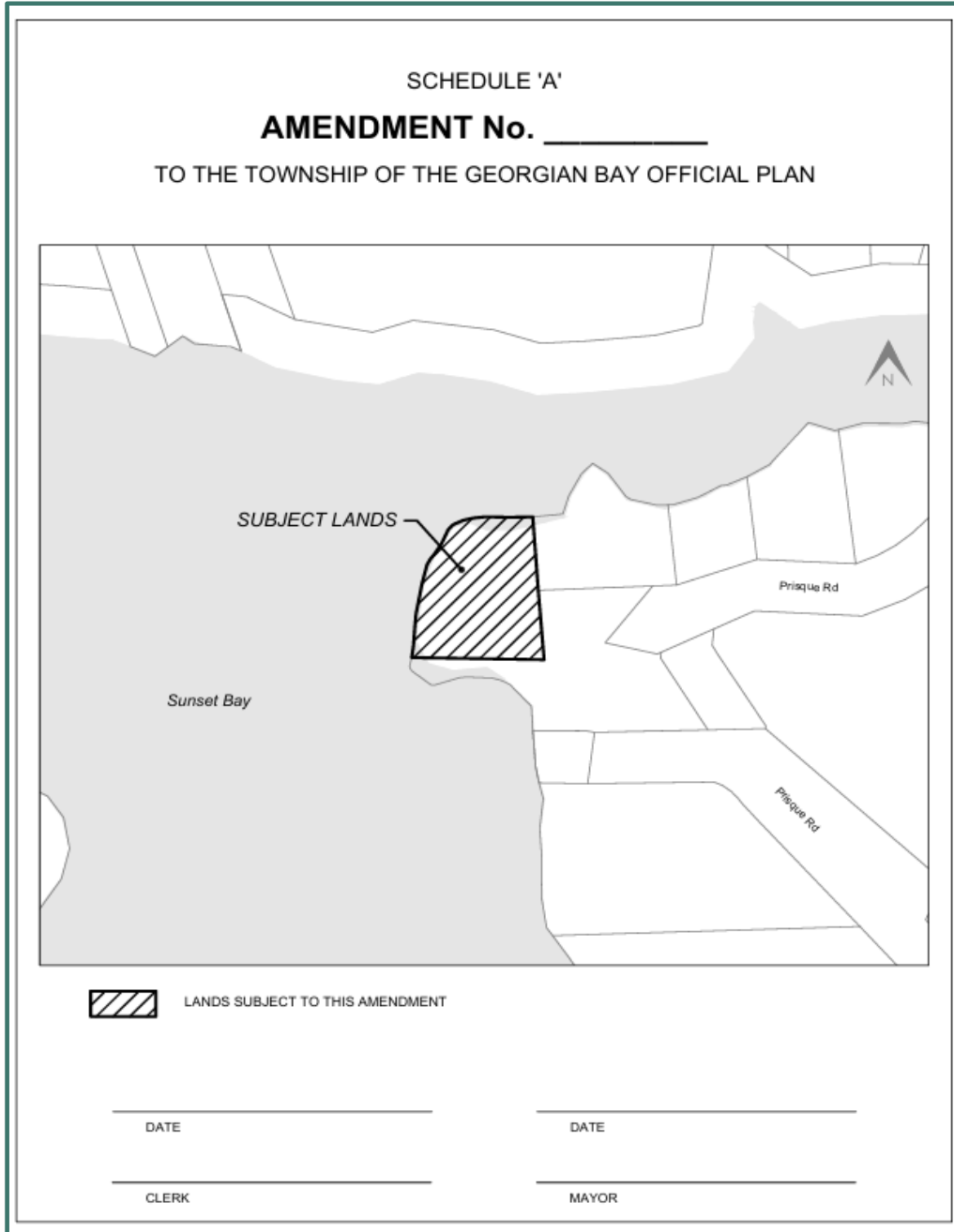
Section D.1.4.5

Special Exception Policy for lands legally known as Part of Lot 'D', Island 95 (Lying in Front of Lot 36, Concession 9)(Geographic Township of Baxter) Now in The Township of Georgian Bay, District Municipality of Muskoka. Municipally, the property is known as 146 Prisque Road:

Notwithstanding Section D.1.4.5, on the property described as Part of Lot 'D', Island 95 (Lying in Front of Lot 36, Concession 9) (Geographic Township of Baxter) Now in The Township of Georgian Bay, District Municipality of Muskoka, municipally known as 146 Prisque Road, the development of an attached deck and a maximum of two (2) docks (west and north facing) shall be permitted within the Tobies Bay Provincially Significant Wetland.

Figure 13 (following page) provides an excerpt of the proposed Official Plan Amendment Schedule that forms part of this submission. A full copy of the Schedule has been included in the submission package.

Figure 13 Excerpt from Official Plan Amendment Schedule



3.2.2 Zoning By-law Amendment Application

To implement the proposed Special Exemption Policy and permit the proposed dwelling addition, a Zoning By-law Amendment (ZBA) is required.

The application proposes to rezone the property from the ‘*Shoreline Residential Island One [SRI1]*’ and ‘*Environmental Protection [EP]*’ Zone to a ‘*Shoreline Residential Island One-## [SRI1-XX]*’ zone.

The site-specific exception will incorporate the following provisions:

1. *Notwithstanding the permitted uses of the Environmental Protection – Provincially Significant Wetland (EP-PSW) Zone, ‘Accessory Dock’ shall be included as a permitted use.*
2. *Notwithstanding the Zone Requirements in Shoreline Residential Island Zones in Table 7.2, a maximum lot coverage of 13.7% shall be permitted.*
3. *Notwithstanding Section 4.11.e.i).1 and 4.11.a).i), a Maximum Gross Floor Area Increase of 77% (169.30 sq. m) shall be permitted.*
4. *Notwithstanding Section 7.3, Table 7.2, 4.11.e).v) and Section 4.11.e.i.3, a maximum Building Height of 8.6 m shall be permitted.*
5. *Notwithstanding Section 4.11.e.i)4, Section 4.1.7 and Section 4.20, a minimum 4.7 metre setback of a deck from the High Water Mark be permitted.*
6. *Notwithstanding Section 4.5.d), a minimum setback of 4.7 metres shall be permitted from the Environmental Protection (EP) Zone to a deck.*
7. *Notwithstanding Section 4.30, a Maximum Shoreline Activity Area of 30% shall be permitted.*
8. *Notwithstanding Section 4.1.8.b), a minimum accessory structure separation distance of 1.3 metres shall be permitted for a shed and a sleeping cabin.*
9. *Notwithstanding Section 4.1.13.2.e), a maximum dock width of 4.3 metres shall be permitted (west dock).*
10. *Notwithstanding Section 4.1.13.6.b), a maximum dock projection of 17.5 metres shall be permitted in a navigable waterbody less than 61.0 metres in width.*

In addition to the above noted provisions, the following table illustrates the zoning performance standards of the proposed SRI1-XX Zone. Those provisions requiring site specific relief are highlighted:

Table 1 – Zoning Compliance Matrix

Table 1 – Zoning Compliance Matrix – 146 Prisque Road, Georgian Bay		
Provision	Permitted	Proposed (SRI1-XX)
Shoreline Residential Island Type 1 (SRI1) Zone Provisions		
Lot Area (Min)	4,000 sq.m	2,035.12 m (existing)
Lot Frontage (Min)	60 m	55.88 metres (existing)
Lot Coverage (Max)	7%	13.64%

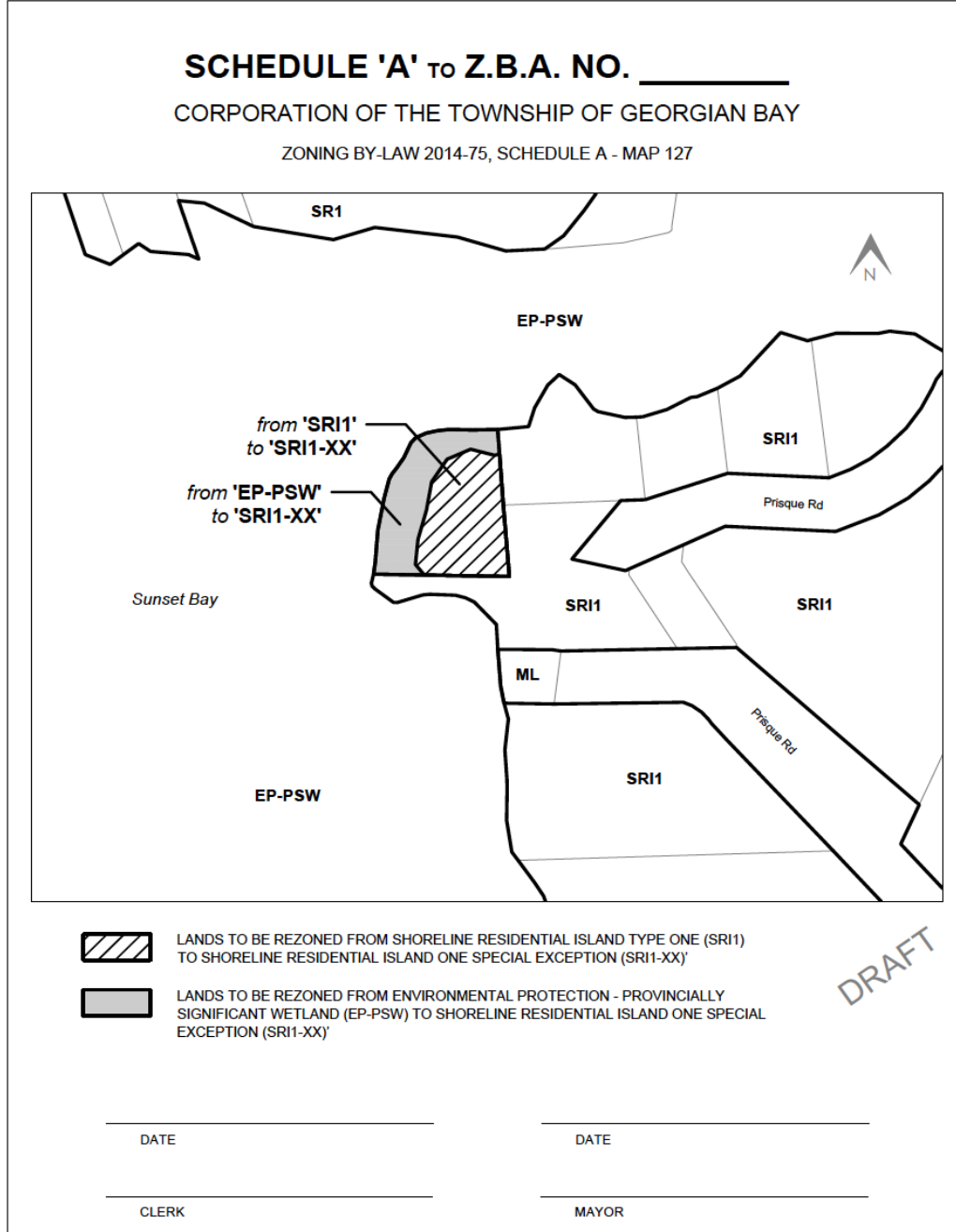
Front Yard Setback (Min)	20 m	9.66 m (existing)
Exterior Side Yard Setback (Min)	8 m	N/A
Rear Yard Setback (Min)	10m	>10 m
Interior Side Yard Setback (Min)	5m	17.063 m
Building Height (Max)	8 m	8.6 m

Shoreline Accessory Structures – Water Based – Section 4.1.13		
4.1.13.2.a) Docks as accessory use only	Yes	Yes
4.1.13.2.b) Dock setback to side lot lines (Min)	5.0 m	> 5.0 m
4.1.13.2.c) No. of docks permitted	2 (lots with 122m of frontage or less)	2
4.1.13.2.e) Dock width (Max)	4.0 m (Georgian Bay frontage), 3.1 m (elsewhere)	4.27 m
4.1.13.2.f) Dock projection (Max)	20 m (not including ramp) 26 m (including ramp)	17.24 m/20.039 m
4.1.13.2.p) Maximum Dock Finger Length	15 metres	13.411 m
4.1.13.2.r) Separation distance between docks (Min)	2 m	>2 m
4.1.13.6.b) Maximum dock projection into a narrow water body (61 metres or less in width)	7.0 m	17.452 m
Accessory Buildings, Structures and Uses: Section 4.1		
Accessory Structure Separation (min) 4.1.8.b)	5.0 m	1.338 m
4.1.5 Accessory Structure Height (Max)	4.5 m	<4.5 m
4.1.7 – Minimum Accessory Structure Yard Requirements	Interior Side – 5.0 m Rear – 4.0 m Front – Yard requirement of the applicable zone (20 m)	Interior Side – 9.700 m Rear – 9.706 m Front – 4.763 m (deck)
Section 4.11 – Legal Non-Complying Lots, Buildings and Structures – 4.11.e.i)		
1. Maximum Gross Floor Area increase	25%	77% (169.27 sq. m increase)
2. Maximum dwelling width increase	20% of the existing dwelling width	<20%

3. Maximum dwelling Height increase	1 metre increase to a maximum height of 6 metres	8.6 m
4. No portion of any expansion shall be permitted to encroach further into the existing front yard	Compliant?	Yes, no portion of dwelling expanded into FY
4.11.a).i	Expansion does not reduce front/side/rear yard or increase in GFA or height where a legally existing building is located on a lot with less than the minimum frontage or lot area.	GFA and Height to Increase
4.11.e).v.	Dwelling height, gross floor area, and width must comply with the requirements of the applicable zone (8.0 m in the SRI5 Zone).	8.6 m
4.20 – Permitted Yard Encroachments		
4.20.a).1 Maximum deck encroachment into front yard	4.0 metres	15.24 m
4.30 – Shoreline Activity Area And Natural State Area		
4.30.a).i) Maximum Shoreline Activity Area	25%	29.9 %
4.5 – Environmental Protection Area, Open Space, and Natural State		
4.5.c)	Setback and Yard Requirements to be measured from the limit of HWM	Yes
4.5.d) Minimum Setback from EP Zone	15 metres	4.7 metres (deck)

Figure 14 is an excerpt of the proposed Zoning By-law Amendment Schedule that forms part of this submission (following page). A full copy of the Schedule has been included in the submission package for review.

Figure 14 Excerpt from Draft Zoning By-law Amendment Schedule



3.3 Supporting Studies

3.3.1 Scoped Environmental Impact Study (SEIS)

Because the portion of the property containing proposed development is located partially within a Provincially Significant Wetland, Township Staff included a Scoped Environmental Impact Study (SEIS) as a submission requirement. As such, the proponent retained Aster Environmental Services LTD (hereinafter 'Aster') to prepare an SEIS.

A technical summary of the findings/conclusions of the SEIS are as follows:

- It is Aster's opinion that the current extent of the mapped wetland is inaccurate, and is located just off the waterfront property boundaries.
- The shoreline areas surrounding the subject property are classified in Appendix 8 to the Township Official Plan as Type 2 Fish Habitat.
- The local landscape is known to support habitat for various SAR, including multiple species protected under regulations of the provincial Endangered Species Act (ESA). The subject property generally does not support any specialized habitat for SAR, with the exception of a small area of potential turtle nesting habitat at the southern property boundary.
- The proposed renovation component of the development will involve extension of the deck footprint, decreasing the distance between the shoreline and structure footprint. This decrease in setback is considered minor or negligible and will be entirely encompassed within existing maintained residential amenity space.
- Portions of the existing dock footprints are inherently within areas representing PSW, as the mapped PSW encompasses the entirety of the surrounding lake environment. Importantly, both structures are floating, with no fixed footings or other physical footprint on the lake bed.

The recommended mitigation measures provided by Asters SEIS are as follows:

- General Construction Mitigation Measures:
 - Implementing an erosion and sediment control plan, including silt fencing, additional sediment fencing, regular inspection and monitoring, as well as daily inspections of the measures.
 - Develop a Construction Spill Response Plan
 - Machinery should arrive on site washed, inspected, and in good working order. Machinery use should be minimized to the extent possible within the nearshore area, and should avoid coming as near as 5m from the direct shoreline.
 - Several listed aggregate/fill mitigation practices including storage and offloading practices.
- Site stabilization measures including:

- Areas upgradient from the shoreline that are not represented by structures should be allowed to naturalize with native vegetation.
- Implement a scoped planting plan, which would include all requirements outlined by the SEIS
- Wildlife Impact Mitigation and Regulatory Compliance measures, including:
 - Tree removal should occur between October 1 to April 15th.
 - If bats are observed, they shall not be harassed, captured, or harmed without further consideration. If present, they shall be avoided throughout the construction process
 - Avoid removal of any vegetation between April and August of any given year.
 - Wildlife should be excluded from entering the worksite wherever possible.

Based upon the findings presented in Aster’s SEIS subject to the compliance with the recommendations made herein, that proposed OPA and ZBA applications and subsequent development will not negatively impacting the function of any significant natural heritage features.

3.3.2 Environmental Impact Study (EIS) Addendum/Site Evaluation Report (SER)

In response to received comments on the submitted EIS, Aster Environmental has prepared an addendum document providing responses to comments provided by the Township’s Peer Reviewer and other External Agencies. In addition, as per request by the Township’s Planning Department, a Site Evaluation Report has been included within the EIS Addendum prepared collaboratively by MP&D and Aster.

4.0 APPLICABLE PLANNING DOCUMENTS – OVERVIEW

The subject property is identified in the applicable planning policy documents as follows:

Policy Document	Designation/ Zone
Provincial Planning Statement	<i>Rural Lands</i>
District of Muskoka Official Plan	<i>Waterfront Area</i>
Township of Georgian Bay Official Plan	<i>Waterfront – Honey Harbour Coastal Waterfront Community</i>
Township of Georgian Bay Zoning By-law	<i>Shoreline Residential Island One (SRI1) and Environmental Protection (EP)</i>

The following **Figures (15-17)** contain excerpts of the aforementioned designations from the County and Municipal Official Plans and Zoning By-law.

Figure 15 District of Muskoka Official Plan Schedule A – Land Use

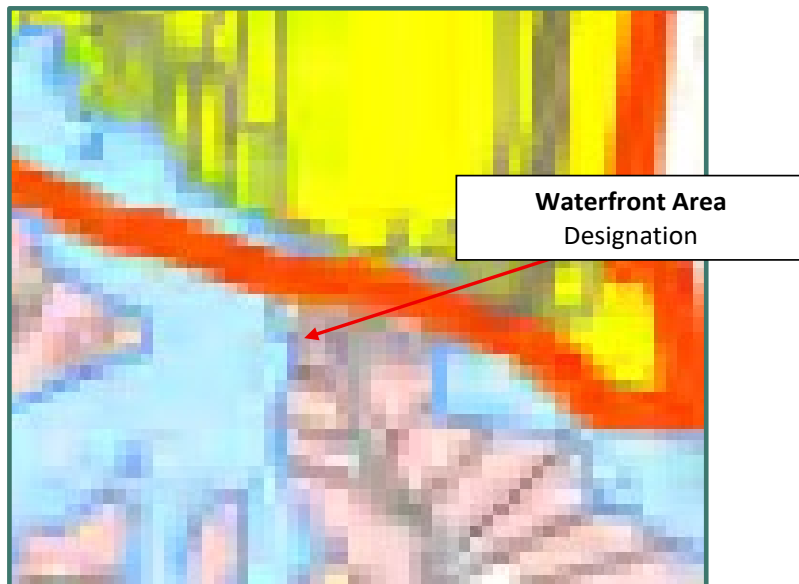


Figure 16 Township of Georgian Bay Schedule D – Honey Harbour Area

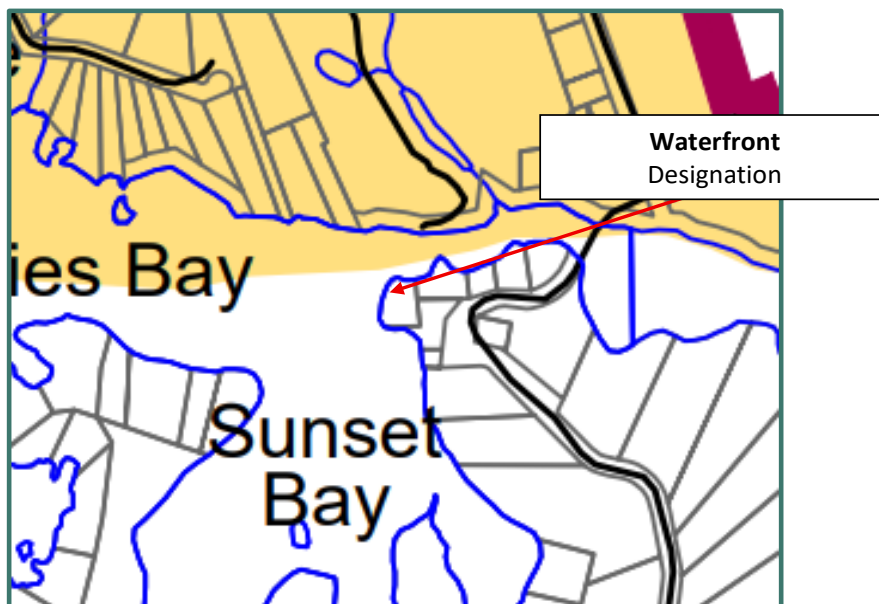
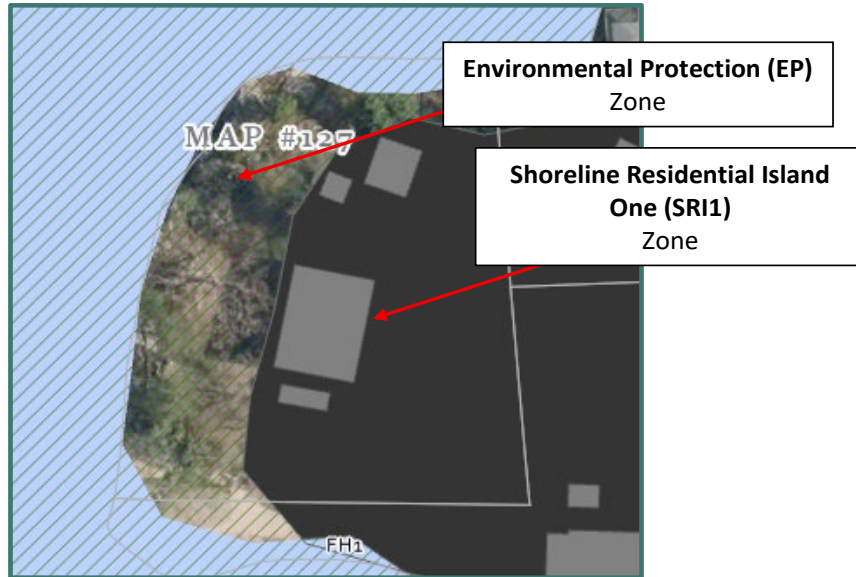


Figure 17 Township of Georgian Bay Zoning By-law



The following subsections provide a detailed analysis of the above noted designations and zones as they pertain to the proposed application.

4.1 The Planning Act R.S.O. 1990

The following table (following page) provides an overview of how the proposed development has regard for the Provincial Interest as outlined in Section 2 of the *Planning Act*:

Section 2 of the <i>Planning Act</i> (Provincial Interest)	
<i>The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,</i>	
	Morgan Planning Comment:
<i>(a) the protection of ecological systems, including natural areas, features and functions;</i>	A portion of the subject property is identified to be within an EP-PSW zone based on current Zoning By-law mapping, therefore the proponent retained Aster Environmental to prepare a Scoped Environmental Impact Study to consider the extent of the proposed development (dwelling addition, deck, docking facilities) in relation to this feature. Aster concluded that the Provincially Significant Wetland mapping is not accurate, and the wetland limit begins off the property boundaries. It is worth noting that Aster has submitted

	the revised wetland boundary to the OWES and the wetland mapping has been updated to reflect this request. Aster notes in their EIS that portions of the existing dock footprints are inherently within areas representing a Provincially Significant Wetland (PSW), as the mapped PSW encompasses the entirety of the surrounding lake environment. Aster concluded that both structures are floating, with no fixed footings or other physical footprint on the lake bed, and therefore do not provide significant adverse impacts on the wetland feature. Aster recommended several mitigation measures to be implemented during construction. Based on the findings of the Aster report, the enclosed applications and resulting development are not anticipated to negatively impact existing features adjacent to the property.
<i>(b) the protection of the agricultural resources of the Province;</i>	Not applicable.
<i>(c) the conservation and management of natural resources and the mineral resource base;</i>	Not applicable.
<i>(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</i>	The subject property is located in an area of ‘moderate to high archaeological potential’; however, is an existing developed lot. The proposed development is not considered ‘major’ development and therefore it is the opinion of the undersigned that in accordance with applicable District policy an archaeological study is not warranted.
<i>(e) the supply, efficient use and conservation of energy and water;</i>	The subject property is currently privately serviced with water via a drilled well. This servicing method will remain subject to the proposed development.
<i>(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</i>	The subject property has access to telecommunication services. The subject property has road access via Prisque Road. The subject property is currently serviced privately with water and sanitary via an individual septic system and a drilled well. The subject property has adequate access to municipal waste management programs.
<i>(g) the minimization of waste;</i>	The subject property has adequate access to municipal waste management programs.

<i>(h) the orderly development of safe and healthy communities;</i>	The proposed development seeks to facilitate the construction of a dwelling addition, deck and dock typical of shoreline residential use which is permitted. The resulting built form is anticipated to be similar in size and scale and function to the surrounding area.
<i>(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</i>	Not applicable.
<i>(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;</i>	The subject property is located marginally outside of the Honey Harbour Community. The subject property is located within adequate distance from educational, health, social, cultural, and recreational facilities.
<i>(j) the adequate provision of a full range of housing, including affordable housing;</i>	The subject property currently facilitates a single detached dwelling. The proposed addition to the dwelling will allow for the proponent and their growing family to remain within the community for many years to come.
<i>(k) the adequate provision of employment opportunities;</i>	Not applicable.
<i>(l) the protection of financial and economic well-being of the Province and its municipalities;</i>	Not applicable.
<i>(m) the co-ordination of planning activities of public bodies;</i>	Pre-consultation discussions occurred with Township staff prior to the submission of the enclosed applications.
<i>(n) the resolution of planning conflicts involving public and private interests;</i>	The public and private alike will have the opportunity to comment on the application at the statutory public meeting.
<i>(o) the protection of public health and safety;</i>	Not applicable.
<i>(p) the appropriate location of growth and development;</i>	The subject property is located within the 'Rural Lands' of the Province and is within an established shoreline residential community that has existed for many years. Residential development is a permitted use within the Rural Lands of the Province, and the proposed development is consistent with that of the surrounding lands.
<i>(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;</i>	Not applicable.

<p><i>(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;</i></p>	<p>The proposed addition to the existing dwelling on the subject property will be designed in accordance with the Ontario Building Code (OBC). The resulting built form will be adequately masked by vegetation from the waterfront view and from neighbouring properties. The resulting built form will be functionally and visually consistent with surrounding development.</p>
<p><i>(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate</i></p>	<p>Not applicable.</p>

It is the professional opinion of the undersigned that the enclosed applications, and resulting development, have regard for the applicable provincial interests outlined within the *Planning Act*.

4.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS, 2024) provides policy direction on matters related to land use planning and sets the policy foundation for regulating the development and use of all land in the province. The subject property is located within the Township of Georgian Bay, and based on its location outside of a Settlement Area and outside of Prime Agricultural Land, is identified as ‘Rural Lands’ under the Provincial Planning Statement (‘PPS’).

The most directly applicable policy areas regarding the proposed development are reviewed below.

Section 2.1 Planning for People & Homes

Policy 2.1.6.a) *Planning authorities should support the achievement of complete communities by:*

- *Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*

MP&D Comment: The subject property currently facilitates one (1) single detached dwelling. The application seeks to permit an addition to the existing dwelling. Although there is no change to the number of dwelling units on the property, the increase in dwelling size will allow for increased living area for the proponents family to remain within the community in the long term.

Section 2.5 Rural Areas in Municipalities

- Policy 2.5.1.a), g) Healthy, integrated and viable rural areas should be supported by:*
- *A) building upon rural character, and leveraging rural amenities and assets;*
 - *G) conserving biodiversity and considering the ecological benefits provided by nature;*

MP&D Comment: The existing shoreline residential dwelling on the property is proposed to be maintained as the principal use on the property, and the existing surrounding area is a well-established shoreline residential community with similar use and built form as proposed. The dwelling will not appear visually anomalous to the surrounding area due to it being masked by mature vegetation.

The existing shoreline vegetation has maintained throughout the subject property. The shoreline vegetation is anticipated to be maintained throughout the proposed expansion, in accordance with the recommended mitigation measures provided by Aster’s EIS. Further, the Aster report considered the proposed development in relation to the adjacent PSW feature and is supportive of the enclosed applications. For these reasons, the applications are consistent with this policy.

Section 2.6 Rural Lands in Municipalities

- Policy 2.6.1.c) On rural lands located in municipalities, permitted uses are:*
- *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*

MP&D Comment: The subject property is situated within the rural lands of the Province. The proposed built form on the property will facilitate a single detached dwelling along with several existing accessory structures. This form of residential development is permitted in the Rural Lands of the Province. It is understood through the proponent that the existing septic system is sized appropriately for the proposed development.

Section 3.6 Sewage, Water, and Stormwater

- Policy 3.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and*

individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.

MP&D Comment: The subject property is located outside of a Settlement Area, on Prisque Road, in an area which is not municipally serviced with water and sanitary and does not have access to private communal services. Based on the foregoing, the property must be serviced with private individual water and sanitary. The property has historically been serviced via a septic system, which is understood to be appropriately sized to accommodate the proposed addition. The subject property is currently privately serviced with water via a drilled well. This servicing method will remain subject to the proposed development.

Section 4.1 Natural Heritage

Policy 4.1.1 *Natural features and areas shall be protected for the long term.*

MP&D Comment: The subject property is located adjacent to a Type 2 Fish Habitat, as well as partially containing a mapped Provincially Significant Wetland. The EIS prepared by Aster Environmental has confirmed that the mapped Provincially Significant Wetland is not present on the subject property. Furthermore, subject to the recommended mitigation measures of Section 5 of the EIS being implemented, there are no anticipated adverse impacts on both the wetland and the fish habitat which are present. Based on the floating nature of both the West facing and North facing docks, and the fact that they do not provide fixed footings, there are no anticipated significant adverse impacts on the Type 2 Fish Habitat, or the Provincially Significant Wetland.

Policy 4.1.4.a) *Development and site alteration shall not be permitted in:*

- *significant wetlands in Ecoregions 5E, 6E and 7E1; and*

MP&D Comment: The Georgian Bay Interactive Mapping Tool identifies a mapped Provincially Significant Wetland on the subject property. However, the EIS prepared by Aster Environmental has concluded that the aforementioned wetland mapping is skewed and that there is no wetland present on the

area which is proposed to be developed. The boundary of the wetland extends to the seasonal waters edge, in accordance with Section 4.3 of the EIS, rather than its location on the aerial imagery. The new west dock is located within the PSW area; however, is typical to be located within this area and was confirmed within the EIS that no negative impacts are anticipated resulting from the dock. Furthermore, both existing docks located within the wetland are floating. It is the opinion of Aster Environmental that the two floating docks protruding off the property do not provide adverse impacts on the present wetland feature. It is worth noting that Aster has submitted the revised wetland boundary to the OWES and the wetland mapping has been updated to reflect this request.

Policy 4.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

MP&D Comment: The EIS prepared by Aster has confirmed that the location of the mapped wetland is skewed, and that there are no anticipated adverse impacts on either of the adjacent natural heritage features resulting from the proposed development. It is worth noting that Aster has submitted the revised wetland boundary to the OWES and the wetland mapping has been updated to reflect this request.

Section 4.6 Cultural Heritage and Archaeology

Policy 4.6.2 *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*

MP&D Comment: The subject property is located within an area of ‘Moderate to High Archaeological Potential’. The subject property has been previously developed. The enclosed applications would not result in *major* development and therefore would not warrant further investigation.

Section 5.2 Natural Hazards

Policy 5.2.2.a) *Development shall generally be directed to areas outside of:*

- *a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are*

impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;

MP&D Comment: The subject property is located within a Flood Hazard Area, along the shoreline of Tobies Bay, which is connected to Georgian Bay. Although the application seeks to permit development within hazardous lakes adjacent to the shorelines of the Great Lakes St. Lawrence River System, the proposed expansion is to an existing dwelling that has been located on the property for many years and is primarily vertical in nature. The footprint of the dwelling is expanding less than 10 square metres. The only other development proposed on the property, which is not located within the footprint of the existing dwelling, is the construction of a raised deck. The proposed deck will have limited points of contact to the ground and will be situated on and supported by concrete footings and the dwelling. The limited and sturdy points of contact to the ground provide for less potential impacts on the flood hazard than an expansion of the dwelling encroaching on the Lakeshore. During the building permit process, the proposed development will be required to comply with Minimum Opening Elevations as per the Ontario Building Code. Based on the foregoing, there are no anticipated adverse impacts on the floodway associated with the proposed dwelling expansion and raised deck.

It is the professional opinion of the undersigned that the enclosed applications, and resulting development, are consistent with the policy direction provided by the Provincial Planning Statement.

4.3 District of Muskoka Official Plan

The subject property is designated entirely as *'Waterfront Area'* within the District of Muskoka Official Plan ('District OP'), as per Schedule A – Land Use. The Waterfront Area designation includes the primary areas extending inland 150 metres from any lake greater than 8 hectares in area, including lands which physically or functionally relate to the Waterfront Area.

The proposed second storey expansion and attached deck are identified as permitted uses under Section J4.3.a) of the District OP, which allows for limited year-round low density, single unit residential development. The most directly applicable policy areas of the District OP affecting the proposed development are reviewed below.

Section C1

Natural Heritage

Policy C1.3.1.a)

Development and site alteration shall not be permitted in Provincially significant wetlands and Provincially significant coastal wetlands.

MP&D Comment: The Georgian Bay Interactive Mapping Tool identifies a mapped Provincially Significant Wetland on the subject property. However, the EIS prepared by Aster Environmental has concluded that the aforementioned wetland mapping is skewed and that there is no wetland present on the area which is proposed to be developed. The boundary of the wetland extends to the property boundary, in accordance with Section 4.3 of the EIS, rather than its location on the aerial imagery. The EIS further reviews the docking facilities within the PSW area and concludes that these do not result in negative impacts to the PSW as they both are floating and do not facilitate fixed points of contact with the riverbed or wetland feature.

Policy C1.3.1.c) *Development and site alteration shall not be permitted in fish habitat except in accordance with Provincial and Federal requirements.*

MP&D Comment: The subject property and proposed development are located adjacent to a Type 2 Fish Habitat in which docking areas are permitted. The EIS report further describes the lack of impact anticipated from the proposed development. Because the proposed decks are floating and do not have fixed points of contact with the lakebed, it is the opinion of Aster Environmental there is no expectation that the installation of these docks has negatively impacted local fish habitat functions.

Policy C1.3.1.e) *No development or site alteration shall be permitted on these adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an EIS, that there will be no negative impact on the natural features or their ecological functions.*

MP&D Comment: The EIS prepared by Aster has confirmed that the location of the mapped wetland is skewed, and that there are no anticipated adverse impacts on either of the adjacent natural heritage features, given the proposed adjacent development.

Section G4 Archaeological Resources

Policy G4.1.b) *Development and site alteration shall not be permitted on lands containing archaeological resources unless significant archaeological resources have been conserved.*

MP&D Comment: The subject property is located within lands of ‘Moderate to High Archaeological Potential’. The proposed development will facilitate an addition to the existing dwelling, which is mainly vertical, with minor change to the existing footprint. Small amounts of landscaping and site alteration will occur on the property. This development is not considered ‘major development’, and as per G4.3.a no further archaeological review is warranted.

Section I2 Natural Hazards

Policy I2.1.a) *Development shall generally be directed to areas outside of:*

- a) *Hazardous lands adjacent to the shorelines of Georgian Bay which are impacted by flooding hazards and/or erosion hazards;*

MP&D Comment: The subject property is located within a Flood Hazard Area, along the shoreline of Tobies Bay, which is connected to Georgian Bay. Although the application seeks to permit development within hazardous lakes adjacent to the shorelines of the Great Lakes St. Lawrence River System, the proposed expansion is to an existing dwelling that has been located on the property for many years and is primarily vertical in nature. The footprint of the dwelling is expanding less than 10 square metres. The only other development proposed on the property, which is not located within the footprint of the existing dwelling, is the construction of a raised deck. The proposed deck will have limited points of contact to the ground and will be situated on and supported by concrete footings and the dwelling. The limited and sturdy points of contact to the ground provide for less potential impacts on the flood hazard than an expansion of the dwelling encroaching on the Lakeshore. During the building permit process, the proposed development will be required to comply with Minimum Opening Elevations as per the Ontario Building Code. Based on the foregoing, there are no anticipated adverse impacts on the floodway associated with the proposed dwelling expansion and raised deck.

Section J4 Waterfront Area

Policy J4.2 *It is the objective of this Plan to:*

- a) *Protect the ecological features and functions of lakes, rivers, and shorelines;*
- b) *Ensure the protection of the exceptional visual aesthetics of the lakes, rivers and shoreline areas and preserve the overall natural appearance of the Waterfront Area;*

- c) Encourage the conservation of the overall landscape, including but not limited to tree cover and vegetation in order to protect the resilience and integrity of ecosystems;*
- d) Protect the integrity of the landscape and natural environment, particularly wetland areas, shorelines and other water resources;*
- e) Protect fish and wildlife resources in and around waterbodies;*
- f) Maintain a high standard of recreational water quality;*
- g) Support the development and redevelopment of recreational dwellings as appropriate;*
- h) Ensure that the character of new development is reflective of or compatible with existing development in the Waterfront Area;*
- i) Support appropriate economic development in the Waterfront Area; and,*
- j) Establish limits of growth where necessary to ensure that the ecological functions of the waterbodies are managed for long-term sustainability purposes.*

MP&D Comment: In accordance with the foregoing, the EIS prepared by Aster Environmental has concluded that subject to the recommended mitigation measures, the ecological integrity of the property and adjacent features will be maintained. There are no adverse impacts anticipated to impact the Type 2 Fish Habitat or Provincially Significant Wetland associated with the proposed expansion. Furthermore, the existing shoreline residential dwelling is proposed to be maintained as the principal use on the property. The proposed addition will be to an existing structure and with only an open deck structure further built towards the shoreline that would have a minimal ground footprint. The dwelling will not appear visually anomalous to the surrounding area due to adequate masking by mature shoreline and mainland vegetation. The proposed addition represents adequately scaled development to facilitate an expansion to an existing use that is consistent with the surrounding built form both visually and functionally. It is worth noting that Aster has submitted the revised wetland boundary to the OWES and the wetland mapping has been updated to reflect this request.

Policy J4.3.g) *The maintenance of the shoreline of lakes and rivers is key to preserving the quality of the natural and cultural heritage of Muskoka within the Waterfront Area. Tree cover, vegetation and other natural features are encouraged to be retained to uphold the visual and environmental integrity of the Waterfront Area.*

MP&D Comment: The shoreline of the subject property as it currently exists is heavily vegetated, masking development from the Georgian Bay view, along with

the view from adjacent properties. Mature trees located between the dwelling and the waterfront mask the dwelling from the Lake view. There is no major vegetation removal required to facilitate the proposed addition. The only removal of vegetation required to facilitate the proposed development are small trimmings of mature trees to make room for the proposed deck.

Policy J4.3.i) *In order to ensure compatibility with existing development, new development should generally have a physical character similar to or compatible with existing development in terms of density, lot sizes, maximum building heights, and minimum setbacks.*

MP&D Comment: The proposed dwelling addition seeks to permit a second storey expansion to the existing dwelling, including a small increase in building footprint towards the road to allow for a covered entryway. A proposed open deck spanning across the South and West of the dwelling is also proposed. The new west dock is similar in scale and function to those in the immediate surrounding area. The proposed use (unchanged) will be consistent with nearly all properties in the surrounding area. The resulting dwelling is not anticipated to be anomalous in size, height, or function to surrounding areas, and will be masked by natural buffering. The structure will remain adequately setback from neighbouring properties, as well as the Georgian Bay Shoreline. There are no anticipated adverse impacts relating to compatibility of the resulting dwelling.

It is the professional opinion of the undersigned that the enclosed applications, and resulting development, conform with the applicable policies of the District of Muskoka Official Plan.

4.4 Township of Georgian Bay Official Plan

The subject property is designated *'Waterfront – Honey Harbour Coastal Waterfront Community'* within the Township of Georgian Bay Official Plan ('Township OP') – Schedule D – Honey Harbour Area.

The principles guiding the 'Waterfront' designation are set out in Section F.1.2 of the Township Official Plan. Principles relevant to the proposed development include recognition of the waterfront as a unique recreational resource and valuable land and water asset, where limited development should enhance and protect the natural heritage features that contribute to the appeal of the Waterfront designation (F.1.2.1). In addition, development is required to have regard for the aesthetic quality of the waterfront area (F.1.2.4) and to be compatible with existing land uses in the surrounding area (F.1.2.5).

In response to the foregoing, the proponent has retained significant vegetation within the shoreline area of the subject property. The proposed development is not anticipated to require removal of any significant shoreline vegetation. Furthermore, the EIS prepared by Aster has confirmed that subject to the recommended mitigation measures, the present natural heritage features not anticipated to be impacted. It is worth noting that the existing uses adjacent to and in proximity to the subject property are primarily shoreline residential lands with similar built form to what is both existing and proposed. The applications are consistent with the principles of the Waterfront designation.

The permitted uses within the 'Waterfront' designation are listed in Section F.3.1.1, and include residential development, which shall be limited to a single detached dwelling unit. Accessory uses and structures including shore-related uses are also permitted.

The 'Waterfront' Section of the Township OP provides policies pertaining to the 'Waterfront Communities' of the Township, including the Honey Harbour Coastal Waterfront Community, which are contained in Section F.5.9.

The principles of the Honey Harbour Waterfront Community are listed in Section F.5.8.1 of the Township OP. Relevant principles include: *New Residential development, or expansions to existing residential development, shall be limited in size in the Township's Zoning by-law in order to protect the Character of the area (F.5.8.1.4); Building design which lessens the impact on the surrounding landscape shall be encouraged (F.5.8.1.5).*

To respond to the foregoing, the proposed dwelling addition is primarily achieved through a new upper storey to limit impact to the existing building footprint on the property, with a small entrance corridor (the only change to the building footprint) located towards the road that will not be visible from the water. The proposed development includes a new open deck to span across the west and south exterior walls to allow for reasonable outdoor space with minimal impact to the existing shoreline area, as the deck will be elevated with only a number of deck footings affixed to the ground.

The existing development is visually buffered by existing mature vegetation along the shoreline, which is anticipated to remain. This visual buffering will continue to shield much of the proposed second storey addition and deck, retaining natural character of the shoreline for adjacent properties and the travelling public on the water. The proposed expansion is both physically and functionally consistent with uses on surrounding and adjacent properties, deeming the build un-anomalistic to the area.

The most directly applicable policies of the Township OP affecting the proposed development are reviewed below.

Section D.1 Natural Heritage

Policy D.1.4.5 *Development and Site Alteration shall not be permitted in Provincially Significant Wetlands or Provincially Significant Coastal Wetlands, Development or Site Alteration shall also not be permitted in Other Wetlands, subject to Sections D.1.4.6 and D.1.4.7 of this Official Plan.*

MP&D Comment: The Georgian Bay Interactive Mapping Tool identifies a mapped Provincially Significant Wetland on the subject property. However, the EIS prepared by Aster Environmental has concluded that the aforementioned wetland mapping is skewed and that there is no wetland present within the subject property.

Though the EIS confirms that there is no wetland present on the subject property, the enclosed OPA seeks to establish a special policy to permit the proposed deck and two docks within the PSW due to the current mapping in force and effect. This policy will allow for the implementing ZBA to proceed and has been supported by the enclosed EIS. It is worth noting that Aster has submitted the revised wetland boundary to the OWES and the wetland mapping has been updated to reflect this request. The proposed policy is as follows:

Special Exception Policy for lands legally known as Part of Lot 'D', Island 95 (Lying in Front of Lot 36, Concession 9)(Geographic Township of Baxter) Now in The Township of Georgian Bay, District Municipality of Muskoka. Municipally, the property is known as 146 Prisque Road:

Notwithstanding Section D.1.4.5, on the property described as Part of Lot 'D', Island 95 (Lying in Front of Lot 36, Concession 9) (Geographic Township of Baxter) Now in The Township of Georgian Bay, District Municipality of Muskoka, municipally known as 146 Prisque Road, the development of an attached deck and a maximum of two (2) docks shall be permitted within the Tobies Bay Provincially Significant Wetland.

Policy D.1.4.9 *Prior to Development or Site Alteration occurring on lands within 120 metres of a Provincially Significant Wetland or Provincially Significant Coastal Wetland, an Impact Assessment as per Section 1.2.2 (Impact Assessments) shall be submitted to the satisfaction of the Township, Ministry of Natural Resources or applicable agency demonstrating that there will be no Negative Impact on the natural features or ecological function of the Wetland. Notwithstanding any policy in this Official Plan*

to the contrary, the Township may consider the replacement of an existing residential building or structure of the same size and in the same location, subject to any requirements of the applicable agency. In addition, where a property contains an existing residential dwelling and is zoned to permit a residential use at the time of adoption of this Official Plan, a requirement for a Site Plan Control approval shall not require the completion of an Impact Assessment as per Section 1.2.2 of this Official Plan.

MP&D Comment: The proposed addition to the existing dwelling, along with the proposed attached deck, are located adjacent to a Provincially Significant Wetland. As previously mentioned, the EIS prepared by Aster has confirmed that the location of the mapped wetland is skewed, and that there are no anticipated adverse impacts on either of the adjacent natural heritage features. The Provincially Significant Wetland is not anticipated to be adversely impacted by the proposed development. Aster notes in their EIS that portions of the existing dock footprints are inherently within areas representing a Provincially Significant Wetland (PSW), as the mapped PSW encompasses the entirety of the surrounding lake environment. Aster concluded that both structures are floating, with no fixed footings or other physical footprint on the lake bed, and therefore do not provide significant adverse impacts on the wetland feature. It is anticipated that Site Plan Control may be imposed by the Township in order to implement this and other relevant policies by ensuring the recommendations of the submitted EIS are adhered to. It is worth noting that Aster has submitted the revised wetland boundary to the OWES and the wetland mapping has been updated to reflect this request.

Policy D.1.6.2.b) *The Ministry of Natural Resources has undertaken Fish Habitat classification mapping which provides a general indication of the type of Fish Habitat that exists. These include:*

- *Important Habitats (Type 2) – are moderately sensitive to Development and although important to the fish populations, are not considered critical (e.g. feeding areas and open water habitats of lakes);*

MP&D Comments: The subject property is adjacent to a Type 2 Fish Habitat, identified by the Township of Georgian Bay. The EIS prepared by Aster Environmental identified that the existing shoreline structures and proposed expansion of the existing dwelling would not result in adverse impacts on the present Fish Habitat.

Section D.2.2.4 Policies Affecting All Lakes

Policy D.2.2.4.3 *A minimum setback of 20 metres from the High Water Mark as identified in Section D.3.4.6 (High Water Mark) shall be required for all development with the exception of permitted accessory shoreline structures and marine facilities. Notwithstanding this, all development and Site Alteration, except for uses otherwise permitted in this Official Plan, is required to take place above the Regulatory Flood Elevation, as identified in Sections D.3.4.4 and D.3.4.5 (Regulatory Flood Elevation). Where the 20 metre setback cannot be met, then a lesser setback may be considered through a variance to the Zoning By-law and subject to Site Plan Control and where on-site phosphorus management is implemented subject to the following:*

- *Demonstration that sufficient lot depth is not available;*
- *The terrain or soil conditions on the lot require specific locations for the building and / or Individual On-Site Sewage Service;*
- *The proposal is for an addition to an existing building and the existing setback is not further reduced;*
- *The proposal is for redevelopment of an existing lot and a net improvement to the on-site phosphorus management is achieved;*
or
- *The lot is located within an Urban Centre or Community and a net improvement over the existing situation is achieved.*

MP&D Comment: The proposed development is for an addition to an existing single detached dwelling that has been in the same location for many years predating the current planning documents. The dwelling is not proposed to further encroach into the existing front yard setback, and the proposed deck will be raised, requiring minimum points of contact with the ground. Given the size and configuration of the subject property the existing septic area and driveway access, it is not possible for the proponent to relocate the existing dwelling further from the water. The proponent has made best efforts to seek additional living area for their family while respecting the existing conditions of the property through proposing a second storey addition to minimize impact on the existing building footprint. It is anticipated that Site Plan Control may be imposed by Township staff prior to the issuance of building permits in order to appropriately implement this policy and mitigation measures outlined within the submitted EIS. As part of the submitted EIS Addendum, a Site Evaluation Report has been provided.

Section D.3 Areas of Use Limitations

Policy D.3.4.3 *Habitable buildings or additions to habitable buildings are not permitted below the Regulatory Flood Elevation. Exceptions to this requirement would include minor additions to a habitable building such as decks, which may be constructed without the need for a Technical Report. Renovations or replacement to existing buildings located in these areas may be permitted provided the ure is flood proofed to the highest practical extent to the satisfaction of the Township or applicable agency and erosion control measures have been instituted on the property. Access/egress during times of flooding should not be hindered by renovations.*

MP&D Comment: The subject property is located adjacent to and partially contains a flood hazard. However, no part of the existing or proposed dwelling expansion is located below the regulatory flood elevation. The proposed application seeks to permit a deck within the Flood Hazard Overlay, but not below the High Water Mark. The deck will be raised and attached to the existing dwelling. The limited points of contact, secured by concrete will limit impacts on the flood hazard area. There are no anticipated adverse impacts on the flood hazard area associated with the proposed development.

Policy D.3.4.9.c) *Development as permitted herein shall be subject to:*

- *c) A Site Evaluation Report may be required as a prerequisite to any development which is subject to a Flood Hazard.*

MP&D Comment: Through discussions with Township Staff, and because development is proposed within the Flood Hazard Overlay in the form of an attached deck, a Site Evaluation Report was identified as a submission requirement. As part of the addendum EIS submission, a SER has been prepared in collaboration between MP&D and Aster.

Section F.3 Land Use Policy – Waterfront

Policy F.3.1.1.a) *The permitted uses of land shall be limited to the following except as otherwise provided for in this Official Plan:*

- *Residential development, which shall be limited to a single detached dwelling unit, Residential Compound and accessory uses and structures including shore-related uses;*

MP&D Comment: The subject property currently facilitates a single detached residential dwelling. There is no change in use proposed with the OPA/ZBA application.

Policy F.3.2.1.3 *Tree cover and vegetation shall be retained and/or required wherever possible to prevent erosion, siltation and possible nutrient migration.*

MP&D Comment: The existing dwelling is well buffered from neighbouring properties and from Georgian Bay by shoreline vegetation spanning across a majority of the property boundary, and by mature trees. No mature vegetation removal is anticipated to facilitate the proposed development.

Policy F.3.3.1.3 *Buildings or structures more than two (2) stories, plus a roof, in height, shall not be permitted.*

MP&D Comment: The proposed dwelling will not be more than two Storeys. Updated elevation drawings have been submitted which illustrate that the lowest level of the proposed dwelling is a 'cellar' by definition of the Township, meaning that it is over 50% below finished grade. A cellar is not considered to be a 'storey' by the Township of Georgian Bay Zoning By-law. Based on the foregoing, the proposed dwelling configuration will not be more than two Storeys plus a roof.

Section F.5.8 Honey Harbour Waterfront Community Policies

Policy F.5.8.4.a) *To maintain an appropriate balance between a natural shoreline and built form, including docks and boathouses, within the Honey Harbour Waterfront Community, shoreline activity areas should be focused within a defined area of the shoreline Frontage of a Residential lot and limited in extent. A maximum, wherever possible, of 25% of the shoreline Frontage, or up to 23 metres, whichever is lesser, may be developed for shoreline activity areas, buildings or structures, as permitted by this Official Plan, with the remainder of the shoreline being left in its natural state.*

MP&D Comment: The enclosed ZBA seeks to permit a shoreline activity area of 30%, where 25% is permitted. The subject property is unique, in that most of its property boundary is adjacent to the 177.4 Contour and Georgian Bay shoreline, which therefore increases the area of the property located within 15 metres of the shoreline that are evaluated for the shoreline activity area. The OPA and ZBA applications seek to permit a dwelling addition that will have minimal impact to the existing shoreline, as no exterior walls of the dwelling are proposed to increase into this area. The new deck proposed will give the proponent and their family more outdoor area to enjoy that will minimize this activity from the physical shoreline area and minimize vegetation removal. The deck itself will have minimal points of contact with the ground, again in an effort to retain the existing

shoreline/ ground area as much in its current state as possible. It is the opinion of the undersigned that the proposed development will not result in significant change from the existing shoreline activity area state of the property as visualized from the water or adjacent properties. Further, It is anticipated that Site Plan Control may be imposed by the Township to monitor shoreline vegetation retention in accordance with this policy direction.

Section I.2 Technical Reports and Plans of Survey

Policy I.2.3.1 *A Site Evaluation Report may be required by the Township to confirm whether a lot is suitable for development, if development constraints can be addressed, and if so, the most appropriate manner in which development should occur. Site Evaluation Reports may be required to evaluate the suitability of a site related to, but not limited to, the following matters where applicable and appropriate:*

- *a) Location of building envelopes which demonstrate compliance to the Township’s Zoning By-law;*
- *b) Ability of a lot to accommodate and sustain development, including access, drainage and servicing;*
- *c) Appropriate development of existing undersized lots;*
- *d) Lot size and configuration;*
- *e) Soil cover;*
- *f) Slopes;*
- *g) Location of water table;*
- *h) Vegetation cover as per the policies of the Plan;*
- *i) Built Heritage Resources; or*
- *j) Cultural Heritage Landscapes.*

MP&D Comment: A site evaluation report has been submitted within the updated Environmental Impact Study Addendum, which was prepared by Aster Environmental, and by Morgan Planning & Development. Please refer to the EIS Addendum for any of the above noted matters in policy I.2.3.1.

It is the professional opinion of the undersigned that the proposed development meets the general direction provided within the Township OP, and once the proposed Official Plan Amendment is approved, the associated Zoning By-law Amendment conforms to the Township of Georgian Bay Official Plan.

5.0 COMPATIBILITY

When considering the appropriateness of the proposed development, compatibility is one of the most fundamental considerations. When undertaking this analysis, the author considered: the

built form and uses of the adjacent and surrounding properties; the general character of Prisque Road and the Georgian Bay Waterfront; future potential uses envisioned in the surrounding area, and the adequacy of the proposed site plan to mitigate adverse off-site impacts.

The existing conditions of the subject property require a unique approach to expansion of usable living areas while maintaining a balance with adjacent natural features to be protected and respect for the surrounding character of the area. A second storey is proposed to the existing dwelling, with a modest increase to the building footprint to the east (roadside) to allow for a covered entry area. An attached open deck is also proposed, to replace the existing decks and extend the area along the entirety of the west and south walls to provide more usable outdoor areas for the proponent and their family, while minimizing impact to the existing shoreline area. The new west dock is typical in function and size as those in the surrounding area.

The resulting dwelling will remain visually and functionally consistent with the surrounding built form and will not appear anomalous from surrounding properties. The dwelling is well buffered from the Georgian Bay Lake view by plentiful shoreline vegetation, which are anticipated to be tall enough to buffer much of the proposed second storey.

Based on this neighbourhood analysis, the author is of the opinion that the proposed development will function compatibly with adjacent properties. This conclusion has been reached for the following reasons:

- The proposed development contributes to the continued array of housing and building types within the Waterfront Residential Area and surrounding neighborhood, which is encouraged and supported by the Official Plan.
- The proposed built form is similar in size and height that can be seen in the surrounding area.
- As noted, the proposal allows for the continued year-round use of a single detached dwelling and for the proponent and their family to remain in the community long term. The proposed development has considered the surrounding natural features in its design and plans, and has been appropriately evaluated from an environmental perspective by a qualified professional.
- As noted in the EIS prepared by Aster Environmental, there are no anticipated adverse impacts on the adjacent natural heritage features, subject to the recommended mitigation measures being implemented.

6.0 PUBLIC CONSULTATION

In accordance with Provincial and Township of Georgian Bay requirements, notification of the enclosed applications will be circulated to surrounding property owners within 800 metres

providing an overview of the proposed development and details on how to attend the statutory public meeting. A summary of comments/ feedback received during the meeting will be submitted to the Township. Upon completion of the public meeting, formal notice of the applications will be issued by the Township detailing the date, time and attendance options for the subsequent meeting in which the applications will be considered by Council.

7.0 CONCLUSION

The enclosed Official Plan and Zoning By-law Amendment applications seek to facilitate a dwelling addition, new deck and recognize a newly established west dock on the subject property, as well as a long-existing dock protruding off the north of the property.

The OPA seeks to add a special exception policy following to Section D.1.4.5 to permit the proposed deck and west dock. The ZBA seeks to both implement the OPA, as well as permit the dwelling addition.

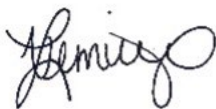
It is the professional planning opinion of the undersigned that the enclosed applications and resulting development represents good land use planning. This opinion has been reached for the following reasons:

- The applications have regard for applicable Provincial interests under Section 2 of the *Planning Act*;
- The applications are consistent with the Provincial Planning Statement;
- The applications conform with the District of Muskoka Official Plan;
- The proposed Official Plan Amendment is generally consistent with the direction of the Township of Georgian Bay Official Plan;
- Upon approval of the Official Plan Amendment, the associated Zoning By-law Amendment conforms with the Township of Georgian Bay Official Plan;
- The applications and resulting development have considered land use compatibility with the surrounding community; and,
- The applications and resulting development have been supported by a Scoped Environmental Impact Study by a qualified professional.

Respectfully submitted,
MORGAN Planning & Development Inc.



David Scarsellone, BES (Hons. Planning)
Junior Planner



Victoria Lemieux, RPP MCIP
Associate Planner

Appendix 1

Site Photos

Photo 1 Shoreline View of Property from Lake - Left



Photo 2 Shoreline View of Property from Lake – Left – Zoomed-In



Photo 3 Shoreline View of Property from Lake - Right



Photo 4 Shoreline View of Property from Lake – Right – Zoomed-In



Photo 5 Existing Accessory Structures



Photo 6 Existing Dock (North Side)



Photo 7 Existing Dwelling



Photo 8 Northeasterly View from West Side of Property



Photo 9 *Southwesterly View from West Side of Property*



Photo 10 *Existing Shoreline Vegetation (Winter)*



Photo 11 Southerly View from Southwestern Corner of Property



Photo 12 Water View of Subject Property (Winter)



Photo 13 *Rock Face and Shoreline Vegetation from Water View (Winter)*



Appendix 2 Floor Plans

Image 1 Basement Level

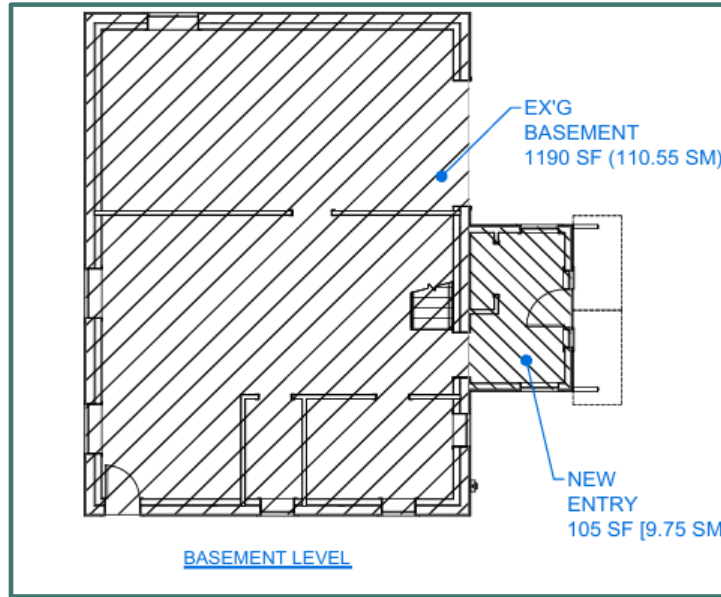


Image 2 Main Floor Level

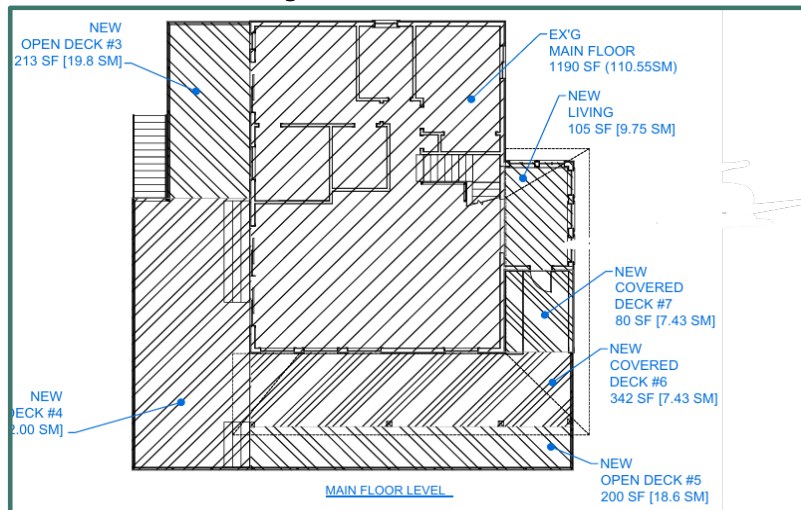
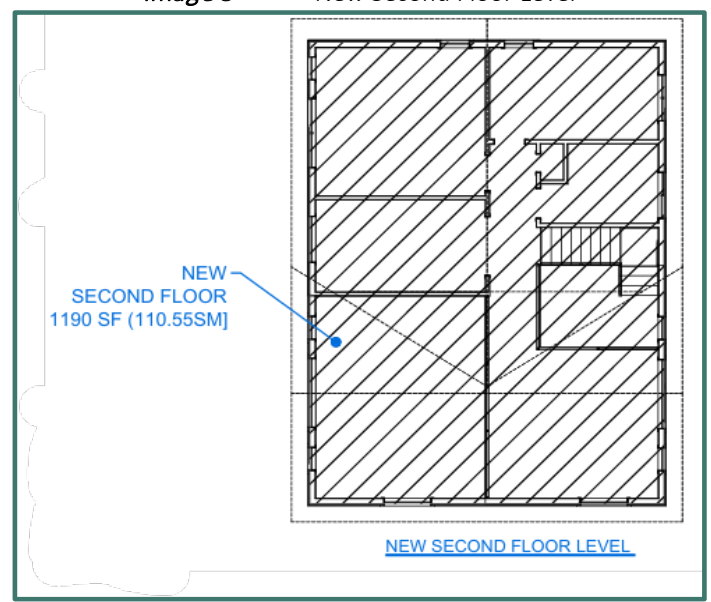
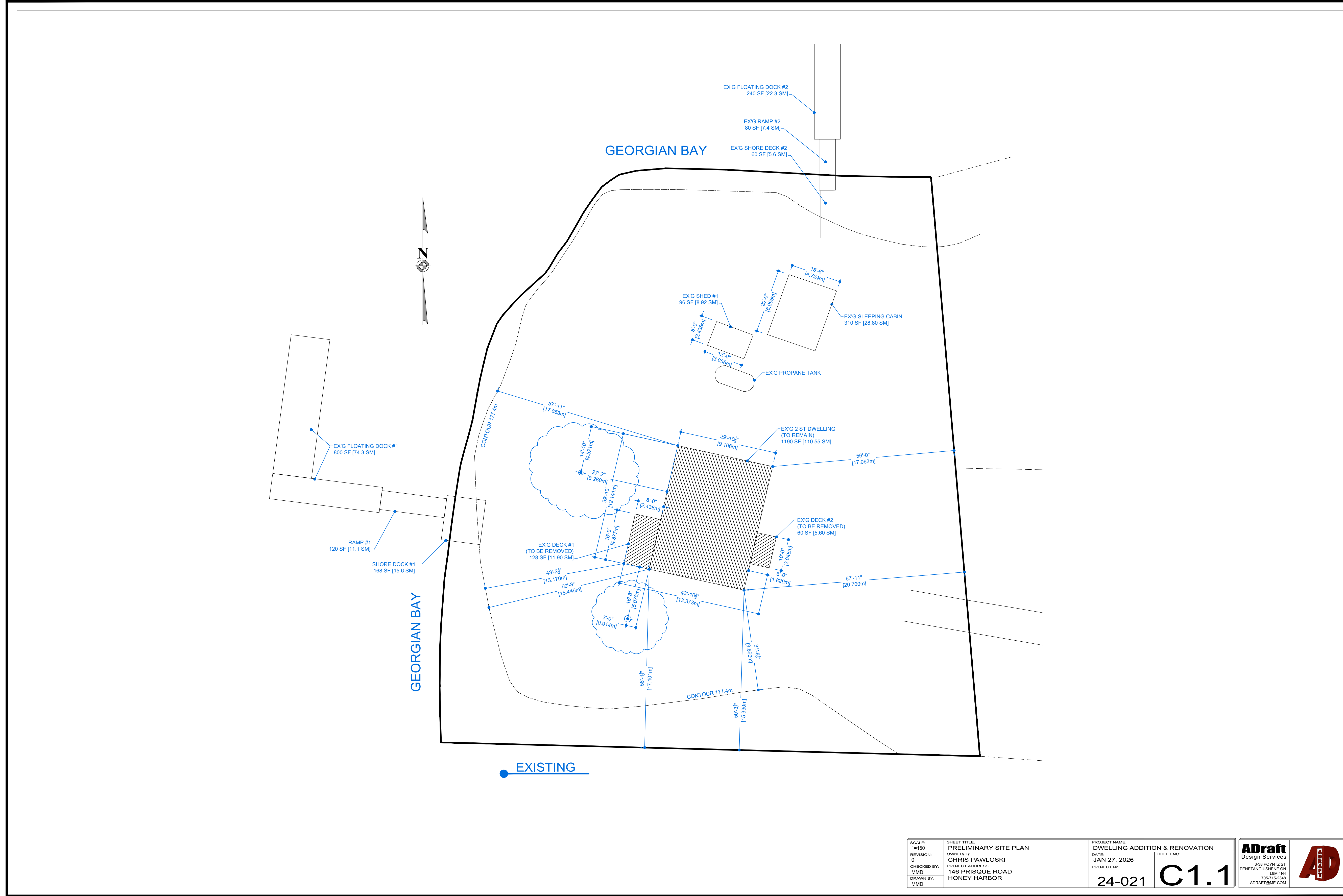


Image 3 New Second Floor Level

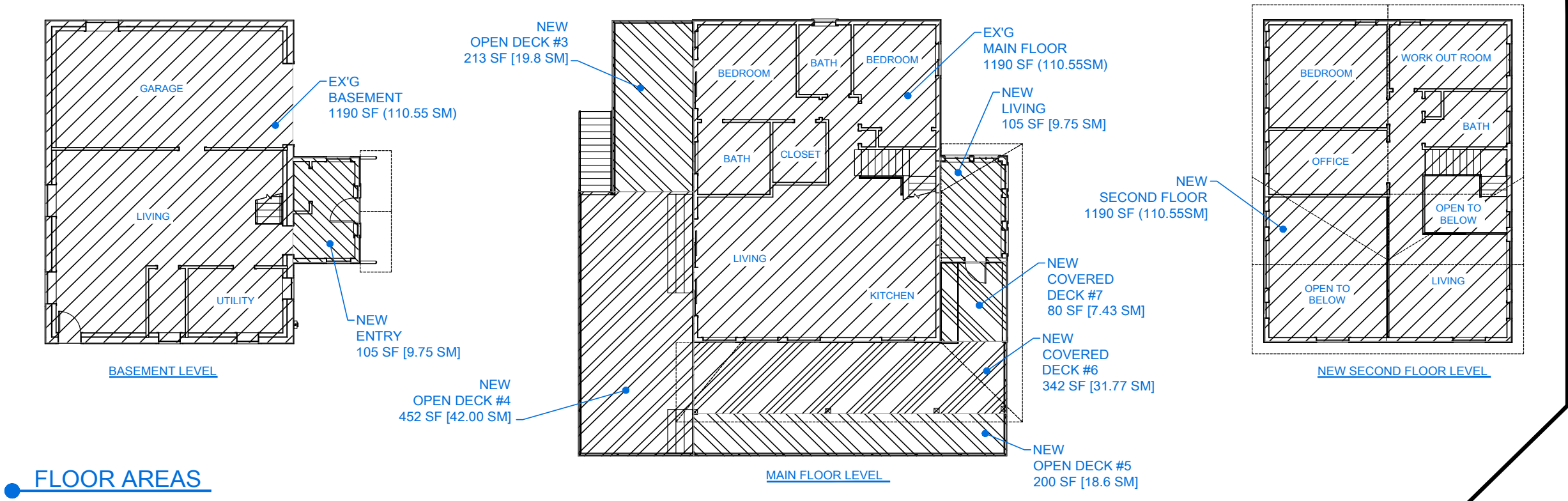
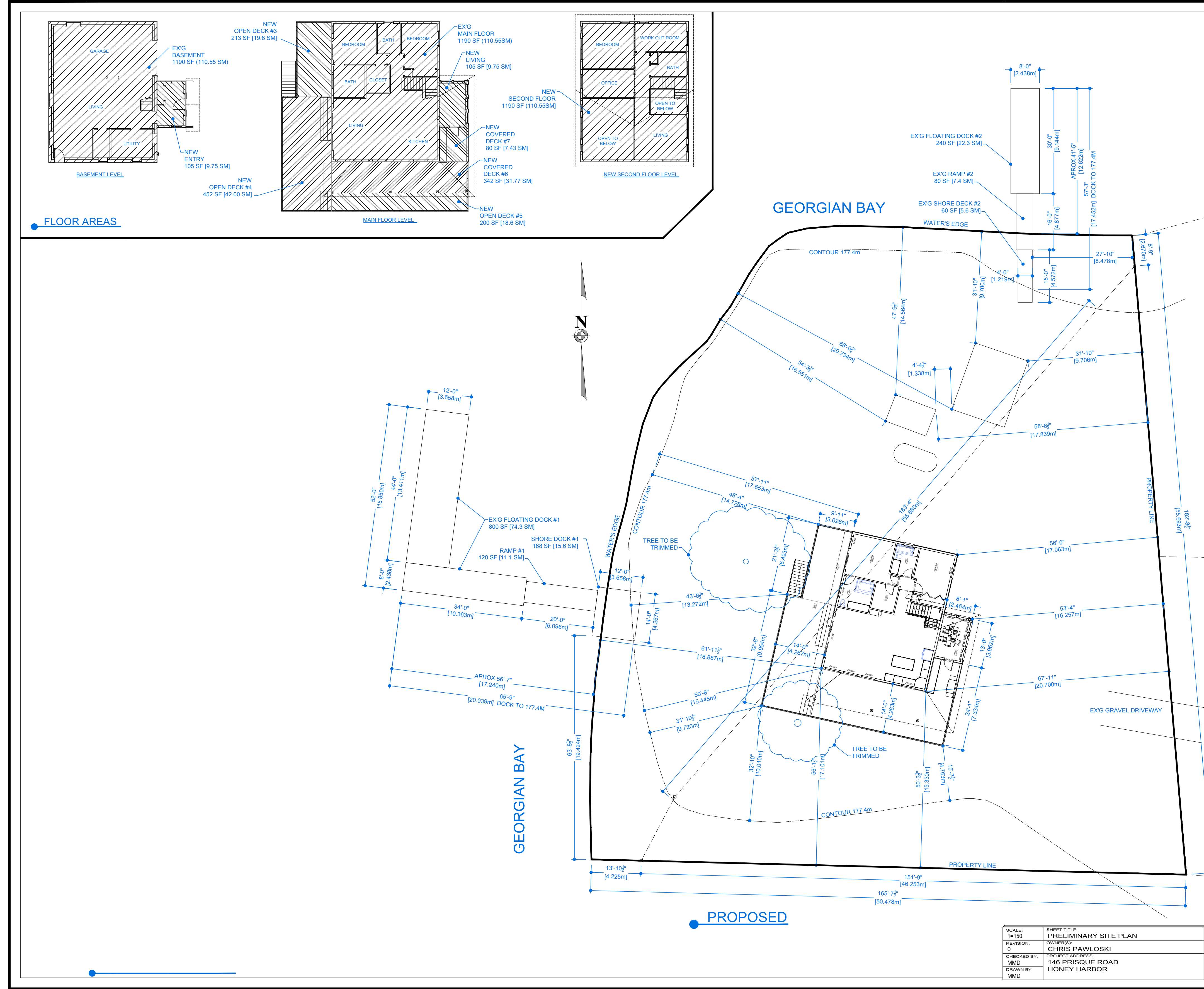




SCALE: 1"=50'	SHEET TITLE: PRELIMINARY SITE PLAN	PROJECT NAME: DWELLING ADDITION & RENOVATION
REVISION: 0	OWNER(S): CHRIS PAWLOSKI	DATE: JAN 27, 2026
CHECKED BY: MMD	PROJECT ADDRESS: 146 PRISQUE ROAD HONEY HARBOR	PROJECT NO: 24-021
DRAWN BY: MMD		SHEET NO: C1.1

ADraft
Design Services
3-38 POINTZ ST
PENETANGUISHENE ON
L1M 1M4
705-715-2348
ADRAFT@GMAIL.COM

24-021 CHRIS PAWLOSKI DWELLING ADDITION & RENOVATION
 146 PRISQUE ROAD HONEY HARBOR



PLANNING INFORMATION:

Existing lot coverage		
	Sq Ft	Sq M
Dwelling	1378.00	128.02
Accessory	406.00	37.72
Total	1784.00	165.74
Existing gross floor area	2380.00	221.11

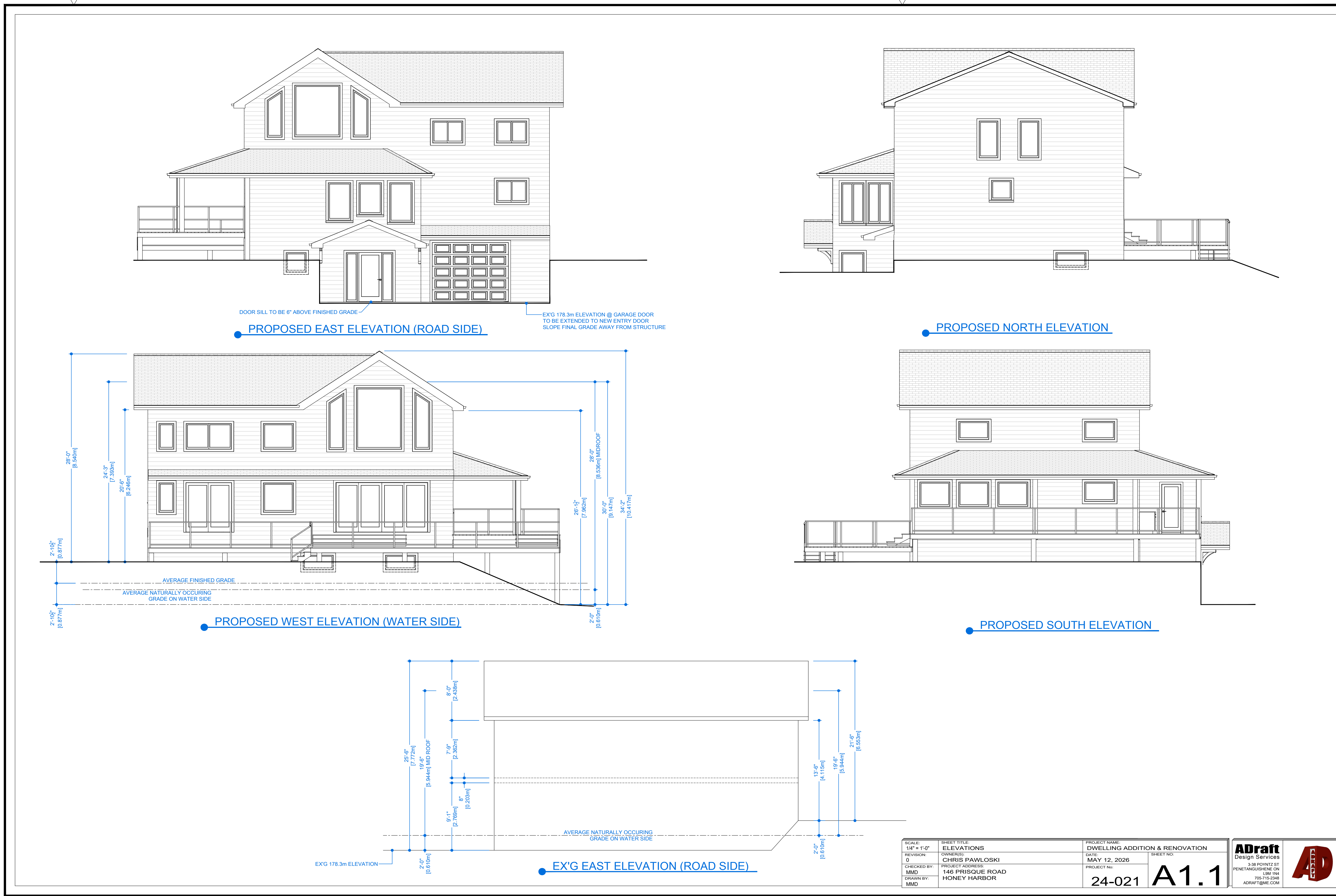
Proposed lot coverage		
	Sq Ft	Sq M
Dwelling	2992.00	278.67
Accessory	406.00	37.72
Total	3398.00	316.39
Proposed gross floor area	4202.00	390.38

Lot area (above 177.4m contour)	Area		Include in lot coverage	To remain	To be demolished	Include in lot coverage	Include in gross floor area
	Sq Ft	Sq M					
21,906	2035.12						

Structures	Dwelling	Accessory	Area		Include in gross floor area	To remain	To be demolished	Include in lot coverage	Include in gross floor area
			Sq Ft	Sq M					
Existing Structures									
Basement	X		1190	110.55	Y	Y	X	Y	Y
Main floor	X		1190	110.55	Y	Y	X	Y	Y
Open deck #1	X		128	11.89	Y			X	
Open deck #2	X		60	5.57	Y			X	
Shed #1	X		96	8.92	Y		X	Y	
Sleeping cabin	X		310	28.80	Y		X	Y	
Floating dock #1	X		800	74.32			X		
Ramp #1	X		120	11.15			X		
Shore dock #1	X		168	15.61			X		
Floating dock #2	X		240	22.30			X		
Ramp #2	X		80	7.43			X		
Shore dock #2	X		60	5.57			X		
Proposed new structures and additions									
Second floor	X		1190	110.55					Y
Main floor living (over entry)	X		105	9.75					Y
Basement entry	X		105	9.75					Y
Open deck #3	X		213	19.79					Y
Open deck #4	X		452	41.99					Y
Open deck #5	X		200	18.58					Y
Covered deck #6	X		342	31.77					Y
Covered deck #7	X		80	7.43					Y

SCALE: 1"=150'	SHEET TITLE: PRELIMINARY SITE PLAN	PROJECT NAME: DWELLING ADDITION & RENOVATION	ADraft Design Services
REVISION: 0	OWNER: CHRIS PAWLOSKI	DATE: MAR 30, 2026	SHEET NO: 3-38 PONTZ ST
CHECKED BY: MMD	PROJECT ADDRESS: 146 PRISQUE ROAD HONEY HARBOR	PROJECT NO: 24-021	PENETANGUISHENE ON LHM 1M4
DRAWN BY: MMD		C1.2	755-715-2348
			ADRAFT.COM

24-021 CHRIS PAWLOSKI DWELLING ADDITION & RENOVATION 146 PRISQUE ROAD HONEY HARBOR



SCALE: 1/4" = 1'-0"	SHEET TITLE: ELEVATIONS	PROJECT NAME: DWELLING ADDITION & RENOVATION	ADraft Design Services 3-38 POYNTZ ST PENETANGUISHENE ON L1M 1M4 705-715-2348 ADRAFT@ME.COM
REVISION: 0	OWNER(S): CHRIS PAWLOSKI	DATE: MAY 12, 2026	
CHECKED BY: MMD	PROJECT ADDRESS: 146 PRISQUE ROAD HONEY HARBOR	PROJECT NO.:	24-021
DRAWN BY: MMD			A1.1

24-021 CHRIS PAWLOSKI DWELLING ADDITION & RENOVATION 146 PRISQUE ROAD HONEY HARBOR



EXISTING ELEVATION CONTOURS
(TAKEN FROM GEO. BAY TOWNSHIP GIS MAP)

SCALE: N.T.S.	SHEET TITLE: PROPOSED GRADING ELEVATIONS	PROJECT NAME: DWELLING ADDITION & RENOVATION
REVISION: 0	OWNER(S): CHRIS PAWLOSKI	DATE: MAR 30, 2026
CHECKED BY: MMD	PROJECT ADDRESS: 146 PRISQUE ROAD	PROJECT No: 24-021
DRAWN BY: MMD	HONEY HARBOR	SHEET NO: C1.3

Adraft
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ADRAFT@ME.COM

24-021 CHRIS PAWLOSKI
DWELLING ADDITION & RENOVATION

146 PRISQUE ROAD
HONEY HARBOR



Scoped Environmental Impact Study

146 Prisque Road
Township of Georgian Bay

Aug 2025
Revised Apr 2026



Prepared For:	Chris Pawlowski
Prepared By:	Aster Environmental Services Ltd.
Date:	April 8, 2026
Project ID:	AES-25056

Aster Environmental Services Ltd. / www.aster-enviro.com
705-627-3588 / admin@aster-enviro.com



Date: April 8, 2026
Project ID: AES-25056

Chris Pawlowski

Sent to: chrisjpawlowski@gmail.com

Technical Report: Scoped Environmental Impact Study, 146 Prisque Road, Township of Georgian Bay

Dear Chris:

Aster Environmental Services Ltd. has prepared the attached report to address applicable submission requirements for your development application(s).

We trust that the enclosed addresses the scope of work agreed upon in our contract and/or as established through consultation with the approval agency.

For the benefit of the reviewing authority, all applicable and actionable recommendations are provided under Section 5 of the report. Recommended development constraints, where applicable, are displayed on Figure 3. These key items should be reviewed in detail to ensure an understanding of proponent's requirements to demonstrate due diligence and compliance with respect to environmental policies and regulations.

Best regards,

Aster Environmental Services Ltd.

A handwritten signature in black ink that reads "MFrancis".

Mike Francis, M.E.S., H.B.Sc., E.P.
Principal – Senior Ecologist



Technical Summary of Findings:

Aster Environmental Services has reviewed the subject property in relation to a proposal to renovate an existing dwelling and expand the footprint of an existing deck. Our review has also considered prior installation of two waterfront docking structures. It is understood that the Township of Georgian Bay requires this assessment to supplement applications for Zoning Bylaw Amendment (ZBA) and Official Plan Amendment (OPA). These approvals are necessary as the proposed development and prior installation of docking structures would and did occur within areas zoned for Environmental Protection (EP-PSW).

Our assessment focused primarily on the presence of natural heritage features and functions that occur on or adjacent to the property, including: fish habitat, wetlands (classified as provincially significant wetlands – PSW), and wildlife habitat, including potential habitat for Species at Risk (SAR). This assessment provides the following key findings/conclusions:

- 1) The current extent of mapped wetland/PSW associated with the subject property is inaccurate. The area mapped (and zoned) as wetland that extends from the direct shoreline to the western wall of the existing dwelling was found not to be wetland. The approximate definable limit of wetland, as surveyed by a qualified ecologist, is presented on **Figure 2**. The applied zoning classification of EP-PSW may, therefore, be refined to reflect the true extent of wetland.
- 2) The shoreline areas surrounding the subject property are classified in Appendix 8 to the Township Official Plan as Type 2 Fish Habitat. Our site assessment supports this classification, acknowledging that the direct shoreline and near-shore aquatic zone provides habitat for various common species. These areas are inherently valuable to fish but not limited on the landscape or limiting to local fish populations.
- 3) The local landscape is known to support habitat for various SAR, including multiple species protected under regulations of the provincial *Endangered Species Act* (ESA). The subject property generally does not support any specialized habitat for SAR, with the exception of a small area of potential turtle nesting habitat at the southern property boundary. Provided that all recommendations presented in this report are adhered to, there is no expectation that the proposed works and prior installed docking structures have resulted in a measureable negative impact to habitat for wildlife, including protected SAR.
- 4) The proposed renovation component of the development will involve extension of the deck footprint, decreasing the distance between the shoreline and structure footprint. This decrease in setback is considered minor or negligible and will be entirely encompassed within existing maintained residential amenity space. Per bullet #1 above, the proposed deck footprint will not occur within wetlands, contrary to existing mapping. Various construction mitigation measures are outlined in this report, intended to support avoidance of short-term construction impacts to wetlands, fish habitat, and the lake environment.
- 5) Portions of the existing dock footprints are inherently within areas representing PSW, as the mapped PSW encompasses the entirety of the surrounding lake environment. Importantly, both structures are floating, with no fixed footings or other physical footprint on the lake bed. Both docks are anchored above the direct shoreline, marginally beyond the technical limit of wetland. It is our opinion that the locations of these docks is reasonable from an ecological perspective, and that installation of these features has not resulted in a loss of function associated with surrounding wetlands, fish habitat, and the lake environment.



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1) INTRODUCTORY CONTEXT & BACKGROUND

Aster Environmental Services Inc. (hereafter ‘Aster Environmental’ or ‘AES’) was retained by Chris Pawlowski (hereafter ‘proponent’) to prepare an Environmental Impact Study (EIS) for proposed development on a property described as 146 Prisque Road in the Township of Georgian Bay (the ‘subject property’; see **Figure 1**). The property measures approximately 0.23 ha and is located in a shoreline residential/cottage community near the settlement of Honey Harbour. It is our understanding that the proponent is coordinating applications for an addition and renovation to an existing dwelling.

Based on our cursory review, the subject property is contained within the planning jurisdiction of the Township of Georgian Bay (the Township), where applications for development are subject to requirements of the local Zoning Bylaw and Official Plan (OP). According to the Township’s Zoning Bylaw, the subject property is zoned a combination of Shoreline Residential Island (SRI1) and Environmental Protection – Provincially Significant Wetland (EP-PSW). Under the Township’s OP, the subject property is part of the Waterfront designation, being located directly on a lake shoreline. Schedule D to the Township’s OP identifies the property as being within the ‘Honey Harbour Coastal Waterfront Community’. Appendices to the OP identify multiple natural constraints associated with the subject property, including an area of mapped ‘provincially significant wetland’ (PSW) and areas of coastal fish habitat (specifically ‘Type 2’ fish habitat per Appendix 8). Various land use maps and schedules are provided in **Appendix 1**, with the subject property highlighted for reference.

From a natural heritage perspective, the subject property contains an assortment of natural features that are typical of the local landscape, including a broad section of shoreline frontage on a large island in Severn Sound (Georgian Bay). The property is encompassed within a complex series of shallow embayments and channels that are typical in southeastern Georgian Bay. Most shoreline and near-shore aquatic zones around Severn Sound have been evaluated and designated as PSW, which is the case for the shorelines surrounding the subject property. These large wetland complexes are commonplace on the surrounding landscape, interspersed throughout wooded shorelines with frequent rock exposures. While these shorelines are often intensively developed for both seasonal and permanent residential uses, this mix of associated natural cover supports various fish and wildlife habitat functions, including potential habitat for species protected under the provincial *Endangered Species Act*.

It is our understanding that the context for this EIS relates primarily to a proposal to construct renovations to an existing dwelling structure. Proposed renovations include the ‘raising’ of the existing dwelling and replacement/enlargement of an existing perimeter deck. It is understood that the Township is requiring that the proponent seek a Zoning Bylaw Amendment (ZBA) and Official Plan Amendment (OPA), due to existing zoning context. Specifically, the dwelling is located directly adjacent to areas zoned for EP-PSW, in which structures are not permitted. Most or all of the proposed deck footprint would be located directly within the current limits of this restrictive zone. It is further understood that the Township is seeking to have the EIS address retroactive approvals for certain previously completed activities. Specifically, the subject property contains two shoreline docking structures that were apparently constructed without applicable permits. As these structures are also located in the EP-PSW, the requisite ZBA/OPA may also apply to these structures.

It is understood that the primary focus of the requested EIS will be a review of the potential for impacts to specific significant natural heritage features, including fish habitat and mapped significant wetlands. The initial goal of this assessment is to determine the presence, extent, and function of these and other natural heritage features distributed throughout relevant portions of the subject property. This allows for a review of application conformity with various local and provincial policies that support protection of natural heritage. The EIS also includes consideration for compliance with commonly applicable environmental regulations, including the provincial *Endangered Species Act*, federal *Fisheries Act*, and federal *Migratory Birds Convention Act*. The EIS is prepared to accompany any potential required applications for planning approvals and/or regulatory permits, as required to facilitate the proposal.



2) ASSESSMENT APPROACH

The approach and methods used to carry out this assessment include the following general stages:

1. Confirm an understanding of key project context, including the trigger and purpose for conducting the study and the nature of proposed development (as outlined in **Section 1**).
2. Identify a study area in which to focus assessment efforts.
3. Gather background biophysical information for the study area to become familiar with existing natural heritage feature mapping and records of features and species of conservation interest.
4. Conduct a comprehensive site investigation and targeted survey methods (where appropriate) to further support an assessment of the presence or absence of natural heritage features that are considered significant and warranting protection, e.g., fish habitat, wetlands, habitat for endangered or threatened species, etc.
5. Determine whether implementation of the proposed development plan will result in negative impacts to significant/key natural heritage features, and identify ways in which such impacts can be mitigated via avoidance, minimization, and/or compensation measures. In this case, conduct a retroactive assessment for portions of development that were previously completed.
6. Provide an assessment of consistency and conformity of the proposed development plan with applicable municipal, provincial, and federal environmental policies and regulations.

2.1 Identification of Study Area

The primary focus of this assessment is the subject property on which development is proposed (see **Figure 1** and **Figure 2**). The study area may have further regard for a 120 m radius around the estimated limit of disturbance associated with any physical development. The 120 m assessment radius is a measure that is intended to ensure appropriate consideration for natural heritage features and functions of adjacent lands, consistent with direction in the Natural Heritage Reference Manual (NHRM) under the Provincial Policy Statement (PPS).

Notwithstanding, there may be limitations to the extent of investigations that can take place within a 120 m radius. For example, the study area generally includes consideration for adjacent privately-owned lands; however, access to privately-owned lands is typically not sought as part of an EIS. Assessment of inaccessible portions of the study area are typically limited to a desktop review and only discussed if/where relevant.

2.2 Review of Background Information Sources

Background biophysical information pertaining to the study area was collected from a variety of sources. These include:

- **Township of Georgian Bay Zoning Bylaw & Schedules** (2025 Consolidation)
- **Township of Georgian Official Plan & Schedules** (2021 Consolidation)
- **Ministry of Natural Resources and Forestry (MNR) Natural Heritage Areas and Natural Heritage Information Centre (NHIC)** database regarding information on occurrences of SAR and provincially tracked species (squares: 17NK9467 and adjoining squares); accessed July 2025, at:
http://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html?site=MNR_NHLUPS_NaturalHeritage&viewer=NaturalHeritage&locale=en-US.
- **Ontario Breeding Bird Atlas (OBBA) database and the Atlas of the Breeding Birds of Ontario, 2001–2005** (Cadman et al. 2007) regarding birds that were documented to be



breeding in the vicinity of the study area during the 2001–2005 period (accessed July 2025 at: <http://www.birdsontario.org/atlas/squareinfo.jsp>).

- **Ontario Reptile and Amphibian Atlas (ORAA)** database regarding records of reptiles and amphibians that have been observed within the vicinity of the study area (accessed July 2025 at: http://www.ontarioinsects.org/herpatlas/herp_online.html).
- **Department of Fisheries and Oceans – Aquatic Species at Risk Mapping:** <https://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html>
- **Department of Fisheries and Oceans – Fish and Fish Habitat Protection Program Website:** <https://www.dfo-mpo.gc.ca/pnw-ppe/ffhpp-ppph-eng.html>
- **Atlas of the Mammals of Ontario** (Dobbyn 1994) regarding mammal records within and adjacent to the study area.
- **Species at Risk (SAR) range maps** (accessed July 2025 at: <http://www.ontario.ca/environment-and-energy/species-risk-ontario-list>).
- **iNaturalist** (accessed July 2025 at: <https://www.inaturalist.org>).
- **Physiography of Southern Ontario** (Chapman and Putnam 2007) for information pertaining to the physiography and soils of the study area and adjacent lands.
- Digital Ontario base maps and aerial photography resources.

2.3 Site Assessment Methods

The sections below outline the various methods used to characterize and assess potential natural heritage features and associated functions within the subject property.

2.3.1 Functional Habitat Assessment

One of the key elements of any environmental/natural heritage assessment is a review of fish/wildlife habitat functions. In conducting such a review, AES relies foremost on a functional assessment approach. This involves the identification of potential habitat based on the characterization of the biophysical conditions of a site, including classifying vegetation communities, identifying hydrologic features (wetlands, watercourses), and characterizing other physical characteristics of a specified study area.

The process begins with an initial review of existing background mapping to determine if significant features have been previously identified within the study area, or if the planning authority has already undertaken a comprehensive review of natural heritage features. We then consider the potential for significant species within an area of interest based on general habitat requirements, background occurrence records, etc. If conditions are suitable within the study area for a wildlife species that may be known to occur in a local area, it is often simplest to assume that such a species is present, rather than undertake targeted assessments to demonstrate absence. Species-specific habitat preferences and/or affinities may be determined from published reports, unpublished documents, and direct experience.

The above method is considered far more practical than immediately deferring to targeted biophysical surveys that may be superfluous in achieving the goal of the study. For example, if a wetland feature is present within 120 m from a proposed development, we would first determine if the development can demonstrate functional avoidance of the feature before undertaking species-specific surveys (e.g., undertaking turtle and/or amphibian surveys, etc.). This approach is suitable to apply to most small-scale and/or low-risk development applications.



2.3.2 Targeted Wildlife Assessment

In certain circumstances, AES completes further species-specific or otherwise targeted assessments in accordance with applicable standard methods and protocols (or modified versions thereof). Targeted survey efforts may be undertaken due to one or more triggers, such as a specific request from an approval authority. In some cases, when a species of conservation concern may occur in conflict with a development proposal, it becomes critical to confirm presence/absence to inform mitigation planning or potential authorization requirements.

Given the scoped nature of this study, a robust targeted survey program was not considered necessary to inform an impact assessment, as most habitat functions can reasonably be estimated based on the form and structure of on-site vegetation communities and other physical site characteristics. The likely presence/absence of most discrete constraints (e.g., species of conservation concern) was expected to be identifiable based on a scoped approach.

2.3.3 Physical Assessment (Topography, Surficial Geology, & Drainage)

The geophysical setting of the study area was determined using various background resources, including topographic maps, provincial soil survey data, and aerial imagery. On-site investigations further characterize general physical conditions, describing notable features such as steeply sloping land, micro-topographical conditions, exposed bedrock, etc. While soil conditions are not always analysed, soil sampling may be undertaken where determination of specific soil conditions would influence other ecological characterization of the site, e.g., determining the presence/absence of hydric soils to inform wetland mapping. No specific soil sampling was undertaken to support this assessment. The potential for drainage features was determined through the review of background mapping resources and further assessed during the on-site investigation.

2.3.4 Vegetation Assessment

Natural vegetation communities within the study area were reviewed in accordance with applicable Ecological Land Classification (ELC) community tables (Banton et al 2015), which is generally intended for use in Ecoregion 5E. ELC defines ecological units or communities based on bedrock, climate (temperature, precipitation), physiography (soils, slope, aspect), and corresponding vegetation. The key value of applying the ELC system in an EIS context is the potential to identify communities that are known to be rare/sensitive or otherwise likely to support certain other natural heritage features or functions (e.g., rare species or specialized wildlife habitat).

In our experience, the ELC classification key is not comprehensive, and improvised classifications are occasionally used to describe communities, e.g., anthropogenic features. Moreover, given the time intensity required to conduct the ELC protocol, it is commonplace to employ a scoped, streamlined approach to ELC for the purpose of conducting site-specific EIS work. In most cases, vegetation communities are pre-delineated via aerial photo interpretation and subsequently confirmed and refined in the field using a general wandering survey approach. The boundaries of any identified wetland boundaries were delineated in accordance with the “50% wetland vegetation rule” as directed by the Ontario Wetland Evaluation System (OWES), where feasible.

Vascular plants are typically inventoried during vegetation community classification efforts and other on-site surveys (where applicable). A summarized vegetation list is prepared and reviewed to determine if any observed species are identified as having a conservation status that is relevant within the jurisdiction. Conservation status may include a listing as special concern, threatened, or endangered under the provincial ESA and/or a sub-national conservation rank of S1-S3, as administered by the provincial Natural Heritage Information Center (NHIC).



2.3.5 On-Site Investigation

The background review of biophysical information and general preliminary assessment informed the scoping of field data collection activities undertaken on July 18, 2025. Conditions during the on-site investigation were described as full sun, low wind, with temperatures ranging from 23-25 degrees. Approximately three hours were spent conducting the on-site survey, beginning at approximately 9 am. The site investigation was undertaken by a qualified ecologist, focused on characterizing and (where applicable) delineating natural heritage features that are considered relevant within the jurisdiction, e.g., watercourses, fish habitat, wetlands, and wildlife habitat, including potential habitat for threatened or endangered species. The investigation was timed appropriately to assess presence/absence and/or the habitat potential of constraining species, including potential rare or at-risk wildlife and vascular plants.

Overall, the level of on-site data collection effort was considered appropriate given the location and natural heritage context of the study area. Any discrete feature boundaries were delineated with a high-accuracy GPS, and all relevant features were photographed and catalogued for inclusion in this report (**Appendix 2**). Existing conditions, as characterized through our on-site investigations, are described in **Section 3**.

2.4 Significant Natural Heritage Feature Assessment

Provincial and local planning policies employ varying terms for natural heritage features and designations that have recognized 'statuses' within the applicable planning jurisdiction. The subject property is located outside of any targeted provincial planning areas, e.g., Greenbelt Plan, etc., and within the municipal jurisdiction of the Township of Georgian Bay. Planning within the municipality is administered under the Township's Official Plan. Therefore, the terminology used in this report is consistent with those significant natural heritage features receiving protections under the OP, including the following:

- Muskoka Heritage Areas
- Areas of Natural and Scientific Interest (Life Science)
- Wetlands (Provincially Significant, Coastal, & Other Wetlands)
- Fish Habitat
- Habitat of Endangered or Threatened Species
- Significant Wildlife Habitat (including significant bird nesting sites)

The above-listed features are assessed in accordance with applicable technical guidance documents, including the following:

- *Natural Heritage Reference Manual (NHRM) for the Natural Heritage Policies of the Provincial Policy Statement (MNRF 2010)*
- *Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (MNRF 2015).*
- *Township of Georgian Bay Zoning Bylaw & Official Plan.*
- *District Municipality of Muskoka Official Plan.*
- *Department of Fisheries and Oceans Fish and Fish Habitat Protection Program guidelines.*
- *General habitat descriptions, recovery strategies, and other official technical documents related to species listed as endangered or threatened under the Endangered Species Act*



The potential presence/absence of relevant species of conservation interest, such as endangered and threatened species, are assessed using a combination of the background information review outlined in **Section 2.2** and the habitat-based approach outlined in **Section 2.3.1**. Our assessment of significant natural heritage features is provided in **Section 4** of this report.

2.5 Impact Assessment and Mitigation Planning

The impact assessment process is a systematic evaluation of the potential environmental consequences of a proposed project or development. It is typically predictive and interpretative, relying on a melding of hard data and professional judgement. Once a specific site is characterized through an existing conditions assessment, natural features are defined for their significance and sensitivities. The impact assessment then focuses on predicting how significant and sensitive features may be subject to change, degradation, or outright elimination through the life of the development. It is further determined whether such impacts may occur through direct or indirect means.

Where negative impacts to a feature are expected, a review is undertaken to determine the potential scale of impacts and opportunities for mitigation. The ultimate goal is to outline a pathway that allows for avoidance or compensation of anticipated impacts, thereby achieving a scenario of 'no negative impacts' and/or 'no net negative impacts'. Site-specific mitigation can take any of the following forms:

- **Avoidance:** identifying an alternative approach that avoids the predicted impact.
- **Minimization:** refining the proposal to reflect a scenario where predicted impacts are either negligible or acceptable.
- **Active Mitigation:** developing a plan to mitigate various impact pathways through the development process, the successful implementation of which will avoid impacts.
- **Offsetting:** undertaking one or more measures to compensate for unavoidable impacts, thereby pursuing a scenario of no *net* negative impacts.

Our impact assessment and recommended mitigation measures/plan are provided in **Section 5**.

2.6 Conformity & Compliance Review

There are several environmental policies (*e.g.*, statutes, regulations, plans, guidance documents, etc.) that may apply to the study area and proposed development, which are listed below. A general assessment of the proposed development's consistency and conformity with these environmental policies is offered in **Section 6**.

- Federal *Fisheries Act*, R.S.C. 1985
- Federal *Migratory Birds Convention Act*, S.C. 1994, c. 22
- Provincial Policy Statement, 2020, pursuant to the *Planning Act*, R.S.O. 1990, c. P.13
 - Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2010.
 - Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E.
- Provincial *Endangered Species Act*, S.O. 2007, c. 6
- Township of Georgian Bay Official Plan, 2021 Consolidation
- Township of Georgian Bay Zoning Bylaw, 2025 Consolidation



3) EXISTING CONDITIONS – STUDY AREA CHARACTERIZATION

3.1 General Site Conditions & Land Uses

The property measures approximately 0.23 ha and is located in a shoreline residential/cottage community near the settlement of Honey Harbour. The property supports an existing dwelling and is almost entirely represented by amenity spaces and accessory structures related to the existing residential use. In addition to the primary dwelling, there is a small accessory ‘shed’ and two docking structures: one along the northern shoreline frontage, and a second at the western shoreline frontage. The remainder of the property supports general amenity uses, including a parking area, a campfire pit, shallow swimming areas, and general maintained grass lawn.

From a landscape context, the property is located in a rural area of the Township represented by a complex of natural cover and rural residential/seasonal recreational uses. The property is one of many similar properties along adjoining shorelines, much of which is extensively developed for seasonal cottage use. The local waterways associated with Honey Harbour and the broader Severn Sound community support abundant boat traffic and associated recreational uses (e.g., fishing). These areas are well-known as recreational havens for boaters, paddlers, campers, and winter sport enthusiasts (e.g., snowmobiles). The local area supports several recreational resorts and marinas, the largest being associated with the core village of Honey Harbour, located ~2 km to the northwest. The property is also contained on an island that supports a small portion of Georgian Bay Islands National Park, the main portion of which is located ~5 km to the west (i.e., Beausoleil Island).

3.2 Topography, Physiography, and Drainage

The study area is contained within the broader physiographic region known as the Georgian Bay Fringe, a broad-spanning region that encompasses all of eastern Georgian Bay and a substantial distance inland. The local area is described as supporting Shallow Till and Rock Ridges (Chapman and Putnam 1984). The property itself appears characteristic of this, with most of the property supporting a very thin veneer of sandy soil over shallow bedrock, and various bedrock exposures around the direct shoreline. The property and surrounding landscape is mostly flat or gently undulating, following the erratic contours of the underlying bedrock. Despite some minor rock faces along the direct shoreline, there are no large bedrock barrens, cliffs, or other dramatic topographical features that are commonplace elsewhere along the Georgian Bay shoreline.

Based on our site investigation, it is assumed that most drainage on the subject property occurs as diffuse overland flow in all directions toward the lake. The on-site soils generally have no capacity for meaningful infiltration, being very shallow over impervious bedrock. Background mapping resources do not depict any defined drainage features occurring within the subject property. The site investigation supports this, with no observed evidence of defined streams or overland flow pathways. There is a small surficial drainage feature mapped as occurring to the north of the property, on the opposite side of a narrow strait. Given the functional and spatial separation between this mapped drainage feature and the subject property (~120 m), it is not considered applicable to this study.

3.3 Aquatic/Shoreline Conditions

The subject property is situated on a small outcrop/peninsula, with lake frontage to both the west and north. The shoreline also cuts inward to the east just south of the subject property boundary, presenting three distinct shoreline settings associated with the property.

As noted above, the northern shoreline of the subject property fronts onto a narrow and shallow strait. For reference, this northern portion of the property supports a small docking structure, referred to herein and labelled on **Figure 2** as ‘Dock 1’. The direct shoreline at this portion of the property



supports moderate coverage of mixed aquatic vegetation, including emergent, floating, and submerged species in average summer water depths of 0.5-1 m. The substrate appears to be a mix of silt and sand, with scattered detritus. Common aquatic species include Pickerelweed (*Pontederia cordata*), Common Reed (*Phragmites australis* var. *americana*), Yellow Pond-lily (*Nuphar variegata*), Floating Burreed (*Sparganium fluctuans*), White Water Lily (*Nymphaea odorata*), and Floating-leaved Pondweed (*Potamogeton natans*). The direct shoreline in this location supports a narrow fringe of annual herbaceous wetland vegetation, such as Smartweed (*Persicaria* sp.) and Jewelweed (*Impatiens capensis*), before transitioning immediately to a maintained upland setting.

The broader shoreline to the north and east of Dock 1 is fairly well developed with several other docks extending into the narrow strait from surrounding properties. This local area also contains a number of created sand beach sites and manicured grass amenity areas associated with various dwellings. This relatively developed section of shoreline extends eastward to a bridge to the mainland (Prisque Rd.), east of which is far more naturalized, with more extensive marsh vegetation.

Westward from Dock 1, the shoreline wraps around a rock outcrop, leading to the west-facing section of the property which supports a second docking structure, 'Dock 2'. This portion of shoreline transitions to exposed rock, with aquatic vegetation becoming relatively sparse and represented predominantly by floating species (~30% cover). The average depth of water at the end of Dock 2 is ~1.5 m, and the area is relatively exposed to the prevailing winds. The direct shoreline fringe is predominantly exposed bedrock, with sparse patches of riparian vegetation and stunted shrubs, including Staghorn Sumac (*Rhus typhina*), Ninebark (*Physocarpus opulifolius*), Jewelweed, Boneset (*Eupatorium perfoliatum*), Bulrush (*Schoenoplectus* sp.), and sedges (*Carex hystericina*, *C. lacustris*). The bedrock shoreline rises abruptly by 1-2 m from the immediate waters edge, above which is entirely an upland condition (no trace of wetland vegetation).

South of Dock 2, the shoreline supports a small swimming area with a sandy substrate and minimum vegetation cover. The section of shoreline directly south of the property supports another dock, associated with the adjacent parcel to the south. The shoreline cuts back eastward beyond this dock, transitioning to a more sheltered embayment with a narrow fringe of emergent marsh, including Cattails (*Typha latifolia*), Sedges, Bulrush, Bluejoint Grass (*Calamagrostis canadensis*), and mixed floating aquatic species within the near-shore zone.

3.4 Terrestrial Vegetation Conditions

In most cases, an EIS report would submit vegetation community mapping as a key component of existing condition characterization. However, in this scenario, the subject property does not support any definable natural ecosites, being largely composed of residential amenity space. While there are some scattered elements of natural vegetation, these are either too small to classify as an ecosite or are primarily associated with the shoreline environment described above. Rather than attempt to classify vegetation ecosites, we provide a general description of vegetation characteristics within the terrestrial portion of the site. Importantly, all vegetation species observed within the property are considered common locally and provincially. As a reference, various photos in **Appendix 2** can be viewed to support an understanding of on-the-ground site conditions. Additionally, **Figure 2** provides various annotations to highlight key aspects of this discussion.

Despite the predominance of maintained space on the property, there is some notable scattered cover of mature trees, including a mix of Red Oak (*Quercus rubra*), White Oak (*Q. alba*), White Pine (*Pinus strobus*), White Ash (*Fraxinus americana*), White Cedar (*Thuja occidentalis*), and American Elm (*Ulmus americana*). There are some smaller scattered trees, including several planted specimens; however, the lack of soil on site appears to be a limiting factor to tree establishment.



The only semi-natural terrestrial portion of the property occurs northwest of the existing dwelling. There is a very small section of raised bedrock outcrop above the shoreline, supporting a dry barren-type setting, albeit with far too limited of a footprint to be considered a rock barren ecosite. The vegetation in this area includes typical barren shrub and groundcover, such as Staghorn Sumac, stunted Red Oaks, Oatgrass (*Danthonia spicata*), Toadflax (*Comandra umbellata*), Bearberry (*Arctostaphylos urva-ursi*), Sorrel (*Rumex acetosa*), and Polypody Fern (*Polypodium virginiana*).

The remainder of the property supports a generally maintained groundcover, although in most areas, the sterile conditions simply do not allow for abundant vegetation growth, making maintenance redundant. There is a notable dry, sandy section along the southern property boundary, where some accumulation of mineral soil is present. This area appears to be wave-washed and is generally lacking any vegetation cover above the direct shoreline that supports a mix of emergent marsh species. This area was identified as likely the only portion of the property that could potentially support some active re-vegetation efforts, if determined to be required.

3.5 Fish & Wildlife Habitat

The combined results of our background review and on-site assessment indicate that the subject property and/or adjacent lands support a range of fish and wildlife habitat functions, as described in the following sections.

3.5.1 Wildlife Habitat Conditions

Regarding wildlife habitat, the extent and diversity of natural land cover on the local landscape has inherent potential to support various habitat functions for local wildlife. The local landscape contains large patches of continuous natural cover, including a mosaic of woodlands, wetlands, and shorelines associated with Severn Sound. There is a high level of natural area connectivity along the eastern Georgian Bay coast, as well as a variety of unique physical settings and vegetation cover types. This context can be expected to support a diverse range of common and sensitive wildlife species.

3.5.1.1 Mammals

No targeted survey efforts were undertaken with respect to general mammalian diversity; however, all incidental species observations were documented during our on-site investigation, which included signs or direct observation of Red Squirrel (*Tamiasciurus hudsonicus*), Beaver (*Castor canadensis*), and Raccoon (*Procyon lotor lotor*). While the property itself offers limited habitat potential for most mammals, the local landscape supports many large and wide-ranging species, such as Black Bear (*Ursus americanus*), Moose (*Alces alces*), White-tailed Deer (*Odocoileus virginianus*), River Otter (*Lontra canadensis*), and Eastern Coyote (*Canis latrans*), as well as a variety of smaller rodent species, etc. Additionally, the study area has some potential to support one or more bat species, many of which are rare/imperilled in the province of Ontario. All potentially significant habitat functions related to mammals are address under **Section 4**.

3.5.1.2 Birds

The subject property offers limited potential bird habitat, being mostly maintained as residential amenity space. Our on-site investigation was undertaken in the later portion of the breeding bird season, during a time of year that would allow for incidental observations of locally breeding species. Species documented while on site included American Crow (*Corvus brachyrhynchos*), Black-capped Chickadee (*Poecile atricapillus*), Blue Jay (*Cyanocitta cristata*), American Goldfinch (*Spinus tristis*), Red-eyed Vireo (*Vireo olivaceus*), American Robin (*Turdus migratorius*), Red-winged Blackbird (*Agelaius phoeniceus*), Mallard (*Anas platyrhynchos*), and Great-Blue Heron (*Ardea herodias*).



Given the setting of the study area, there is potential for additional migratory and resident bird species to occur, including likely general waterfowl habitat in the shallow and sheltered bays and inlets. However, no significant shorebird or waterfowl congregation areas are mapped by the province as occurring in the immediate vicinity. Official Plan mapping (Appendix 9) depicts a series of known colonial bird nesting sites, none of which overlap with the study area. Where applicable, potential occurrences of bird species of conservation concern are assessed in **Section 4** based on combination of habitat assessment and review of background databases.

3.5.1.3 Herptiles

Targeted reptile and/or amphibian surveys were not considered necessary to inform this scoped review; however, our site visit was undertaken at a time of year that would allow for incidental observation of such species within suitable habitat. Vegetated shoreline areas surrounding the property and adjacent lands have inherent potential to support breeding and general habitat for various anurans. We documented both Green Frog (*Lithobates clamitans*) and Leopard Frog (*Lithobates pipiens*) during the site investigation, and we expect that the local aquatic areas would also support breeding habitat for Bullfrog (*Lithobates catesbeianus*).

The subject property and adjacent lands contains shoreline rock exposures and marsh vegetation, conditions which can support various habitat functions for reptiles. The local landscape is well known as a diversity ‘hotspot’ for reptiles, with many at-risk species being relatively common here that are otherwise rare elsewhere in the province. Exposed shorelines support opportunities for basking and foraging for both snakes and turtles, as well as general habitat for Five-lined Skink (*Plestiodon fasciatus*), Ontario’s only native lizard species. The only potential specialized habitat observed would include a narrow stretch of exposed sand along the southern property boundary, which may be expected to support turtle nesting. Additionally, the local embayment offers likely ideal turtle overwintering habitat functions. The property lacks features that would be typical for supporting snake and lizard nesting or overwintering, such as table rocks, rock crevices, surficial woody debris, etc. Where applicable, potential occurrences of herptile species of conservation concern are assessed in **Section 4** based on combination of habitat assessment and review of background databases.

3.5.1.4 Species at Risk

We note that the subject property and/or surrounding landscape may represent habitat for one or more species protected under the ESA, as evidenced by existing records within the NHIC database, as well as indicative habitat features observed by AES during the assessment. All relevant observations of wildlife species and/or habitat features, including individuals of Species at Risk (SAR) or other species of conservation concern, are discussed in **Section 4** of this report within the context of key natural heritage features.

3.5.2 Fish Habitat Assessment

Within the study area, direct fish habitat is limited to within the aquatic environment of Severn Sound, the general structure of which (as it occurs on/adjacent to the property) is described under **Section 3.3**. Severn Sound supports a diverse mix of fish species, with common examples including Black Crappie, Bluegill, Brown Bullhead, Burbot, Lake Whitefish, Largemouth Bass, Longnose Gar, Muskellunge, Northern Pike, Pumpkinseed, Smallmouth Bass, Rock Bass, Walleye, White Sucker, Yellow Perch, Lake Trout, Rainbow Trout, and various introduced Pacific Salmon species. The area is a destination for sport fishing, with sections of the Sound representing critical spawning habitat for prized sport fish such as Walleye.

Background resources are available to understand the assessed sensitivity of local fish habitat, the locations of known critical spawning areas, and habitat for aquatic SAR. For example, Appendix 8 to



the Township OP provides comprehensive mapping of assessed fish habitat ‘types’. This gradation of fish habitat is a somewhat dated concept, as all areas of fish habitat are protected equally under regulations of *Fisheries Act*. Regardless, this can be a useful measure of evaluating areas of particular sensitivity, especially when considering opportunities/alternatives for development.

Type 1 fish habitat is regarded as the most sensitive, generally associated with areas that are limited in availability and provide a disproportionately high value to fish. Type 2 habitat is more general, albeit still valuable, while Type 3 is considered generic and not of any specific value for fish. Appendix 8 to the OP identifies the shoreline surrounding the subject property as Type 2 fish habitat, while areas of Type 1 habitat are located to the north, east, and south of the property, associated with less developed shorelines with more substantial concentrations of aquatic vegetation.

Our site investigation confirmed that the shoreline associated with the property provides various opportunities for fish, such as cover, foraging opportunities, and potential spawning sites. Notably, the north shore of the property supports a silty/sandy substrate in shallow water with overlying detritus cover and moderate cover of mixed aquatic vegetation. These areas, while very widespread, can support spawning cover for common species such as Small-mouthed Bass and Pumpkinseed. The shoreline on the west side of the property supports exposed rock, deeper water levels, and less overall coverage of aquatic vegetation. These areas are generic in nature but may support habitat for other local generalist species.

In general, our site investigation supports the localized characterization of Type 2 fish habitat, acknowledging that there is clear fish habitat value, but that these areas are locally abundant and not limiting to fish populations. In terms of landscape context, there are areas on the local landscape with significantly higher and more widespread coverage of shoreline marsh. These areas appear to be classified as Type 1 Fish Habitat on Appendix 8 of the OP, which is appropriate. An additional important resource pertaining to documentation of significant fish habitat includes mapping of aquatic SAR administered by the Department of Fisheries and Oceans (DFO). While this resource does depict various portions of Georgian Bay and Severn Sound as supporting habitat for aquatic SAR, the study area is not associated with any such mapped habitat.

4) SIGNIFICANT NATURAL HERITAGE FEATURE ASSESSMENT

Based on review of the biophysical information collected during background information gathering, and analysis of the existing conditions of the study area as described above, the following applicable significant natural heritage features are present (or potentially present) within the study area.

- Wetlands
- Fish Habitat
- Habitat of Endangered & Threatened Species
- Significant Wildlife Habitat

All significant features defined under the Township OP and considered potentially applicable are listed in the section below, with rationale provided regarding the conclusion of presence/absence of each feature.

4.1 Muskoka Heritage Areas

The subject property and surrounding landscape are not contained within or associated with a designated Muskoka Heritage Area. No further assessment undertaken.



4.2 Areas of Natural and Scientific Interest (Life Science)

It is the responsibility of the Ministry of Natural Resources and Forestry (MNR) to designate and administer mapping for areas of natural and scientific interest (ANSIs). Based on available background mapping, the nearest life science ANSI is >4 km west of the subject property. No further assessment undertaken.

4.3 Wetlands

A large swath of the surrounding landscape has been identified as wetland by the province of Ontario and further classified as PSW through application of the Ontario Wetland Evaluation System (OWES). The local PSW complex, known as the Tobies Bay Wetland, encompasses all local areas of typical wetland coverage (e.g., emergent, floating communities), as well shallow aquatic portions of the lake environment where submerged vegetation is present. This wetland complex is regarded as a ‘coastal’ wetland, being situated on Great Lakes shoreline. Provincial mapping is reflected in the local zoning bylaw, with all PSW areas from the provincial mapping layer encompassed within the EP-PSW zone.

Existing provincial mapping and zoning bylaw maps depict the boundary of wetland extending beyond the direct shoreline and onto the center of the subject property, to approximately the western wall of the existing dwelling. Our site investigation determined that the mapping is inaccurate in this regard. In our opinion, the limit of a definable wetland ecosite extends to the seasonal waters edge. While the water depth in the bay can fluctuate substantially, the limit of wetland is most appropriately measured based on the typical summer water depths, as it is under these conditions that wetland vegetation is present (a pre-requisite for mapping areas of the lake environment as wetland). While portions of the local shoreline support an occasional 1-2 m fringe of riparian vegetation, most of the shoreline on the property is represented by an abrupt transition from the aquatic zone to an upland/terrestrial setting.

For the purposes of this assessment and the associated development application, our recommendation for the definable limit of the PSW is provided on **Figure 2**. The general structure and composition of wetlands along the shoreline are discussed in **Section 3.3**. Functionally, these wetlands are akin to the functionality of the lake environment. The areas of aquatic vegetation support general fish habitat functions, including spawning habitat for common species. These wetlands can also be expected to support general habitat for various turtles, anurans, and waterfowl.

Further discussion, including an assessment of potential impacts to wetlands resulting from implementation of proposed development, is provided in **Section 5.3**.

4.4 Fish Habitat

Fish habitat occurs within the study area in association with the shoreline portion of the property and broader Severn Sound lake environment. **Section 3.5.2** provides our general assessment and interpretation of fish habitat functions associated with the subject property and directly adjacent lands. Fish habitat is protected under local and provincial-level planning policies, as well as regulations under the federal *Fisheries Act*. Potential impacts to fish habitat and recommended mitigation planning measures are discussed in **Section 5.3**.

4.5 Habitat of Endangered and Threatened Species

To assess the potential presence of individuals and/or habitat for endangered and threatened species within the study area, AES conducted the following:

- Review the range maps for all species designated as endangered and threatened in Ontario, as per Schedules 2 and 3 of Ontario Regulation 230/08 [(Species at Risk in Ontario List



(SARO List)], located here: <https://www.ontario.ca/laws/regulation/080230>. In our experience, the potential presence of most provincially endangered and/or threatened species can be ruled out based on their limited geographical ranges in the province and/or a lack of specific habitat conditions that are required to carry out key life processes.

- Reviewed the NHIC database for existing records of element occurrences for endangered or threatened species (17NK9467 and adjoining squares). Databases of iNaturalist, OBBA, and ORAA were also reviewed as of July 2025.
- On-site investigation undertaken in 2025, during which vegetation conditions were characterized for habitat-based assessment.

Information from the above assessment process was used to inform a site-specific screening, as contained in **Appendix 3**. The screening is based on a list of species that are known to occur within the regional jurisdiction (*i.e.*, Muskoka District). Through this screening, the species discussed below were identified as occurring or having the potential to occur within the study area. Certain species may be listed strictly due to our review of background records context, rather than any indication of on-site habitat suitability. Where relevant, potential impacts to these species are discussed further in **Section 5**.

4.5.1 Endangered Bat Species (*Myotis lucifugus*, *M. septentrionalis*, *Lasiurus borealis*, *L. cinereus*, *Lasionycteris noctivagans*, *Perimyotis subflavus*)

These species, assessed as a species guild (related species with similar habitat characteristics), include several bat species listed as endangered in Ontario. Bats are highly mobile; however, individuals and groups of the noted bat species are also recognized as having some degree of fidelity to suitable local sites for daily and seasonal ‘roosting’ activities. While some species (*i.e.*, *Myotis lucifugus*) exhibit a preference for roosting in anthropogenic structures, natural roosting sites are also important. Natural roosting sites are generally associated with mature forests containing a sufficient density of large trees in various stages of decay, otherwise known as ‘snags’. Snags can provide features such as cavities and/or loose bark, on which bats rely for shelter and thermoregulation throughout the active season.

The subject property contains some scattered individual trees but supports no natural treed ecosites. We observed no individual trees with signs of cavities or other potential roosting sites. Notwithstanding, it is acknowledged that the subject property and adjacent lands may support some limited general habitat for endangered bat species, including foraging areas and potential limited roost sites for individuals. Further discussion, including an assessment of potential impacts to individuals and potential habitat of endangered bat species resulting from implementation of the proposed plan, is provided in **Section 5.4**.

4.5.2 Threatened Snake Species (*Sistrurus catenatus*, *Pantherophis vulpinus*, *Heterodon platirhinos*)

There are three at-risk snake species that are known to occur on the local landscape surrounding the subject lands; including Eastern Hog-nosed Snake, Eastern Foxsnake, and Massasauga. The NHIC database lists local records of element occurrence for Massasauga and for three Restricted Species within the data square that overlaps the subject property and adjacent lands. Both Eastern Foxsnake and Eastern Hog-nosed Snake are regarded as ‘restricted’ species, appearing in NHIC queries as such. We provide the conservative assumptions that these records are attributable to either or both species.

The eastern Georgian Bay region is a provincial stronghold for all three of these species, and a globally important habitat for Eastern Foxsnake and Eastern Massasauga. All three species share



some similarities and overlap in habitat preferences, including an affinity for semi-exposed bedrock outcrops and shorelines that offer optimal cover for thermoregulation, as well as abundant foraging opportunities.

Eastern Foxsnake has a strong fidelity for the direct shoreline and nearshore areas, with individuals known to travel long distances across water, between islands and shore outcrops to move between areas of habitat. Habitat for Eastern Hog-nosed Snake is generally associated with large tracts of natural cover, with the presence of sandy substrates (for nesting) and open areas for thermoregulation both being important factors in determining habitat suitability (Kraus 2011). Eastern Massasauga favor shrubby and semi-treed rock barrens, especially along transition zones with vegetated shorelines and wetlands.

These described suitable/general habitat conditions are found in abundance on the local landscape surrounding the property. However, critical habitat for these species is slightly more specific and limiting, including areas that support overwintering and nesting. Overwintering sites can often be found in deep bedrock crevices, where snakes congregate on a seasonal basis. Massasauga may utilize deep peaty substrates in organic wetlands, while Eastern Hog-nosed Snake may overwinter in deep sand deposits. In general, we did not observe potentially suitable overwintering areas on the subject property for any of these species. Likewise, given the generally managed/maintained nature of the property, we observed no likely nesting sites. No individuals of any of these species were observed on the property, despite thorough survey effort around all portions of the site.

To summarize, all three of these snake species can be expected to occur locally, and may occur on the property during the course of regular seasonal movements. However, we documented no occurrence of these species, nor did we observe evidence to suggest that any are utilizing the property to support critical habitat functions. Further discussion, including an assessment of potential impacts to these species resulting from implementation of the proposed development plan, is provided in **Section 5.4**.

4.5.3 Threatened/Endangered Turtle Species (*Emydoidea blandingii*, *Clemmys guttata*)

There are two at-risk turtle species that are known to occur on the local landscape surrounding the subject lands: Blanding’s Turtle and Spotted Turtle. The NHIC database lists local records of element occurrence for Blanding’s Turtle and for three Restricted Species within the data square that overlaps the subject property and several adjoining data squares. Spotted Turtle is regarded as a ‘restricted’ species, appearing in NHIC queries as such. We provide the conservative assumptions that these records could be attributable to this species.

Similar to the snake species discussed above, the eastern Georgian Bay region is a provincial stronghold for both of these turtle species. Blanding’s Turtles are wide-ranging and rely on a variety of different wetland and terrestrial settings throughout the year. Spotted Turtles are slightly less mobile and more habitat specific, but generally require the same mix of cover types to carry out key life process. Wetlands represent critical overwintering cover for both species, while open areas with mineral substrates support nesting for both species. General basking and aestivation habitat can be found in many different settings, but is most often associated with aquatic environments with mixed wetland vegetation.

Suitable conditions for either species can be found on the local landscape, although the property and immediately adjacent lands generally lack any evidence of critical habitat. The property and direct shoreline itself could support general basking and foraging areas. Overwintering habitat could be found anywhere in the surrounding aquatic environment, but would be most likely to occur in sheltered wetland areas, such as in areas to the south and east of the property. Nesting substrates are mostly



lacking on the property, except for an area of exposed, wave-washed sand along the southern property limit.

To summarize, both turtle species can be expected to occur locally, and may occur on the property during the course of regular seasonal movements. However, we documented no occurrence of these species, nor did we observe evidence to suggest that either are utilizing the property to support critical habitat functions. Further discussion, including an assessment of potential impacts to these species resulting from implementation of the proposed development plan, is provided in **Section 5.4**.

4.5.4 Red-headed Woodpecker (*Melanerpes erythrocephalus*; Endangered)

The Red-Headed Woodpecker prefers open-structured woodlands, woodland edges, and other natural and anthropogenic vegetation communities containing abundant cavity trees that support nesting. Woodlands dominated by mast species (e.g., Oak, Beech) are particularly favored (ECCC 2021). The local landscape is within the provincial range of this species, with various local records in applicable background databases.

While this species may occur on the surrounding landscape, we expect the likelihood of individuals occurring within the study area to be low. The property contains individual trees, including preferred species such as Oaks; however, there are no woodland ecosites present. Moreover, the individual trees observed on site appear healthy and lack any signs of cavities that would support critical nesting habitat for this species. As no individuals or signs of potential habitat were observed, this species is not considered applicable to the study. No further assessment provided.

4.5.5 Lake Sturgeon (*Acipenser fulvescens*; Endangered)

This species lives almost exclusively in freshwater lakes and rivers with soft bottoms of mud, sand or gravel. They are usually found at depths of five to 20 metres. Sturgeon spawn in relatively shallow, fast-flowing water (usually below waterfalls, rapids, or dams) with gravel and boulders at the bottom. Through our screening, Lake Sturgeon was flagged as potentially present due to local records in the NHIC database.

Despite local records associated with broader Georgian Bay, DFO mapping does not depict the local area as supporting habitat for any aquatic SAR. Notably, the local embayment is generally shallow with aquatic vegetation, characteristics that do not represent typical general habitat for this species. Moreover, the property is not located near any areas of suitable spawning habitat or migratory pathways to spawning rivers. In general, we do not expect that the subject property and near-shore area represents habitat for this species. No further assessment provided.

4.6 Significant Wildlife Habitat

Significant wildlife habitat (SWH) represents a range of habitat features that are recognized as providing specialized or otherwise important functions for various forms of wildlife. Designation of confirmed SWH is ultimately the responsibility of the relevant planning authority; however, candidate SWH can be identified on a site-specific basis (e.g., through an EIS), often triggered through a proposed change in land use or a large-scale development application.

Importantly, the Natural Heritage Reference Manual provides a detailed explanation on the process for identifying and confirming SWH. Specifically, Section 9.3.2 of the manual includes a step-by-step overview of when, where, and how to identify and confirm SWH. Step 1 poses two questions:

- A. Does the area involve a trigger for SWH?
- B. Is any confirmed SWH identified?



The triggers for site-specific SWH assessment referred to under the bullet A above include the following:

- *creation of more than three lots through either consent or plan of subdivision;*
- *change in land use, not including the creation of a lot, that requires approval under the Planning Act;*
- *shoreline consent along a large inland lake, small inland lake or large river (denoted on 1:50,000 National Topographic System maps as being two lined) that is within 120 metres along the shoreline of an existing lot of record or a lot described in an application for subdivision or consent; and*
- *construction for recreational uses (e.g., golf courses, serviced playing fields, serviced campgrounds and ski hills) that require large-scale modification of terrain, vegetation or both.*

For the purpose of this application, the proposed development does not fall under any of the above categories, meaning that the answer to Question A is ‘no’. Further, the planning authority (Township of Georgian Bay) has not identified any SWH features or functions in association with the study area, meaning that the answer to Question B is also ‘no’. The only potential exception here is that background biodiversity databases (e.g. NHIC) do include local records for various ‘species of special concern’, and habitat for such species is considered a form of SWH. Therefore, this could be considered a SWH function that has been previously confirmed.

In considering the above screening process, the manual states that:

*If, in response to question A, the proponent determines that the proposed development site or adjacent lands do not involve a trigger for significant wildlife habitat and, in response to question B, determines that there is no candidate or confirmed significant wildlife habitat, then **no further action is required**, and the proponent should submit this information to the appropriate planning authority for consideration.*

Given the stated direction of the Natural Heritage Reference Manual, and the nature of the application, no site-specific assessment of SWH is recommended. Moreover, pre-consultation direction from the Township did not identify SWH as a feature of concern. Notwithstanding, as various species of special concern have been confirmed as occurring on the local landscape, a scoped assessment of SWH is provided below, with a focus on this single habitat function.

4.6.1 Habitat for Special Concern and Rare Wildlife Species

AES conducted a review of the list of species designated as special concern or identified as rare (S1-S3) in Ontario, as per Schedule 4 of Ontario Regulation 230/08, located here: <https://www.ontario.ca/laws/regulation/080230>. We further reviewed several biodiversity databases for existing records of element occurrences for special concern or rare species, including: NHIC, iNaturalist, OBBA, and ORAA. The primary basis for this review is NHIC, and we include discussion on all observations of relevant species within the overlapping 1km² data square, as well as records from all adjoining squares.

Table 1 lists several species have been recorded locally or otherwise have the potential to occur based on observed habitat conditions. Based on the discussion in **Table 1**, there is potential for one or more special concern and/or rare plant and wildlife species to occur in association with the study area. Additional discussion, including a review of potential impacts to habitat functions for one or more these species resulting from implementation of the proposed plan, is provided in **Section 5.5**.



Table 1. Special Concern & Rare Species with potential to occur in the study area.

Species	Status	Discussion
Snapping Turtle (<i>Chelydra serpentina</i>)	Special Concern	There are NHIC records on the local landscape for Snapping Turtle, Eastern Musk Turtle, and Northern Map Turtle, all species that rely on open water wetlands, lake environments, and adjacent shorelines to carry out key life processes. The subject property and adjacent shoreline can be assumed to support general habitat for one or more of these species, including potential foraging, basking, and nesting areas. See impact assessment for further discussion.
Eastern Musk Turtle (<i>Sternotherus odoratus</i>)	Special Concern	
Northern Map Turtle (<i>Graptemys geographica</i>)	Special Concern	
Common Five-lined Skink (<i>Plestiodon fasciatus</i>)	Special Concern	There are NHIC records on the local landscape for Common Five-lined Skink, a relatively common lizard species in the southern Canadian Shield ecoregion. The subject property does not appear to provide any specialized natural cover for this species; however, individuals can occur in association with rock outcrops, as well as buildings and anthropogenic structures. It can be assumed that this species could occur within the study area. See impact assessment for further discussion.
Eastern Ribbonsnake (<i>Thamnophis sauritus</i>)	Special Concern	There are NHIC records on the local landscape for Eastern Ribbonsnake, a species of gartersnake that lives primarily in wetlands and aquatic areas. The subject property does not appear to provide any specialized natural cover for this species; however, the adjacent shorelines and wetland areas may support foraging habitat. It can be assumed that this species could occur within the study area. See impact assessment for further discussion.
Eastern Wood-Pewee (<i>Contopus virens</i>)	Special Concern	There are NHIC records on the local landscape for Eastern Wood-Pewee and Wood Thrush, both common woodland birds that are ubiquitous in many areas of woodland cover on the local landscape. The subject property and directly adjacent lands do not contain woodland ecosites that could support these species. No further assessment undertaken.
Wood Thrush (<i>Hylocichla mustellina</i>)	Special Concern	
Prairie Warbler (<i>Setophaga discolor</i>)	S2B	There are NHIC records on the local landscape for Prairie Warbler, a species that breeds in open and semi-open rock barrens and shorelines. While these conditions occur on the broader landscape, the subject property and directly adjacent lands would not be expected to support breeding habitat for this species. No further assessment undertaken.
Eastern Whip-poor-will (<i>Antrostomus vociferus</i>)	SC	There are NHIC records on the local landscape for Eastern Whip-poor-will, a species that breeds in rock barrens, open forests, and other successional habitats. While these conditions occur on the broader landscape, the subject property and directly adjacent lands would not be expected to support breeding habitat for this species. No further assessment undertaken.



Species	Status	Discussion
Yellow-banded Bumble (<i>Bombus terricola</i>)	Special Concern	There are NHIC records on the local landscape for Yellow-banded Bumblebee, an uncommon species that is reliant on vegetation communities with abundant forbs and other nectar sources. It is possible that individuals could occur on the local landscape; however, no targeted insect inventory was undertaken as part of this assessment. Moreover, the property does not support any meadow ecosites or concentrations of wildflowers/forbs. It is considered unlikely that this species would occur in association with the subject property. No further assessment undertaken.
Northern Sunfish (<i>Lepomis peltastes</i>)	Special Concern	There are NHIC records on the local landscape for Northern Sunfish, a rare fish species that is known to be relatively common in the area of Severn Sound. This species prefers shallow, slow-moving, and vegetated waters, and spawns in mineral substrates including sand and gravel. It is assumed that this species could occur in the near-shore aquatic areas surrounding the property. See impact assessment for further discussion.
Crested Arrowhead (<i>Sagittaria cristata</i>)	S3	There are NHIC records on the local landscape for multiple rare plant species. While it is possible that one or more of these species could occur on the local landscape, none were observed within the subject property or directly adjacent shoreline. No further assessment undertaken.
Smith's Bulrush (<i>Schoenoplectiella smithii</i>)	S2S3	
Stiff Yellow Flax (<i>Linum medium</i> var. <i>medium</i>)	S3?	

5) IMPACT ASSESSMENT & RECOMMENDATIONS

5.1 Development Context

As discussed in the introduction to this report, it is our understanding that the context for this EIS relates primarily to a proposal to construct renovations to an existing dwelling structure. Proposed renovations include the 'raising' of the existing dwelling and replacement/enlargement of an existing perimeter deck. It is understood that the Township is requiring that the proponent seek a Zoning Bylaw Amendment (ZBA) and Official Plan Amendment (OPA), due to existing zoning context. Specifically, the dwelling is located directly adjacent to areas zoned for EP-PSW, in which development is not permitted. Most or all of the proposed deck footprint would be located directly within the current limits of this restrictive zone. It is further understood that the Township is seeking to have the EIS address retroactive approvals for existing structures in the EP-PSW zone. Specifically, the subject property contains two shoreline docking structures that were apparently constructed without applicable permits. As these structures are also located in the EP-PSW, the requisite ZBA/OPA may also apply to these structures.

The Township pre-consultation record also discussed concerns regarding the presence of sensitive fish habitat, *i.e.*, Type 1 Fish Habitat. Notably, the subject property and adjacent shoreline is characterized in the Township OP as Type 2 Fish Habitat, with Type 1 zoning (FH1) not present on the subject property. An additional critical detail, as discussed in our existing conditions assessment, is that the current PSW



limit mapped on the subject property is inaccurate, presently encompassing large areas represented by dry uplands. As such, the proposed re-development of the dwelling and deck are entirely located outside of areas representing wetland, and at least 15 m from the definable limits of wetland (see **Figure 3** for context). The need for OPA/ZBA may still apply to the existing dock structures, portions of which are inherently located within the PSW.

5.2 Impact Assessment Overview

The general location of the proposed development footprint in relation to natural features is displayed on **Figure 3**. We note that report figures should not be considered survey grade (*i.e.*, for reference purpose only). The formal site plan is included for reference in **Appendix 4**.

Our impact assessment below is intended to inform a review of the proposal by the appropriate approval authority. Our assessment is based on a review of existing conditions at the time of site investigation, as illustrated on **Figure 2** and in the photo record contained in **Appendix 2**. As discussed in **Section 4**, multiple Significant Natural Heritage Features are confirmed or have the potential to occur within the study area. The primary purpose of this report is to assess impacts and support impact mitigation for all features that receive protections under applicable environmental planning policies and regulations. The potential for negative impacts on all identified features is discussed in the sections below, and several recommendations are listed to support a scenario of no net negative impacts.

In assessing and identifying potential negative impacts through any development or related process, it is important to highlight how the PPS defines negative impacts, *i.e.*:

“...degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities”

Importantly, as stated in Section 13.2 of the Natural Heritage Reference Manual (for Natural Heritage Policies of the PPS):

The PPS definition for “negative impacts” does not state that all impacts are negative, nor does it preclude the use of mitigation to prevent, modify or alleviate the impacts to the significant natural heritage feature or area”.

Our impact assessment is intended to be reflective of the above guidance, with consideration for the integrity and function of each feature, and in acknowledgement that not all development and site alteration represents a negative impact.

5.3 Potential Impacts to Wetland & Fish Habitat

Wetland ecosites within the study area are limited to the direct shoreline and a broad area of shallow aquatic zone extending out from the shoreline. Contrary to existing provincial mapping and the current applied EP-PSW zone, wetland does not extend above the direct shoreline on the subject property. At most, there are select areas where a 1-2 m riparian transition zone is present, associated with regular seasonal fluctuations in water levels. However, the typical summer-season water level should be regarded as the general limit to the wetland, as this is the time when defining wetland vegetation is actually present. The extent of fish habitat associated with the study area generally coincides with the wetland limit but is subject to seasonal fluctuations in water levels that define the aquatic zone.

Figure 3 delineates the ‘Approximate Limit of Wetland’ which, for the purpose of this assessment, can also be regarded as the approximate limit of fish habitat.



The primary risk to wetlands and fish habitat in a development context is typically associated with those activities that take place near or in the feature/water body. In general, development and/or site alteration activities that occur proximate to wetlands and fish-bearing waterbodies/watercourses have the potential to cause negative impacts via the following pathways:

- Alterations of surface water and/or groundwater contributions that may result from:
 - Construction staging requirements (e.g., dewatering, etc.);
 - Increased post-construction coverage of impervious surfaces (e.g., roads, roofs, etc.); and,
 - Permanent modifications to existing topography or drainage alignments;
- Loss of riparian vegetation cover that supports thermal mitigation and wetland/aquatic wildlife habitat;
- Increased sediment and/or nutrient loadings to features via runoff exiting the development area from construction to post-completion of the project. This may adversely affect water quality via increased turbidity, nutrient enrichment, contamination by toxic substances, changes in pH, etc.;
- Disruption or loss of habitat for fish and wildlife, as well as constructed-related impacts to such fish and wildlife during the construction process; and,
- Increased human activity/encroachment within the wetland/waterbody post construction, which may result in decreased use by dependent fish and wildlife.

Regarding the proposed dwelling renovations and deck expansion, we provide the opinion that these activities are unlikely to represent a concern in terms of potential functional impacts to the PSW and associated fish habitat. As noted above, the proposed works are not located within an area of wetland but rather are located within areas *adjacent* to wetland and fish habitat.

The new deck surrounds a portion of the perimeter of the existing dwelling, and will replace a pre-existing deck, albeit with a larger footprint. Despite its proximity to the shoreline (~15-20 m), the deck will occur within a pre-existing amenity area and will be consolidated toward the existing structure footprint. Based on our review, the proposal requires no removal of existing areas of natural vegetation, with potential for minor impacts (e.g., limbing) to a single Red Oak tree that is present within amenity space a few meters south of the dwelling. The works will require no removal of shoreline/riparian vegetation, which is mostly sparse or absent under current conditions due to the nature of the setting (i.e., bare rock, active shoreline, and shallow soils).

Notwithstanding, the construction process for the proposed renovation does represent the potential for various temporary, point-source impacts to the wetland, fish habitat, and the lake environment. For example, construction represents the inherent potential for sediment migration into the lake environment, as well as the introduction of pollutants associated with heavy machinery and hazardous construction materials. These factors can and must be mitigated through construction best management practises, as summarized in **Section 5.6**.

Regarding the existing dock structures, Dock 1 and Dock 2, the approximate footprints of these built features are depicted on **Figure 2** for reference. Each structure occurs within an area classified as PSW by the province (municipal EP-PSW zone) and Type 2 Fish Habitat per Appendix 8 to the Township OP. Both docks appear to have been present on the subject property dating back to at least 2018 (per review of Google Earth aerial imagery). Dock 1 is evident in aerial imagery from 2013 (SCOOP 2013), which pre-dates ownership of the property by the proponent.



The docks do occur within areas that inherently represent fish habitat, and where seasonal aquatic vegetation is present. In the area of Dock 1, there is a moderate density of aquatic vegetation, which is present on all sides of the structure. As the structure is seasonal and removable, there is no expectation that its presence represents a significant impact to the type and density of aquatic vegetation. There is potential for limited fish spawning to occur in the area surrounding Dock 1, a function that can occur despite the presence of the small structure. Dock 2 is located in an area where aquatic vegetation is relatively sparse, being in an exposed and locally deeper portion of the lake. Natural aquatic vegetation persists in this location, in likely the same assemblage and density that occurred prior to installation of the structure.

In assessing potential impacts of the docks, it is critical to acknowledge that not all wetlands are functionally equivalent, and this is highly relevant insofar as assessing resiliency to change, including development. Wetlands associated with the property are functionally indistinguishable from the lake environment, despite qualifying as wetlands under broad definitions of the OWES. Georgian Bay wetland and shoreline systems are inherently dynamic, subject to major short- and long-term water level fluctuations, as well as numerous historical and ongoing anthropogenic influences/disturbances. The vegetation assemblages and associated fish habitat functions are highly adaptable in this regard, rather than dependent on static conditions.

Notably, the constructed docks are consistent with many other structures present along adjoining shoreline, all of which are situated within the mapped PSW. The presence of these small docking structures does not result in a measurable effect to the structure of the wetland or its associated functions, including provision of fish habitat. Importantly, both docks reflect a low-impact design, being floating structures, with anchoring points at the shoreline above the definable limit of the wetland, and with no fixed footprint on the lakebed. Based on our site review, there is no evidence that installation of the docks resulted in any modification/alteration or disturbance to the lakebed that represents the PSW. Further, there is no expectation that installation of these docks has negatively impacted local fish habitat functions. Supporting recommendations are provided under **Section 5.6**.

5.4 Potential Impacts to Habitat of Endangered & Threatened Species

As per Section 10 of the ESA, areas of identified habitat for any endangered or threatened species are protected from destruction, unless otherwise authorized. Additionally, Section 9 of the ESA protects individuals of endangered or threatened species, prohibiting individuals from being killed, harmed, or harassed without appropriate authorizations. In many cases, mitigation planning is sufficient to promote consistency with the above provisions. Under recently revised definitions of the ESA, habitat with respect to an animal species is defined as follows:

a dwelling-place, such as a den, nest or other similar place, that is occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering or hibernating

As determined through our screening exercise (**Appendix 3**) and subsequent assessment in **Section 4.4**, The following animal species/guilds are considered potentially relevant to proposed development on the subject property:

- Endangered Bat Species (Little Brown Myotis, Northern Myotis, Eastern Red Bat, Hoary Bat, Silver-haired Bat, Tri-colored Bat)
- Threatened Snake Species (Eastern Massasauga, Eastern Foxsnake, Eastern Hog-nosed Snake)
- Threatened/Endangered Turtle Species (Blanding’s Turtle, Spotted Turtle)



Regarding bats, there are no forested ecosites on the subject property, and AES observed no discrete evidence of bat roosting habitat within the study area during the on-site investigation. Notwithstanding, it is acknowledged that individual bats can occur within individual trees/structures during the active season, including in settings other than definable ‘cavities’. As a highly conservative mitigation measure, we recommend that the project adhere to a restrictive timing window for any removal of treed vegetation (including limbing). Moreover, structural renovations should have regard for the potential occurrence of bats within the existing dwelling structure. Applicable recommendations are summarized under **Section 5.6**.

Regarding snakes and turtles, there are numerous such species present on the local landscape that receive regulated protections under the provincial ESA. Importantly, our on-site investigation did not document any occurrence of the noted species, nor any evidence to suggest the presence of key habitat, as defined above. Given the existing condition of the property, it appears highly unlikely that the subject property supports a nest, den, or similar area occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering or hibernating.

The only potential exception to this is a definable area of sandy substrates that occurs along the southern property boundary, primarily on directly adjacent lands to the south. This area of exposed sand cover occurs directly adjacent to the shoreline and a small patch of emergent marsh. This setting is highly likely to support turtle breeding habitat. This opinion does not suggest that this area is supporting habitat for Blanding’s Turtle or Spotted Turtle; however, in the absence of further survey efforts, it would be impossible to conclude that this is not the case. As such, we provide a series of recommendations pertaining to construction isolation of this sandy area, as well as post-construction naturalization measures that are compatible with the habitat function.

We also provide general recommendations regarding work-site isolation and protocols for managing incidental wildlife interactions. These actions are critical, as despite the conclusions provided herein regarding the presence of habitat, it would be impossible to state that individuals of any of the noted species would not be present on the property prior to or during the construction process. Provided that the project adheres to all recommendations listed under **Section 5.6**, we provide the opinion that proposed development can remain compliant with the ESA. Additionally, and similar to our conclusions regarding wetland/fish habitat, we do not expect that prior installation of the noted docking structures resulted in a negative impact to any individuals or habitat for noted SAR.

5.5 Potential Impacts to Habitat for Special Concern & Rare Wildlife Species

Section 4.5 discussed the potential for significant wildlife habitat functions to occur within the study area. As discussed, the proposed development does not represent a trigger for a full SWH screening; however, per direction in the NHRM, previously identified SWH features and functions should be considered in the impact assessment process, regardless of the form of development.

Background records review indicates that several special concern and rare wildlife/plant species have been identified on the local landscape, representing a confirmed form of SWH. We have reviewed these occurrence records and provided an opinion regarding which species may be expected to occur in direct association with the property/adjacent lands. The following species are regarded as having the potential to be present on the property or immediately adjacent lands:

- Snapping Turtle
- Eastern Musk Turtle
- Northern Map Turtle
- Common Five-lined Skink
- Eastern Ribbonsnake
- Northern Sunfish



Our conclusions provided in **Section 5.4** regarding threatened/endangered snakes and turtles are considered directly applicable to potential habitat for the above-listed snake and turtle species. Likewise, our conclusions regarding potential impacts to fish habitat are considered directly applicable to noted potential habitat for Northern Sunfish. Based on this review, it is our opinion that the proposed and completed works, including the deck/building renovation and construction of floating docks, is not expected to result in a negative impact to habitat for any of the above-listed species. Associated recommendations provided under **Section 5.6** are applicable in supporting the conclusion.

5.6 Impact Assessment Summary & Recommended Mitigation Plan

As discussed in the preceding sections, there are various potential pathways for the proposed development to result in impacts to the natural environment. Therefore, proactive mitigation measures are recommended to avoid such impacts where applicable. Importantly, the proposed development (deck/dwelling renovation) will not occur within any areas representing fish habitat, wetland, or habitat for any protected species. While there is inherent potential for prior installed docking structures to have resulted in negative impacts, this does not appear to have been the case. Based on our site-specific review, we provide the opinion that prior installed docks were constructed with a low impact design and have not resulted in the loss of function of associated areas of fish habitat, wetland, and wildlife habitat.

It is acknowledged that, in order to permit completed and proposed development, the proponent must seek zoning/planning approvals. We provide the following general recommendations to further promote consistency with applicable bylaw provisions and OP policies. Recommendations are categorized according to goals for general construction mitigation, site naturalization/planting, and wildlife-related impact mitigation and regulatory compliance.

5.6.1 General Construction Mitigation

The following measures are recommended to occur in advance of and during the construction process. Construction mitigation is critical in supporting conclusions of this report pertaining to fish and wildlife habitat impact avoidance. Importantly, certain measures may be flexible and implemented to suit the specific nature of the development proposal. Construction mitigation is the responsibility of the proponent and/or delegated on-site contractor.

- **Implement an erosion and sediment control plan, including the following elements:**
 - **Install heavy-duty silt fence barriers immediately downgradient of any proposed excavation areas (i.e., for footings) per provincial standard (e.g., OPSD 219.130).**
 - **Silt fencing should be installed to isolate all construction staging and material storage areas.**
 - **Additional sediment fencing and appropriate control measures must be available on site so that any breach can be immediately repaired.**
 - **Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained. Sediment fencing should be inspected daily and prior to precipitation events, with necessary remedial actions occurring as issues are identified.**
 - **An on-site supervisor shall be assigned the responsibility of daily inspections of the sediment and erosion control measures. The inspector must record the time and date of inspections, the status of the mitigation measures, and any repairs undertaken.**



- Develop a construction spill response plan, including the following elements:
 - Assign roles to on-site contractors to implement necessary actions in the event of a hazardous material spill.
 - Prepare a spill response kit in advance of construction. The kit shall include, at a minimum, absorbent materials to support clean up (e.g., sand), shovel(s), protective equipment for spill responders (e.g., gloves), suitable waste material storage bags/containers, and any other materials or tools that may be necessary to respond to a hazardous material spill (scope and scale to reflect site-specific construction materials). Any spills of deleterious substances and materials should be cleaned immediately. Any waste materials generated from clean up of spills are to be removed immediately from the work site.
 - Any spills of oil, fuel, or other deleterious substances whether directly or indirectly into a waterbody are to be promptly reported to the Ontario Spills Action Center (1-866-663-8477). Any deposit of deleterious substances within fish habitat (i.e., the lake) must also be reported to DFO through the Fish and Fish Habitat Protection Program – Ontario office (Telephone: 1-855-852-8320; Email: FisheriesProtection@dfo-mpo.gc.ca). The DFO directs that action be taken immediately to remedy issues related to deposit of deleterious substances (i.e., do not wait for a response from DFO following reporting of a spill before taking action).
- Any machinery should arrive to site washed and in good working order, inspected for fuel or fluid leaks prior to entering the site.
- All machinery should arrived free of invasive plant materials per the Ontario Invasive Plant Council Clean Equipment Protocol for Industry: https://www.ontarioinvasiveplants.ca/wp-content/uploads/2016/07/Clean-Equipment-Protocol_June2016_D3_WEB-1.pdf
- All machinery is to be operated within the ESC barriers and, ideally, minimized to the extent feasible within the nearshore area. Machinery should not enter the lake and should avoid coming as near as 5 m from the direct shoreline.
- The contractor is required to maintain all machinery in proper working order, with daily monitoring to occur, including daily start-up checks for fuel leaks. Re-fueling and maintenance works should occur within the designated machinery and material storage areas. Machinery should be washed and serviced off site.
- Locate all fuel and other potentially deleterious substances within the area isolated by sediment fencing, setback as far as feasible from the shoreline (30 m if feasible). Any construction waste materials should be cleaned and contained on a daily basis and removed from the site as soon as feasible.
- Offloading of construction and aggregate/fill materials (where required) should be completed during fair weather conditions.
- Temporary storage locations of aggregate/fill material (if/where required) should be located within the area isolated by sediment fencing. All stockpiled topsoil/overburden (where required) should be maintained in low piles and stabilized as quickly as possible (e.g., erosion-prone areas covered with textile) to minimize the potential for runoff. All aggregate/fill storage should be directed away from the shoreline, striving for a distance of 30 m wherever feasible.
- Any trees representing an obstacle to structure footprints and/or construction access should be trimmed rather than removed, where feasible. All retained trees should be



clearly marked, and heavy machinery should provide a wide buffer to avoid impacts to critical rooting zones. Fencing/hoarding should be installed around any retainable trees proximate to the development footprint, construction staging areas, and/or access pathways. Any individual trees that do require removal should be cut flush to grade and the stump/root system retained in place to support soil stability.

- **Native materials (e.g. rock, gravel, logs, etc.) shall not be removed from the shoreline, banks or below the high-water level for use as construction materials.**
- **If concrete mixing must occur on site, this should occur away from the direct shoreline in a designated area (30 m from shoreline if feasible). All concrete mixing should be fully contained and mixing containers should be washed off site, where feasible.**

5.6.2 Site Stabilization & Naturalization

The following measures pertain to post-construction stabilization and scoped naturalization, including review of opportunities for increasing the extent of vegetation cover within shoreline setbacks. One of the technical elements of an EIS requested on the Township’s pre-consultation checklist is a ‘Re-naturalization/Planting Plan’. Addressing this requirement is complex for a few reasons, most notably because the proposed development does not require any removal of natural vegetation.

Additionally, it’s important to note that the site is largely represented by amenity space around the existing dwelling that transitions into bedrock shoreline. Where overburden exists, this appears to be shallow to a degree that natural plantings, if required, would be very unlikely to succeed. Moreover, the natural setting in this location is inherently semi-open/barren, due to the lack of soil and generally sterile condition.

The only locations on the property that might represent logical settings for re-naturalization/planting would be the northwest corner, which is represented by a small rock outcrop that is already in a natural condition. The other potential location where naturalization/planting efforts could occur is the southern property boundary, which supports a strip of exposed and loosely vegetated sandy substrates. In an effort to demonstrate some measure of ‘net gain’ in natural vegetation cover on the property, this area is highlighted on **Figure 3** with general recommendations for vegetative plantings listed below. We note that it would not be desirable to fully plant this area with trees/shrubs, as this sandbar is likely to support turtle nesting and, therefore, may be more valuable in its current state.

Recommendations for site stabilization and naturalization/planting are summarized as follows:

- **Following completion of construction, the following steps should be implemented to ensure stabilization of disturbed surface substrates.**
 - **Any disturbance from temporary construction pathways/staging areas should be mitigated/stabilized through application of mulch and/or a site-appropriate stabilization seed mix.**
 - **Removal of non-biodegradable erosion and sediment control materials should occur once construction is complete, and the site is stabilized**
- **In general, re-occurring management of vegetation should be avoided in areas upgradient from the shoreline that are not represented by structures or core residential amenity space. Such areas should be allowed to naturalize with native, low-growing vegetation, where feasible.**
- **Implement a scoped planting plan to promote naturalization along a portion of the southern property boundary. General recommendations include:**



- **Install up to 12 individual hardy shrubs or low trees in the area prescribed on Figure 2.**
- **Example of recommended suitable species include Eastern Ninebark (*Physocarpus opulifolius*), Elderberry (*Sambucus canadensis*), Winterberry (*Ilex verticillata*), Red Osier Dogwood (*Cornus sericea*), and/or Tamarack (*Larix laricina*).**
- **Woody plantings should be spaced apart by 1-2 m, sourced as bare-root or potted nursery stock, and managed/watered in the season of planting to facilitate survival.**
- **Installation should occur in the early-mid spring season, prior to the annual onset of turtle nesting activity, to avoid incidental excavation of turtle nests.**

5.6.3 Wildlife Impact Mitigation & Regulatory Compliance

The following measures are recommended to support wildlife impact mitigation, supporting conclusions regarding conformity with policies pertaining to significant wildlife habitat, as well as compliance with regulations under various provincial legislation such as the ESA, *Migratory Birds Convention Act* (MBCA), and *Fish & Wildlife Conservation Act* (FWCA). Such protective regulations are generally regarded as ‘proponent-led’, meaning that these measures are generally discretionary on the part of the proponent.

- **If any tree removal is determined to be required for the purposes of development, this should only occur in the late fall, winter, and early spring. This timeframe is outside of the typical maternal roosting period. This means that tree clearing should be avoided between April 1-Nov 30 of any given year, unless otherwise informed through inspection by a qualified biologist.**
- **If any bats are observed during the construction/renovation process, individuals should not be harassed, captured, or harmed without further consideration. Specifically, the applicant should contact a qualified biologist and/or a management biologist at the Ministry of Environment, Conservation, and Parks. Any bats or evidence of bats should be interpreted as evidence of the presence of endangered bat species. Further actions and mitigation measures may be required to ensure that impacts to individuals of endangered bat species, if present, are avoided through the construction process.**
- **Avoid removal of any vegetation, including residential/ornamental plantings, between April 15 – August 31 of any given year. If vegetation removals must occur during this period, a nest survey should be conducted by a qualified biologist prior to commencement of construction activities to identify and locate active nests of migratory bird species covered by the MBCA or FWCA. If a nest is located or evidence of breeding noted, then a mitigation plan should be developed to address any potential impacts on migratory birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.**
- **Wildlife should be excluded from the entering the work site wherever feasible. Where individual animals (birds, mammals, herptiles) are identified within the work site, these should be gently encouraged to move from the site. In the case of non-Species at Risk wildlife, individuals may be contained and re-located to an area beyond the isolated construction envelope.**
- **The current state of the direct shoreline, including presence of installed docks, is considered appropriate and in-line with provisions of the federal *Fisheries Act*. Any**



modifications to these structures or future proposed activities associated with the direct shoreline should be reviewed by a qualified professional to ensure *Fisheries Act* compliance.

6) COMPLIANCE WITH ENVIRONMENTAL LEGISLATION AND POLICIES

The following sections outline the federal, provincial, and municipal environmental legislation, including plans, regulations, and/or bylaws that are understood to be applicable to the proposal. AES provides a list of policies and provisions and summarizes how the proposal can demonstrate conformity and consistency. Where potential conformity issues exist, we cite recommended mitigation strategies that are intended guide the proposal toward meeting the intent of relevant requirements. Importantly, our interpretations regarding planning policy conformity are provided for consideration and verification by the applicable approval authority.

6.1 Federal Fisheries Act, R.S.C. 1985

The *Federal Fisheries Act* states that:

34.4 (1) No person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish.

35. (1) No person shall carry on any work, undertaking or activity that results in harmful alteration, disruption or destruction of fish habitat.

DFO further states that “under subsection 35(1) a person may carry on such works, undertakings or activities without contravening this prohibition, provided that they are carried on under the authority of one of the exceptions listed in subsection 35(2), and in accordance with the requirements of the appropriate exception. In most cases, this exception would be Ministerial authorizations granted to proponents in accordance with the *Authorizations Concerning Fish and Fish Habitat Protection Regulations*.”

Based on our site review and our understanding of provisions of the *Fisheries Act*, it does not appear that previously completed dock installations would represent a contravention of the *Act*. Docks are permitted under the scope of a standard ‘Code of Practise’ (COP), wherein certain lower risk activities may be permitted without the need for regulatory review. In this case, the works likely would have fallen under the COP described as: ‘*Boathouses, docks, and moorings: Construction, maintenance and repair*’. The conditions associated with this COP include the following:

- *You determine if there are aquatic species at risk within the **affected area** by consulting our **aquatic species at risk map**, and confirm that the work will not take place within the*
 - *entire distribution area, including critical habitat or residences, of any molluscs listed under schedule 1 of the Species at Risk Act*
 - *critical habitat or residences of any other aquatic species at risk*
- *the work does not include:*
 - *use of explosives*
 - *construction of new crib docks*
 - *use of foam floats*
 - *pile driving using impact hammer*
 - *removal of natural wood debris, rocks, sand or other materials from below the ordinary high water mark*



- placing fill, excavating or grading below the ordinary high water mark, or dredging (If dredging for the purpose of maintaining a previously dredged navigational area, consult the code of practice for [Routine Maintenance Dredging for Navigation](#))
- construction of a dock, mooring or boathouse over aquatic vegetation
- for maintenance and repair of existing structures, there is no permanent increase in the original design footprint below the [ordinary high water mark](#)
- for new construction, the footprint is limited to pipes, piles, poles, anchors and cement blocks
- pile installation is completed using a vibratory hammer or drilling methods
- you implement the measures in [section 3](#) to protect fish and fish habitat when carrying out the works, undertakings and activities.

To our knowledge, the installed docks are assumed to meet the above conditions. On this basis, we provide the opinion that existing docks (particularly the more recently installed Dock 2) generally meets the requirements of a standard COP under the *Fisheries Act*. While implementation of works under a COP requires submission of a 'notification form' to DFP, this is not considered applicable in a retroactive situation.

Regarding further proposed works on the subject property, we provide the opinion that works can avoid causing the death of fish or the harmful alteration, disruption, or destruction of fish habitat, provided that mitigation measures are implemented as recommended herein. On this basis, we expect that the proposal can avoid resulting in a contravention of the *Act*. Importantly, this does not represent clearance under the *Fisheries Act*, and it remains a proponent's sole responsibility to ensure that all measures are undertaken to avoid impacts to fish and fish habitat.

6.2 Federal Migratory Birds Convention Act (1994)

Part 1, Section 5 of the Migratory Birds Regulations under the *Migratory Birds Convention Act, 1994* (MBCA) prohibits the disturbance or destruction of nests, eggs, or nest shelters of a migratory bird. The provincial *Fish and Wildlife Conservation Act, 1997* (FWCA) extends the protection of bird nests and eggs to species that are not listed under the Migratory Birds Regulations (e.g., Corvids).

For most migratory bird species, nest protections under the MBCA apply for the duration of time that a nest is occupied; however, protections extend beyond the period of occupation for several species that may be common locally, including Pileated Woodpecker, Green Heron, and Great Blue Heron, amongst others (see Schedule 1 under the Act for full list). For the species listed under Schedule 1, specific conditions must be met in order to damage/remove a nest, including providing notice to the minister in charge, and demonstrating that the nest has not been occupied by an applicable species for a time period specified under Schedule 1.

Based on our on-site assessment, there is no evidence of nesting or suitable nesting habitat on the subject property by any species listed under Schedule 1 to the MBCA. If any future vegetation removals within the study area are determined to be required, restricting clearing of vegetation to times outside of the period of April 15 to August 31 inclusive, will avoid destruction of other species' nests and prevent contravention of Section 5 of the regulations.

6.3 Provincial Endangered Species Act, S.O. 2007, c. 6

The ESA protects designated endangered and threatened species in Ontario from being killed, harmed, or harassed (s. 9) or having their habitat damaged or destroyed (s. 10). **Section 4.4** identified one or more species or its habitat having the potential to occur within or adjacent to the study area. **Section 5.4** provided a subsequent discussion of potential impacts to such species and/or associated habitat features, should those species be present within or adjacent to the study area.



Based on this assessment, and assuming full implementation of mitigation measures (if/where recommended), it is the opinion of AES that no endangered or threatened species or their habitats were likely to have been impacted by prior dock installation. Likewise, provided that proposed development adheres to various mitigation measures recommended herein, we expect that proposed development can avoid impacts to any endangered or threatened species with potential to occur on the local landscape. On this basis, it appears that approval of the application can avoid any risk of contravention to the ESA. It is noted that this assessment does not represent ‘clearance’ with respect to ESA compliance. It remains a proponent’s continued and sole responsibility to ensure that a project does not result in a contravention of the ESA.

6.4 Provincial Planning Statement, pursuant to the *Planning Act*, 2024

The Provincial Planning Statement (PPS) is promulgated under the *Planning Act* and provides direction to municipalities on matters of provincial interest related to land-use planning. The PPS was most recently updated in October 2024. Municipal OP’s must be consistent with the PPS. Key natural heritage-related provisions of the PPS, as assessed in this report, are listed below:

4.1.4 Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E, and 7E1; and
- b) significant coastal wetlands.

4.1.5 Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
- b) significant woodlands in Ecoregions 6E and 7E;
- c) significant valleylands in Ecoregions 6E and 7E;
- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest; and
- f) coastal wetlands in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be *no negative impacts on the natural features or their ecological functions*.

4.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

4.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

4.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Based on the results of the impact assessment contained herein, and contingent on the implementation of the recommendations outlined in **Section 5** (if/where applicable), we expect that proposed development can be conducted in a manner that is consistent with Sections 4.1.4 to 4.1.8 of the PPS.

Regarding prior installation of docks, this aspect of the proposal presents a complex question in terms of how docks, and particularly floating docks, are viewed under the definition of development. We can provide the opinion that prior dock installation did not and does not represent a form of site alteration



within the confirmed site-specific limits of the PSW. All anchor points for the floating dock structures are located outside of the wetland limit. The dock structures themselves have no physical footprint on the lakebed and are technically moveable/removal. We provide the general opinion that these docks do not represent a negative impact to the form and function of the wetland/fish habitat; however, we cannot provide an authoritative opinion in terms of how these structures fall under the definition of development.

6.5 Township of Georgian Bay Zoning Bylaw (2025 Consolidation) & Official Plan (2021 Consolidation)

It is our understanding that the trigger for this assessment relates to provisions in the local zoning bylaw prohibiting development and other activities within areas zoned for EP-PSW, as well as within a specified distance from this zone. One critical outcome of this assessment is the finding that the current limit of the mapped EP-PSW zone associated with the subject property does not accurately reflect the on-the-ground limits of any definable wetland ecosite. As described in this report, the existing PSW mapping administered by the province presents a major over-estimation of the true extent of the wetland on the property. In our experience, this is a common occurrence, especially in scenarios where large wetland complexes have been evaluated with a heavy reliance on aerial imagery interpretation.

In any case, this report provides a more detailed, reliable interpretation of a definable wetland limit, which essentially corresponds with the limit of the 2025 summer-season water level. While water levels can and do fluctuate over longer time periods, our delineation is based on the water levels observed at the time of our site assessment.

The details contained in this report are intended to support and inform the Township in their review of applications for relief from one or provisions and/or a site-specific ZBA. **Figure 2** provides several points of reference in this regard, including the delineated extent of wetland, a calculated setback of 15 m from this line, as well as the approximate 'high water mark'. These are all metrics applied in various provisions of the zoning bylaw.

Importantly, the footprint of proposed new development will occur between 15-20 m from the delineated limits of wetlands and the approximate waters edge at the time of site assessment. Prior installed dock structures occur within areas identified as wetland/PSW, but with any fixed anchoring points technically outside of the wetland limit. Additionally, most of the property is encompassed within the high water mark elevation (~177.4), meaning that setbacks and naturalization prescriptions associated with this metric may be impossible to achieve. It is understood that the existing dwelling is considered 'legal, non-conforming' and, therefore, it may be acknowledged that certain provisions of the bylaw cannot be met.

We suggest that granting bylaw relief and/or an amendment can be accomplished without resulting in negative impacts to the shore environment, fish habitat, or any other natural heritage features or functions associated with the subject property. A detailed list of recommendations is provided in this report to support this conclusion.

Various policies are presented under the Township's OP that direct how development may occur in association with natural features. Several policies that we believe to be most applicable to the proposed development are listed under **Table 2**. We provide discussion regarding the applicability of each policy and our understanding/interpretation of how the proposal can occur in conformity. This assessment assumes general comparability and alignment of the local OP with the regional OP. Information provided in this report can be used to support interpretation of any other policies of the local and/or regional OP as determined to be applicable by the approval authority.



Table 2. Assessment of Township of Georgian Bay Official Plan Natural Heritage Policy Conformity.

Section No.	Policy Text	Discussion
D.1.3.5	<i>Development and Site Alteration shall not be permitted in the Significant Wildlife Habitat and Habitat of Endangered Species and Threatened Species unless authorized under the Endangered Species Act.</i>	Based on the result of this assessment, proposed development will not occur within areas representing SWH or habitat for endangered/threatened species.
D.1.3.6	<i>Development and Site Alteration may be permitted in a Significant Wildlife Habitat subject to the submission of an Impact Assessment as per Section 1.2.2 (Impact Assessments) of this Official Plan to the satisfaction of the Township and The District of Muskoka where required, demonstrating that there will be no Negative Impact on the natural features or ecological function of the habitat.</i>	Based on the result of this assessment, we do not expect that proposed development and prior dock installation results in a negative impact to local SWH features or associated functions.
D.1.3.7	<i>Prior to Development or Site Alteration occurring on lands adjacent to the Significant Habitat of Endangered Species and Threatened Species, or adjacent to a Significant Wildlife Habitat, an Impact Assessment, as per Section 1.2.2 (Impact Assessments) of this Official Plan, shall be submitted to the satisfaction of the Township, as well as the Province and District of Muskoka where required, demonstrating that there will be no Negative Impact on the natural features or ecological function of the habitat or unless authorized under the Endangered Species Act. The extent of what constitutes Adjacent Lands will be confirmed by the Township who many consult with the applicable authority.</i>	Based on the result of this assessment, we do not expect that proposed development and prior dock installation results in a negative impact to any local habitat for endangered and threatened species.
D.1.4.2	<i>The location and extent of Provincially Significant Coastal Wetlands and Provincially Significant Wetlands shall be determined by the Province. To date, twenty three Provincially Significant Wetlands have been identified by the Province. These are identified in Appendix 4 (Provincially Significant Wetlands) to this Official Plan, which shall be used as reference information. Specific Wetland boundaries shall be obtained from the Province or as verified through the submission of an Impact Assessment, as per Section 1.2.2 (Impact Assessments) of this Official Plan, acceptable to the Province.</i>	Based on the result of this assessment, the PSW mapping applied to the subject property is not accurate. While a PSW area is present, the limits are subject to refinement per review by a qualified professional.
D.1.4.5	<i>Development and Site Alteration shall not be permitted in Provincially Significant Wetlands or Provincially Significant Coastal Wetlands, Development or Site Alteration shall also not be permitted in Other Wetlands, subject to Sections D.1.4.6 and D.1.4.7 of this Official Plan.</i>	Based on the result of this assessment, proposed new development will not occur within a PSW. Prior dock installation includes the presence of two floating docks overtop of areas representing PSW; however, all permanent footprints and anchoring points are located slightly beyond the PSW limit.
D.1.4.9	<i>Prior to Development or Site Alteration occurring on lands within 120 metres of a Provincially Significant Wetland or Provincially Significant Coastal Wetland, an Impact Assessment as per Section 1.2.2 (Impact Assessments) shall be submitted to the satisfaction of the Township, Ministry of Natural Resources or applicable agency</i>	Based on the result of this assessment, we do not expect that proposed development and prior dock installation results in a negative impact to the functions of the local PSW.



Section No.	Policy Text	Discussion
	<i>demonstrating that there will be no Negative Impact on the natural features or ecological function of the Wetland...</i>	
D.1.6.3	<i>The location of Type 1 Fish Habitat is generally located throughout the Township and generally identified on Appendix 8 (Fish Habitat) of this Official Plan. Detailed mapping is available at the Township. This mapping should be used as a resource when considering new Development.</i>	Per review of municipal zoning maps and OP maps (Appendix 8), shorelines associated with the subject property are not identified as Type 1 Fish Habitat.
D.1.6.5	<i>Development and Site Alteration shall not be permitted in Fish Habitats except in accordance with the policies and regulations of the Province and the Federal Government.</i>	Based on the result of this assessment, proposed new development will not occur within areas representing fish habitat. Prior dock installation includes the presence of two floating docks within areas representing fish habitat, which appears to have occurred in a manner generally consistent with provisions of the <i>Fisheries Act</i> .
D.1.6.6	<i>Prior to Development or Site Alteration occurring on lands within 120 metres of a Type 1 or unknown Fish Habitat, an Impact Assessment as per Section 1.2.2 (Impact Assessments) shall be submitted to the satisfaction of the Township and the applicable agency demonstrating that there will be no Negative Impact on the natural features or ecological function of the habitat except in accordance with Provincial and Federal policies and regulations.</i>	Based on the result of this assessment, the nearest area of mapped Type 1 Fish Habitat (FH1 zone) occurs approximately 50 m to the north. We do not expect that proposed development and prior dock installation results in a negative impact to the functions of this or other areas of fish habitat.
D.1.6.8	<i>A 15 metre setback is required from warm water Fish Habitat for new Development. A 30 metre setback is required from cold water Fish Habitat for new Development. Reduced setbacks may be considered where it has been demonstrated through the submission of an Impact Assessment as per Section 1.2.2 (Impact Assessments) of this Official Plan that there will be no Negative Impact on the habitat. Additional detailed policies may be found in Section F (Waterfront) and Section E (Settlement Areas) and the designation specific policy shall apply.</i>	It is assumed that the local area is regarded as cold water fish habitat. Given the size and configuration of the parcel, and location of the existing dwelling, proposed development would not be able to accommodate a 30 m setback from the shoreline. We do not expect that proposed development and prior dock installation results in a negative impact to areas of fish habitat.
D.2.2.4.2	<i>Vegetation along the shoreline is critical for the protection of Water Quality. Preservation or restoration, where appropriate, of the shoreline buffer is required. A minimum target of 75% of the linear shoreline of a lot will be maintained in a natural state to a targeted depth of 15.0 metres back from the shoreline where new lots are being created and where vacant lots are being developed. Where a lot is currently developed and further development is proposed, these targets should be achieved to the extent feasible. Where the targets cannot be met, a net improvement over the existing situation is required or at a minimum, must conform to any specific policies within the Official Plan designations.</i>	The configuration of the subject property and existing developed context generally do not allow for adherence to this policy. Information is provided herein to support the authority in reviewing applicability of target metrics. Recommendations are provided herein to support a 'net improvement' over the existing condition insofar as planting additional vegetation within a suitable location.



7) CONCLUSIONS

The preceding report provides the results of our scoped Environmental Impact Study. This report includes details regarding existing physical and ecological conditions within a defined study area, a description of the development proposal, an assessment of potential impacts to identified features, and a general assessment of consistency and conformity with relevant municipal, provincial, and federal environmental policies.

Based upon the findings presented in this report and contingent upon the implementation of and adherence to the recommendations made herein, it is our conclusion that proposed development and planning approvals can be completed without negatively impacting the function of any significant natural heritage features. We advise that any recommended mitigation/preventative measures outlined in **Section 5** be implemented through appropriate planning mechanism as determined by the approval authority.

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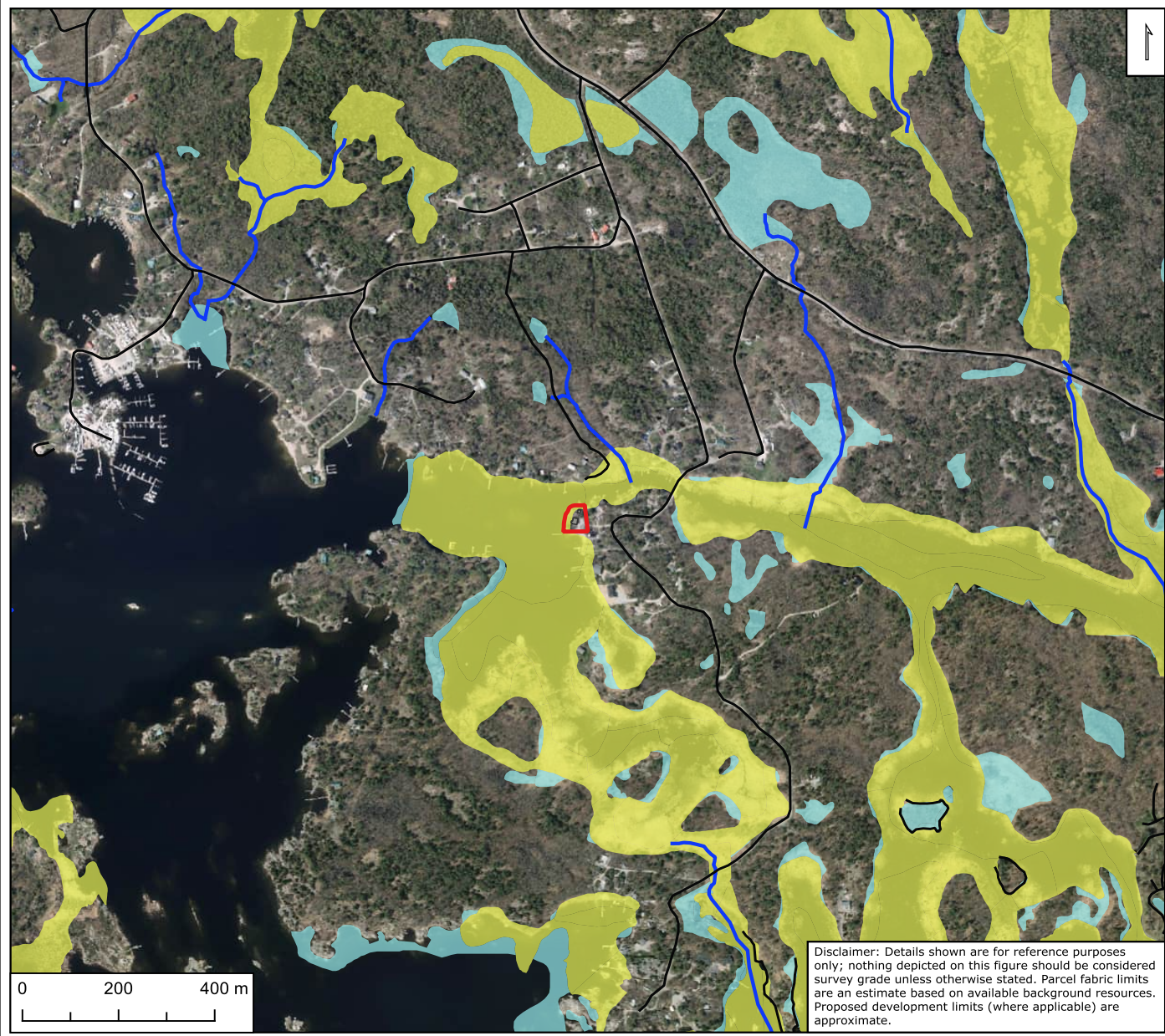
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**Figure 1:
Property Location & Landscape
Context**

Legend

- Subject Property
- Local Road Network
- Local Drainage Network


Provincial Wetland Layer

- Evaluated (PSW)
- Unevaluated Wetland

Project No & Description:
 AES-25056
 146 Prisque Rd. - Environmental Impact Study

Date Prepared: Aug 01, 2025	Prepared By: MF
Last Revision: N/A	Checked By: N/A

Basemap/Data Reference:
 ON Geohub 2025
 SCOOP 2018



Disclaimer: Details shown are for reference purposes only; nothing depicted on this figure should be considered survey grade unless otherwise stated. Parcel fabric limits are an estimate based on available background resources. Proposed development limits (where applicable) are approximate.



**Figure 2:
Existing Site Conditions.**

Legend

- Subject Property
- Contours (1 m)
- Existing Dwelling/Deck & Accessory Structure
- Existing Docks
- Approximate Limit of Wetland (at or within 1-2 m of 2025 summer water level)

Project No & Description:

AES-25056
146 Prisque Rd. - Environmental Impact Study

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**Figure 3:
Proposed Development.**

- Legend**
- Subject Property
 - Contours (1 m)
 - Existing Dwelling/Deck & Accessory Structure
 - Existing Docks
 - Proposed Structure Footprint (Dwelling Renovation & Enlarged Deck)
 - Approximate Limit of Wetland (at or within 1-2 m of 2025 summer water level)
 - Wetland + 15 m (for general reference)
 - Approximate High Water Mark Reference (~177.5 m contour per Lidar-Derived Provincial DTM)
 - Potential Naturalization Strip (See report Section 5.6)
 - Conceptual Alignment of Plantings

Project No & Description:

AES-25056
146 Prisque Rd. - Environmental Impact Study

Date Prepared: Aug 01, 2025 Prepared By: MF

Last Revision: N/A Checked By: N/A

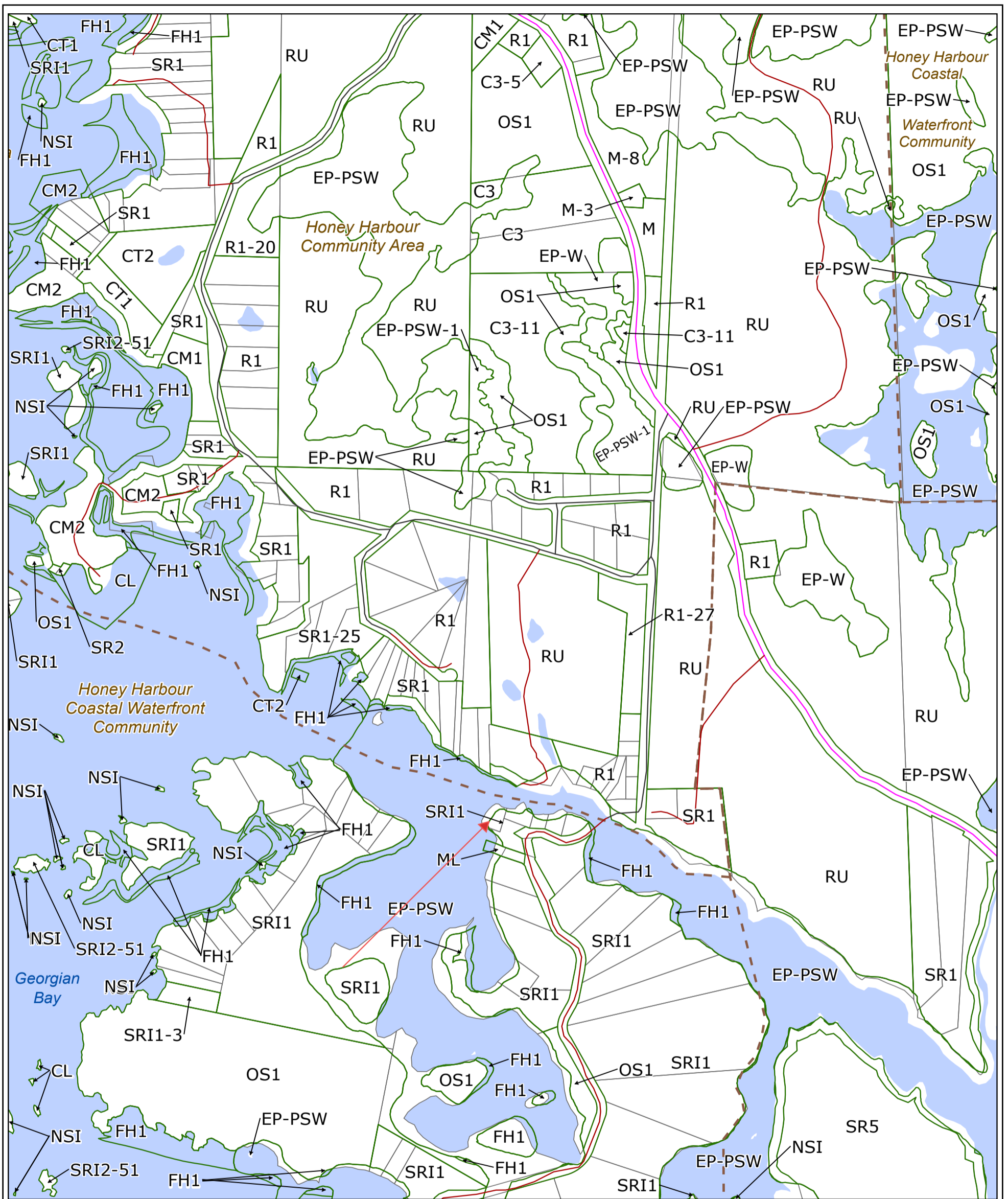
Basemap/Data Reference:

ON Geohub 2025
SCOOP 2018



Disclaimer: Details shown are for reference purposes only; nothing depicted on this figure should be considered survey grade unless otherwise stated. Parcel fabric limits are an estimate based on available background resources. Proposed development limits (where applicable) are approximate.

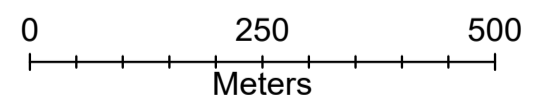
Appendix 1. Land Use Schedules.



Township of Georgian Bay
 Zoning By-law 2014-75

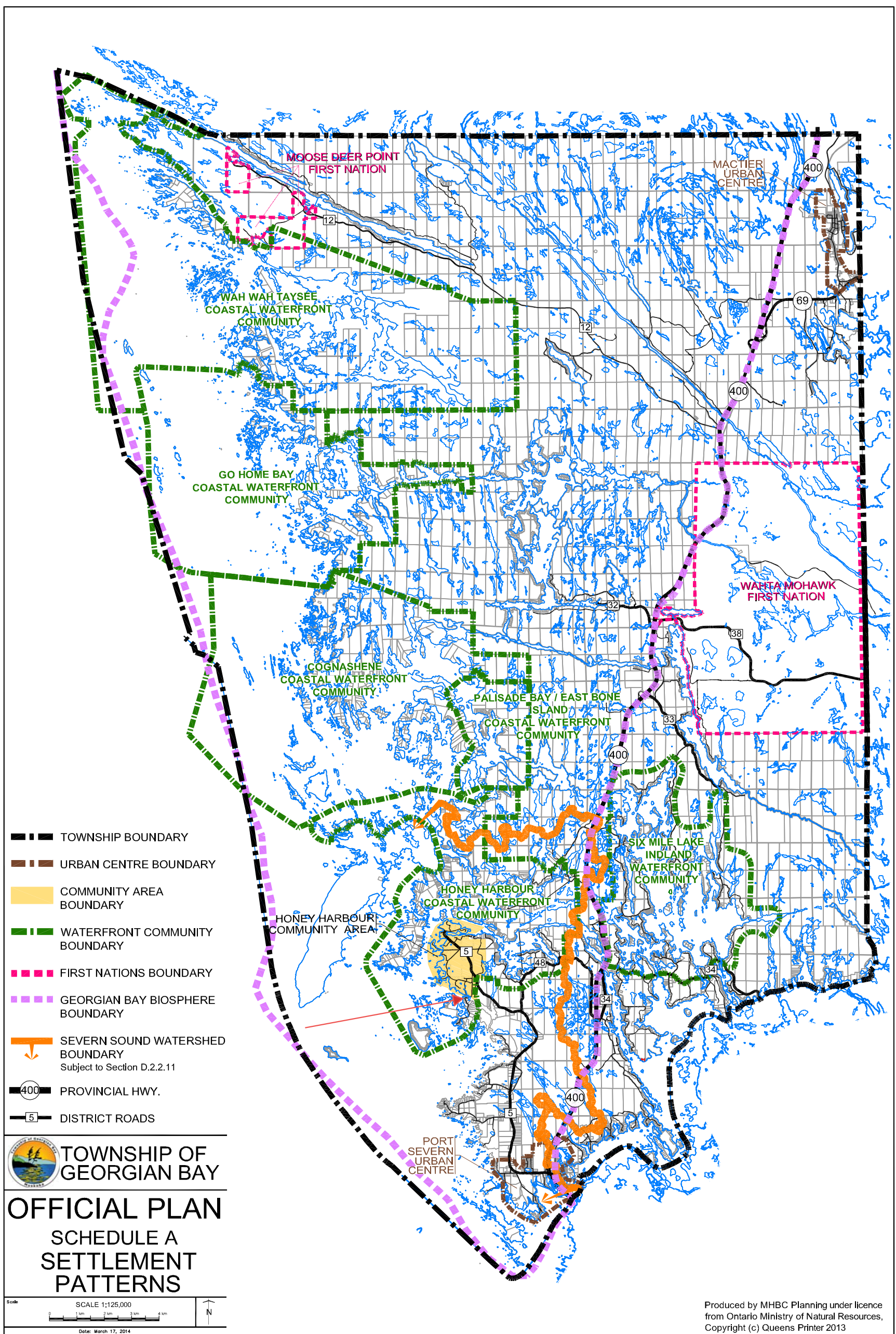


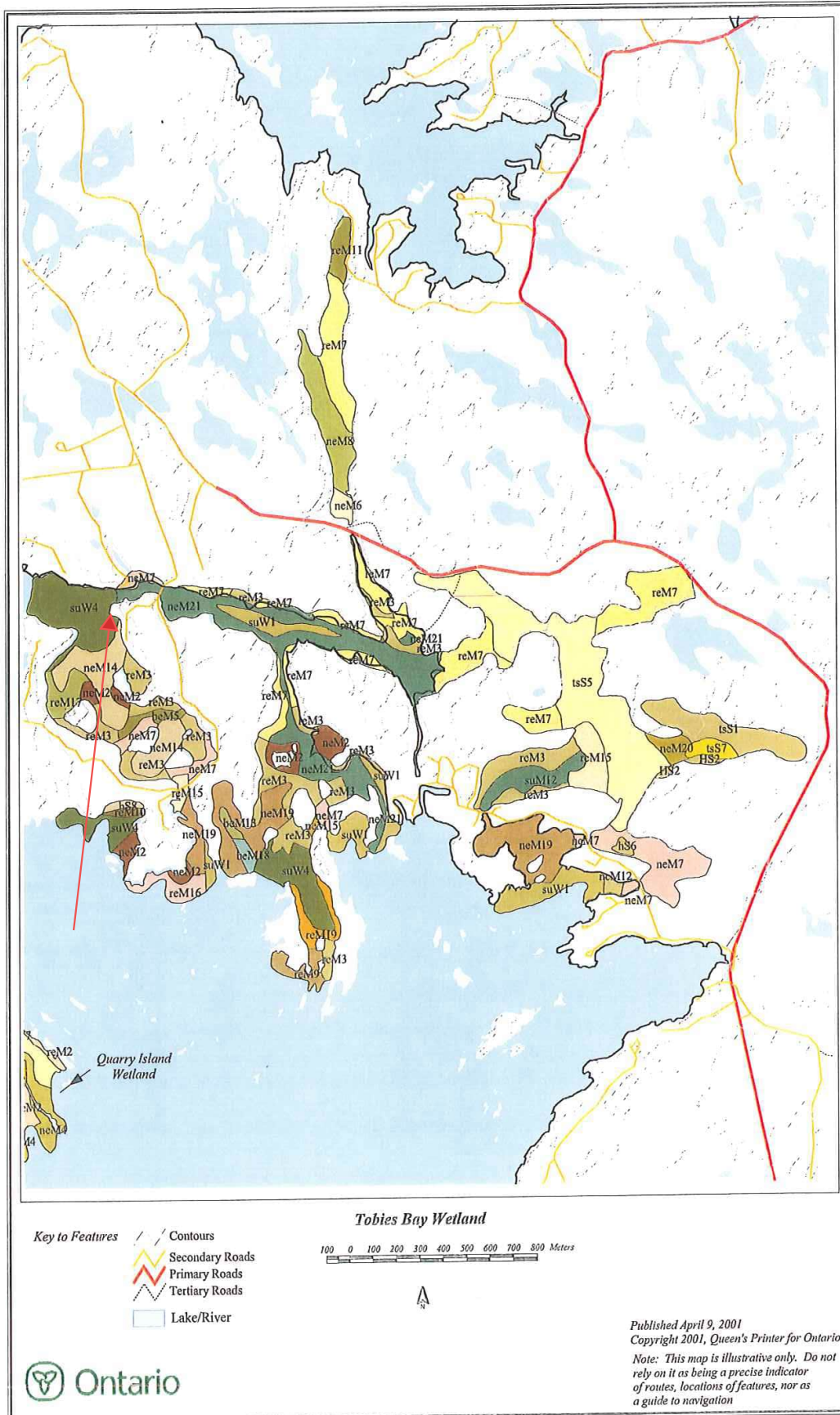
Schedule A
 Map #127 / 154

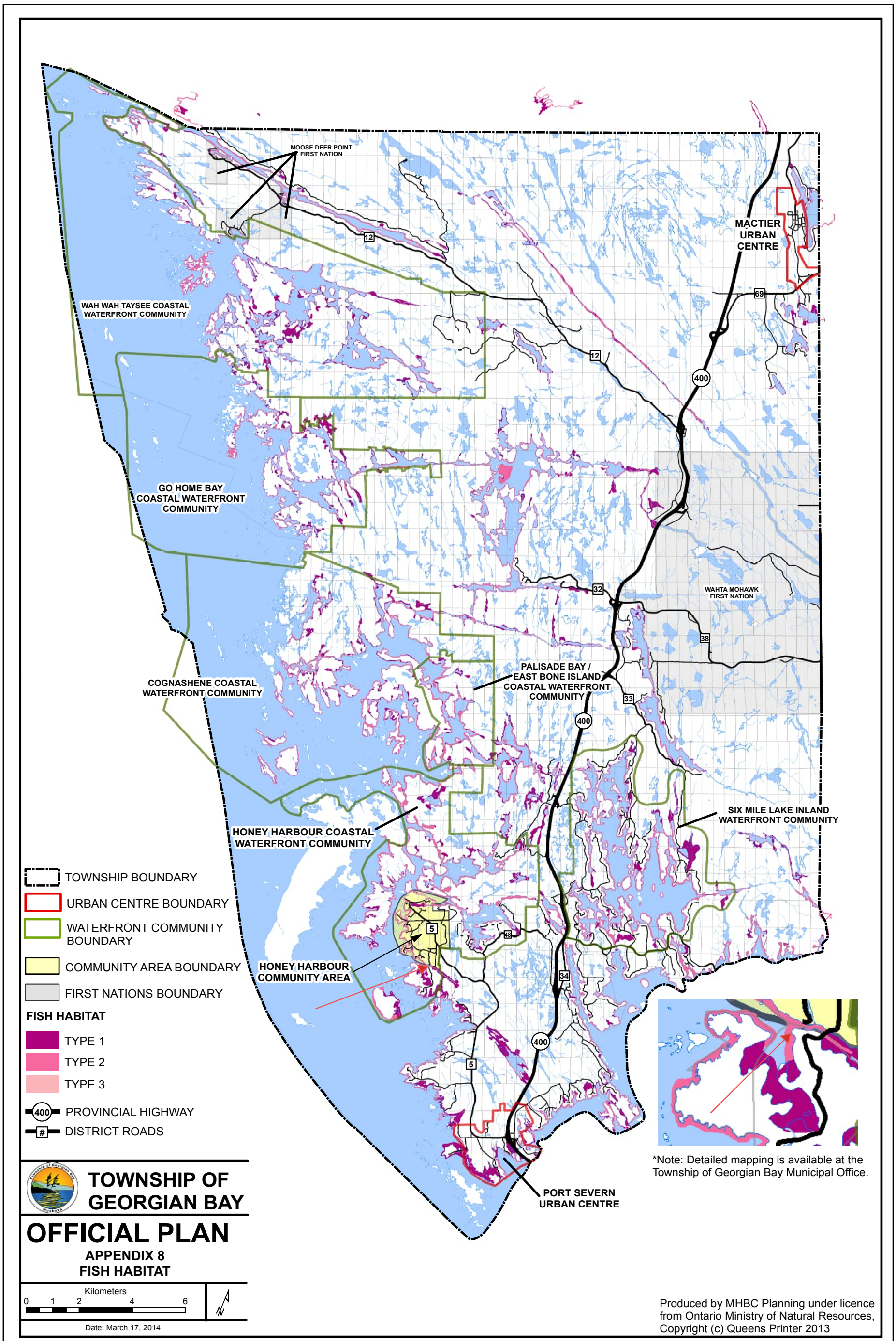


All islands not identified as being within a zone shall be zoned Natural State Island (NSI)

Date: Nov. 10, 2014
 Consolidation: June 2024







Appendix 2. Photos of Representative Site Conditions.



Photo 1. Existing entry driveway into property.



Photo 2. Existing dwelling; east-facing wall.



Photo 3. Amenity space to south of existing dwelling; facing west.



Photo 4. Open, sandy area along southern property boundary.



Photo 5. Facing south to small embayment with marsh vegetation on adjacent lands.



Photo 6. Amenity space in southwest corner of parcel; existing dock on adjacent lands.

Photos of Representative Site Conditions



Photo 7. Amenity space and landscape tree cover; southwest corner of dwelling.



Photo 8. Western wall of existing dwelling with existing deck.



Photo 9. Amenity space between dwelling and shoreline; dry and raised (not wetland).



Photo 10. Sandy portion of shoreline at southwestern corner of parcel (not wetland); dock on adjacent lands.



Photo 11. Western shoreline frontage (not wetland); facing north toward Dock 2.



Photo 12. Western shoreline frontage; facing south toward Dock 2.

Photos of Representative Site Conditions



Photo 13. Dock 2 platform pinned to bedrock.



Photo 14. Dock 2 platform shaped to bedrock.



Photo 15. Sparse floating aquatic vegetation inside of Dock 2.



Photo 16. Bedrock shoreline and steep rock face to northwest corner of parcel.



Photo 17. Bedrock shoreline at northwestern corner of parcel; wetland vegetation limited to aquatic zone.



Photo 18. Existing accessory structure to north side of property; platform to Dock 1 (pinned to bedrock).

Photos of Representative Site Conditions



Photo 19. Dock 1 surrounded by emergent vegetation.



Photo 20. Dry, raised bedrock to northwest of existing dwelling.



Photo 21. Western wall of existing dwelling; location of proposed new deck.



Photo 22. Existing septic footprint to northeast of existing dwelling



Photo 23. Southern wall of existing dwelling; location of proposed deck; single Red Oak tree that may require trimming.



Photo 24. Northern wall of existing dwelling and amenity space.

Photos of Representative Site Conditions



Photo 25. Aerial view of subject property and surrounding area; view of both docks and mostly sparse aquatic vegetation in shoreline area.

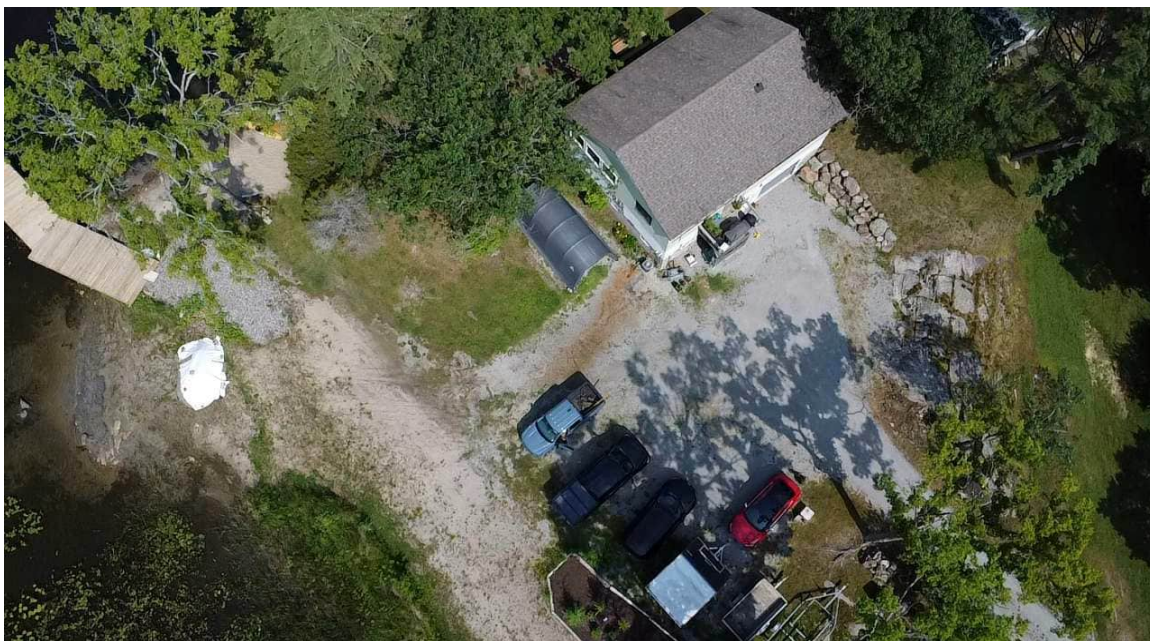


Photo 26. Overhead view of subject property; existing dwelling and parking area.

Photos of Representative Site Conditions



Photo 27. Aerial view of Dock 1; more consistent aquatic vegetation cover to north of property.

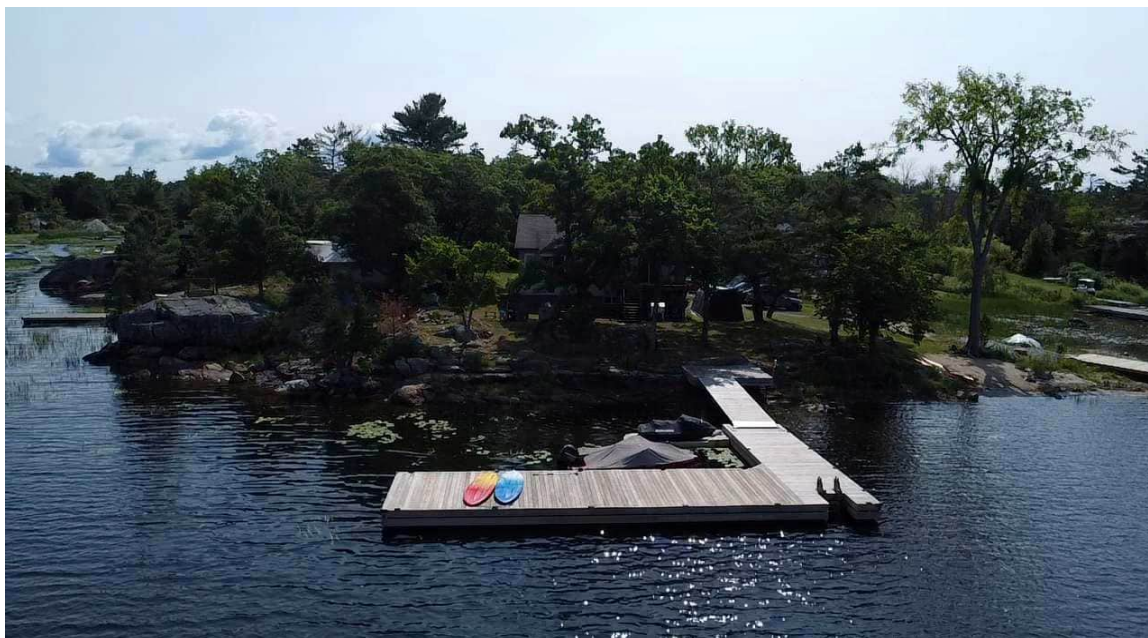


Photo 28. Overhead view of Dock 2, facing east; sparse aquatic vegetation in this portion of shoreline.

Photos of Representative Site Conditions



Photo 29. Small embayment to south of property; adjacent exposed sandy area along property line where tree planting is recommended.



Photo 30. Overhead view of intact marsh to south of property; area mapped as Type 1 Fish Habitat.

Photos of Representative Site Conditions

Appendix 3. Endangered and Threatened Species Screening.

Endangered and Threatened Species Screening

Regional Species List: Muskoka

Aster Environmental Services

Species & Status	General Description of Habitat & Range	Project-Specific Evaluation & Discussion	Applicable to Study (Y,N)
Bank Swallow (<i>Riparia riparia</i>): Threatened	The Bank Swallow is a small aerial insectivore bird that nests colonially in burrows they excavate within banks. Colonies will nest in bluffs, riverbanks, aggregate pits, roadside embankments, and topsoil piles near open habitat that provides a steady source of insects, such as wetlands.	<p>Local Range Context & Database Review: The local landscape is generally within the range of this species. At least one applicable local database (OBBA) contains records for this species.</p> <p>Habitat Structural Suitability: The vegetation and landscape structure observed within the subject property and adjacent lands is not considered suitable for this species.</p> <p>Survey Result: No individuals were observed during our on-site investigation. No indicators of suitable habitat observed.</p> <p>Conclusion: There is no expectation that this species occurs within the study area. No further evaluation or mitigation required.</p>	N
Black Ash (<i>Fraxinus nigra</i>): Endangered	The Black Ash grows everywhere in Ontario except the Far North. These trees require moisture, and are commonly found in northern swampy woodlands, from eastern Manitoba, throughout Ontario, and as far east as Newfoundland.	<p>Local Range Context & Database Review: The local landscape is within the range of this species. Applicable local databases do not contain records for this species.</p> <p>Habitat Structural Suitability: The habitat observed within portions of the subject property and adjacent lands is not considered suitable for this species.</p> <p>Survey Result: No Black Ash were observed on the subject property.</p> <p>Conclusion: There is no expectation that this species occurs within the study area. No further evaluation or mitigation required.</p>	N
Blanding's Turtle (<i>Emydoidea blandingii</i>): Threatened	Blanding's Turtle are semi-aquatic and use wetland habitats with shallow water and abundant vegetation. Their habitat includes a broad range of wetlands, forest clearings, and meadows. They breed in aquatic habitat and nest in open natural and anthropogenic upland areas.	<p>Local Range Context & Database Review: The local landscape is within the provincial range of this species. Applicable local databases contain many local records for this species.</p> <p>Habitat Structural Suitability: Vegetation communities observed within portions of the study area represents general habitat for this species, i.e., shorelines, wetlands.</p> <p>Survey Result: No individuals were observed during our on-site investigation that included a general habitat-based wildlife survey.</p> <p>Conclusion: There is potential for this species to occur in the study area. See report for further discussion.</p>	Y

Highlighted species are confirmed or have the potential to be present on the subject property or adjacent lands.

AES-25056: Prisque Rd. EIS, Georgian Bay

Endangered and Threatened Species Screening

Regional Species List: Muskoka

Aster Environmental Services

Species & Status	General Description of Habitat & Range	Project-Specific Evaluation & Discussion	Applicable to Study (Y,N)
<p>Bobolink (<i>Dolichonyx oryzivorus</i>): Threatened</p>	<p>Nests and forages in meadows, grasslands, hayfields, and pastureland. Fields must have 25% or less woody plant cover. They typically require large fields (>4ha) and avoid small, fragmented habitats. They also avoid habitat within 75 m of a forest edge.</p>	<p>Local Range Context & Database Review: The local landscape is generally within the range of this species. At least one applicable local database (OBBA) contains local records for this species.</p> <p>Habitat Structural Suitability: The vegetation and landscape structure observed within the subject property and adjacent lands is not suitable for this species.</p> <p>Survey Result: N/A.</p> <p>Conclusion: There is no expectation that this species occurs on the subject property. No further evaluation or mitigation required.</p>	<p>N</p>
<p>Branched Bartonia (<i>Bartonia paniculata</i> spp. <i>paniculata</i>): Threatened</p>	<p>Branched Bartonia is a bog and fen wetland plant that grows in sphagnum moss within open graminoid and low shrub acidic wetlands with poor peat or sandy soils. There are 10 known populations in Muskoka.</p>	<p>Local Range Context & Database Review: The local landscape is generally beyond the range of this species. Applicable databases do not contain local records for this species.</p> <p>Habitat Structural Suitability: The vegetation and landscape structure observed within the subject property and adjacent lands is not considered suitable for this species.</p> <p>Survey Result: No individuals were observed during our on-site investigation that included a survey of vegetation.</p> <p>Conclusion: There is no expectation that this species occurs on the subject property. No further evaluation or mitigation required.</p>	<p>N</p>
<p>Cerulean Warbler (<i>Setophaga cerulea</i>): Threatened</p>	<p>Found in two small breeding clusters in the Carolinian Forest and the Frontenac Axis. They breed in hilly, mature deciduous forests with a preference for oak and/or maple dominated forests with swampy bottomlands. They are area and edge-sensitive and require large continuous tracts of forest.</p>	<p>Local Range Context & Database Review: The local landscape is within the provincial range of this species. Applicable local databases (OBBA) contains only sparse historic local records for this species.</p> <p>Habitat Structural Suitability: The vegetation and landscape structure observed within the subject property and adjacent lands is not considered suitable for this species.</p> <p>Survey Result: No individuals were observed during our on-site investigation.</p> <p>Conclusion: There is no expectation that this species occurs on the subject property. No further evaluation or mitigation required.</p>	<p>N</p>

Highlighted species are confirmed or have the potential to be present on the subject property or adjacent lands.

AES-25056: Prisque Rd. EIS, Georgian Bay

Endangered and Threatened Species Screening

Regional Species List: Muskoka

Aster Environmental Services

Species & Status	General Description of Habitat & Range	Project-Specific Evaluation & Discussion	Applicable to Study (Y,N)
<p>Chimney Swift (<i>Chaetura pelagica</i>): Threatened</p>	<p>The Chimney Swift historically nested and roosted in large hollow trees, rock walls, and other vertical surfaces. They now use human-made structures like uncapped chimneys and have high site fidelity to nesting chimneys. 95% of nests are within 1 km of a waterbody.</p>	<p>Local Range Context & Database Review: The local landscape is generally within the range of this species. At least one applicable local database (OBBA) contains records for this species.</p> <p>Habitat Structural Suitability: The vegetation and landscape structure observed within the subject property and adjacent lands is not considered suitable for this species. No anthropogenic structures with chimneys are present.</p> <p>Survey Result: N/A.</p> <p>Conclusion: There is no expectation that this species occurs on the subject property. No further evaluation or mitigation required.</p>	<p>N</p>
<p>Eastern Foxsnake (<i>Pantherophis vulpinus</i>): Threatened</p>	<p>The Eastern Foxsnake is found in two populations (Carolinian, Georgian Bay). Georgian Bay snakes are found on islands and within 2 km of the shoreline. They use mosaic habitats of exposed bedrock, sparse forests, and wetland. Rotten logs are ideal nests and bedrock fissures, burrows, old wells, and foundations are communal hibernacula.</p>	<p>Local Range Context & Database Review: The local landscape is within the provincial range of this species. Applicable local databases contain many local records for this species.</p> <p>Habitat Structural Suitability: Vegetation communities observed within portions of the study area represents general habitat for this species, i.e., shorelines, wetlands.</p> <p>Survey Result: No individuals were observed during our on-site investigation that included a general habitat-based wildlife survey.</p> <p>Conclusion: There is potential for this species to occur in the study area. See report for further discussion.</p>	<p>Y</p>
<p>Eastern Hog-nosed Snake (<i>Heterodon platirhinos</i>): Threatened</p>	<p>Eastern Hog-nosed snakes require a mosaic of habitats with sandy, well-drained soil and open vegetation close to water with a supply of American Toads. Their Ontario distribution is limited by climate and soil to the French River/Lake Nipissing and Carolinian areas.</p>	<p>Local Range Context & Database Review: The local landscape is within the provincial range of this species. Applicable local databases contain records for multiple 'Restricted Species', which we interpret is likely inclusive of this species.</p> <p>Habitat Structural Suitability: Vegetation communities observed within portions of the study area represents general habitat for this species, i.e., shorelines, wetlands, exposed rock.</p> <p>Survey Result: No individuals were observed during our on-site investigation that included a general habitat-based wildlife survey.</p> <p>Conclusion: There is potential for this species to occur in the study area. See report for further discussion.</p>	<p>Y</p>

Highlighted species are confirmed or have the potential to be present on the subject property or adjacent lands.

AES-25056: Prisque Rd. EIS, Georgian Bay

Endangered and Threatened Species Screening

Regional Species List: Muskoka

Aster Environmental Services

Species & Status	General Description of Habitat & Range	Project-Specific Evaluation & Discussion	Applicable to Study (Y,N)
Eastern Meadowlark (<i>Sturnella magna</i>): Threatened	Nests and forages in meadows, grasslands, shrubby fields, hayfields and pastureland. Prefers habitat with >80% grass cover. Needs a minimum of 5 ha of continuous habitat.	<p>Local Range Context & Database Review: The local landscape is generally within the range of this species. At least one applicable local database (OBBA) contains local records for this species.</p> <p>Habitat Structural Suitability: The vegetation and landscape structure observed within the subject property and adjacent lands is not suitable for this species.</p> <p>Survey Result: N/A.</p> <p>Conclusion: There is no expectation that this species occurs on the subject property. No further evaluation or mitigation required.</p>	N
Eastern Red Bat (<i>Lasiurus borealis</i>): Endangered	Eastern Red Bat overwinter in the southern United States. Summer habitat is primarily deciduous and coniferous forests of any age class. Roosting occurs among the foliage of trees and tend to be on large diameter and tall trees reaching or exceeding the height of the surrounding canopy. Roost sites are selected based on overhead foliage for cover with open flight space below.	<p>Local Range Context & Database Review: The local landscape is assumed to be within the range of this species. Applicable local databases (NHIC) do not contain records for this species.</p> <p>Habitat Structural Suitability: The habitat structure observed within the study area may be suitable for this species.</p> <p>Site-specific Survey Result: N/A.</p> <p>Conclusion: There is potential for this species to occur within the study area. See report for further discussion.</p>	Y
Eastern Small-footed Myotis (<i>Myotis leibii</i>): Endangered	Eastern Small-footed Myotis overwinter in caves and mines in Ontario and do not disperse far from their hibernacula during the summer. They can be found roosting in rocky habitats singly or in groups but will also use human structures as day roosts. They are aerial insectivores and forage in forests, rocky habitats, and ponds.	<p>Local Range Context & Database Review: The local landscape is assumed to be within the range of this species. Applicable local databases (NHIC) do not contain records for this species.</p> <p>Habitat Structural Suitability: The habitat structure observed within the subject property is not ideally suited for this species. The property contains no rock exposures, notable crevices, talus slopes, or other ideal roosting opportunities.</p> <p>Site-specific Survey Result: No individuals or evidence of habitat was observed during our on-site investigation that included a general habitat-based wildlife survey.</p> <p>Conclusion: There is no expectation that this species occurs on the subject property. No further evaluation or mitigation required.</p>	N

Highlighted species are confirmed or have the potential to be present on the subject property or adjacent lands.

AES-25056: Prisque Rd. EIS, Georgian Bay

Endangered and Threatened Species Screening

Regional Species List: Muskoka

Aster Environmental Services

Species & Status	General Description of Habitat & Range	Project-Specific Evaluation & Discussion	Applicable to Study (Y,N)
<p>Hoary Bat (<i>Lasiurus cinereus</i>): Endangered</p>	<p>Hoary Bats live in coniferous or deciduous forests. Roosting occurs among the foliage of trees and tend to be on large diameter and tall trees reaching or exceeding the height of the surrounding canopy. Like Eastern Red Bats, Hoary Bats tend to roost individually or with pups.</p>	<p>Local Range Context & Database Review: The local landscape is assumed to be within the range of this species. Applicable local databases (NHIC) do not contain records for this species.</p> <p>Habitat Structural Suitability: The habitat structure observed within the study area may be suitable for this species.</p> <p>Site-specific Survey Result: N/A.</p> <p>Conclusion: There is potential for this species to occur within the study area. See report for further discussion.</p>	<p>Y</p>
<p>Lake Sturgeon (<i>Acipenser fulvescens</i>): Endangered</p>	<p>Lake Sturgeon need large continuous habitats in river and lake systems to provide habitat for all life stages. Spawning takes place in shallow fast flowing headwaters where a natural or man-made barrier occurs. Spawning substrates are gravel, rock, hardpan, or sand.</p>	<p>Local Range Context & Database Review: The local landscape is within the provincial range of this species. Applicable local databases (NHIC) contain records for this species. DFO Aquatic Species at Risk mapping does not identify the study area as part of any critical habitat for aquatic SAR.</p> <p>Habitat Structural Suitability: Shoreline conditions and localized aquatic areas are not representative of specialized habitat (e.g., spawning areas) for Lake Sturgeon.</p> <p>Site-specific Survey Result: N/A</p> <p>Conclusion: In general, the subject property does not appear to support any key habitat features for this species; however, it is possible that individuals could occur within the study area during the course of regular seasonal movements. See report for further discussion.</p>	<p>Y</p>
<p>Least Bittern (<i>Ixobrychus exilis</i>): Threatened</p>	<p>Breeds in large marshes within Southern Ontario. Creates nest platforms from tall, dense emergent vegetation within 10m of water and prefers Typha spp. Needs 200 ha of wetland for nesting and foraging but does not need to be continuous wetland. Prefers complexes of smaller wetlands.</p>	<p>Local Range Context & Database Review: The local landscape is within the provincial range of this species. Local databases (OBBA, NHIC) contain records for this species.</p> <p>Habitat Structural Suitability: The vegetation and landscape structure observed within the subject property and adjacent lands is not considered suitable for this species. Wetlands are abundant on the local landscape; however, we observed no large emergent marsh ecosites with Cattail cover in the vicinity of the subject property. Most shoreline vegetation in the study area is represented by mixed ecosites dominated by floating and submerged species, with minority components of emergent vegetation.</p> <p>Site-specific Survey Result: No individuals or signs of suitable habitat were observed during our on-site investigation.</p> <p>Conclusion: There is no expectation that this species occurs on the subject property. No further evaluation or mitigation required.</p>	<p>N</p>

Highlighted species are confirmed or have the potential to be present on the subject property or adjacent lands.

AES-25056: Prisque Rd. EIS, Georgian Bay

Endangered and Threatened Species Screening

Regional Species List: Muskoka

Aster Environmental Services

Species & Status	General Description of Habitat & Range	Project-Specific Evaluation & Discussion	Applicable to Study (Y,N)
<p>Little Brown Myotis (<i>Myotis lucifugus</i>): Endangered</p>	<p>Their hibernacula are within caves and abandoned mines, wells, and tunnels. Maternity colonies are within a few kilometers of hibernacula within snag trees, rock crevices, exfoliating tree bark, and anthropogenic structures. Roosts and swarming sites are in similar areas around the hibernacula.</p>	<p>Local Range Context & Database Review: The local landscape is assumed to be within the range of this species. Applicable local databases (NHIC) do not contain records for this species.</p> <p>Habitat Structural Suitability: The habitat structure observed within the study area may be suitable for this species.</p> <p>Site-specific Survey Result: N/A.</p> <p>Conclusion: There is potential for this species to occur within the study area. See report for further discussion.</p>	<p>Y</p>
<p>Massasauga (<i>Sistrurus catenatus</i>): Threatened</p>	<p>The Massasauga has four populations: Ojibway Prairie near Windsor, Wainfleet Bog near Port Colborne, the Bruce Peninsula, and Georgian Bay/Muskoka. It is an ambush predator and prefers habitat with vegetative or rock cover. It's habitats are forests, forest clearings and edges, rock outcrops, wetlands, shorelines, meadows, alvars, and fields.</p>	<p>Local Range Context & Database Review: The local landscape is within the provincial range of this species. Applicable local databases contain many local records for this species.</p> <p>Habitat Structural Suitability: Vegetation communities observed within portions of the study area represents general habitat for this species, i.e., shorelines, wetlands.</p> <p>Survey Result: No individuals were observed during our on-site investigation that included a general habitat-based wildlife survey.</p> <p>Conclusion: There is potential for this species to occur in the study area. See report for further discussion.</p>	<p>Y</p>
<p>Northern Myotis/Northern Long-eared Bat (<i>Myotis septentrionalis</i>): Endangered</p>	<p>Northern Myotis are found below the tree line in Canada and are mostly absent from the prairies. They use live and dead trees near water in forest habitats when active and migrate to caves and abandoned mines for hibernation.</p>	<p>Local Range Context & Database Review: The local landscape is assumed to be within the range of this species. Applicable local databases (NHIC) do not contain records for this species.</p> <p>Habitat Structural Suitability: The habitat structure observed within the study area may be suitable for this species.</p> <p>Site-specific Survey Result: N/A.</p> <p>Conclusion: There is potential for this species to occur within the study area. See report for further discussion.</p>	<p>Y</p>

Highlighted species are confirmed or have the potential to be present on the subject property or adjacent lands.

AES-25056: Prisque Rd. EIS, Georgian Bay

Endangered and Threatened Species Screening

Regional Species List: Muskoka

Aster Environmental Services

Species & Status	General Description of Habitat & Range	Project-Specific Evaluation & Discussion	Applicable to Study (Y,N)
<p>Red-Headed Woodpecker (<i>Melanerpes erythrocephalus</i>): Endangered</p>	<p>The Red-headed Woodpecker lives in open woodland and woodland edges and is often found in parks, golf courses and cemeteries. These areas typically have many dead trees, that the bird uses for nesting and perching. The Red-headed Woodpecker is found across southern Ontario, where it is widespread but rare.</p>	<p>Local Range Context & Database Review: The local landscape is within the provincial range of this species. Local databases (OBBA, NHIC) contain local records for this species.</p> <p>Habitat Structural Suitability: The vegetation and landscape structure observed within the subject property and adjacent lands is potentially suitable for this species. However, the on-site tree canopy is sparse and lacking any dead-standing trees or trees within evidence of nesting cavities.</p> <p>Site-specific Survey Result: No individuals or signs of suitable habitat trees were observed during our on-site investigation.</p> <p>Conclusion: In general, the subject property does not appear to support any key habitat features for this species; however, it is possible that individuals could occur within the study area during the active season. See report for further discussion.</p>	<p>Y</p>
<p>Silver-haired Bat (<i>Lasionycteris noctivagans</i>): Endangered</p>	<p>Silver-haired bats are among the most common bats in forested areas, most closely associated with coniferous, mixed coniferous and deciduous forests, especially in old growth forests. They form maternity colonies almost exclusively in tree cavities or small hollows.</p>	<p>Local Range Context & Database Review: The local landscape is assumed to be within the range of this species. Applicable local databases (NHIC) do not contain records for this species.</p> <p>Habitat Structural Suitability: The habitat structure observed within the study area may be suitable for this species.</p> <p>Site-specific Survey Result: N/A.</p> <p>Conclusion: There is potential for this species to occur within the study area. See report for further discussion.</p>	<p>Y</p>
<p>Spotted Turtle (<i>Clemmys guttata</i>): Endangered</p>	<p>The Spotted Turtle uses a mix of terrestrial and aquatic habitats. Aquatic habitats include wetlands, ponds, vernal pools, creeks, streams, sheltered bay edges, stormwater ponds, and man-made channels. Their terrestrial habitats are shorelines, rocky outcrops, upland forests, open fields, and meadows.</p>	<p>Local Range Context & Database Review: The local landscape is within the provincial range of this species. Applicable local databases contain records for multiple 'Restricted Species', which we interpret is likely inclusive of this species.</p> <p>Habitat Structural Suitability: Vegetation communities observed within portions of the study area represents general habitat for this species, i.e., shorelines, wetlands, exposed rock.</p> <p>Survey Result: No individuals were observed during our on-site investigation that included a general habitat-based wildlife survey.</p> <p>Conclusion: There is potential for this species to occur in the study area. See report for further discussion.</p>	<p>Y</p>

Highlighted species are confirmed or have the potential to be present on the subject property or adjacent lands.

AES-25056: Prisque Rd. EIS, Georgian Bay

Species & Status	General Description of Habitat & Range	Project-Specific Evaluation & Discussion	Applicable to Study (Y,N)
<p>Tricolored Bat (<i>Perimyotis subflavus</i>): Endangered</p>	<p>The Tri-colored Bat have a scattered distribution and are found as far north as Sudbury. They are found in a variety of forested habitats. They overwinter alone in caves and mines and roost in dead vegetation clumps and lichen in forested habitats near water.</p>	<p>Local Range Context & Database Review: The local landscape is assumed to be within the range of this species. Applicable local databases (NHIC) do not contain records for this species.</p> <p>Habitat Structural Suitability: The habitat structure observed within the study area may be suitable for this species.</p> <p>Site-specific Survey Result: N/A.</p> <p>Conclusion: There is potential for this species to occur within the study area. See report for further discussion.</p>	<p>Y</p>

Highlighted species are confirmed or have the potential to be present on the subject property or adjacent lands.

AES-25056: Prisque Rd. EIS, Georgian Bay

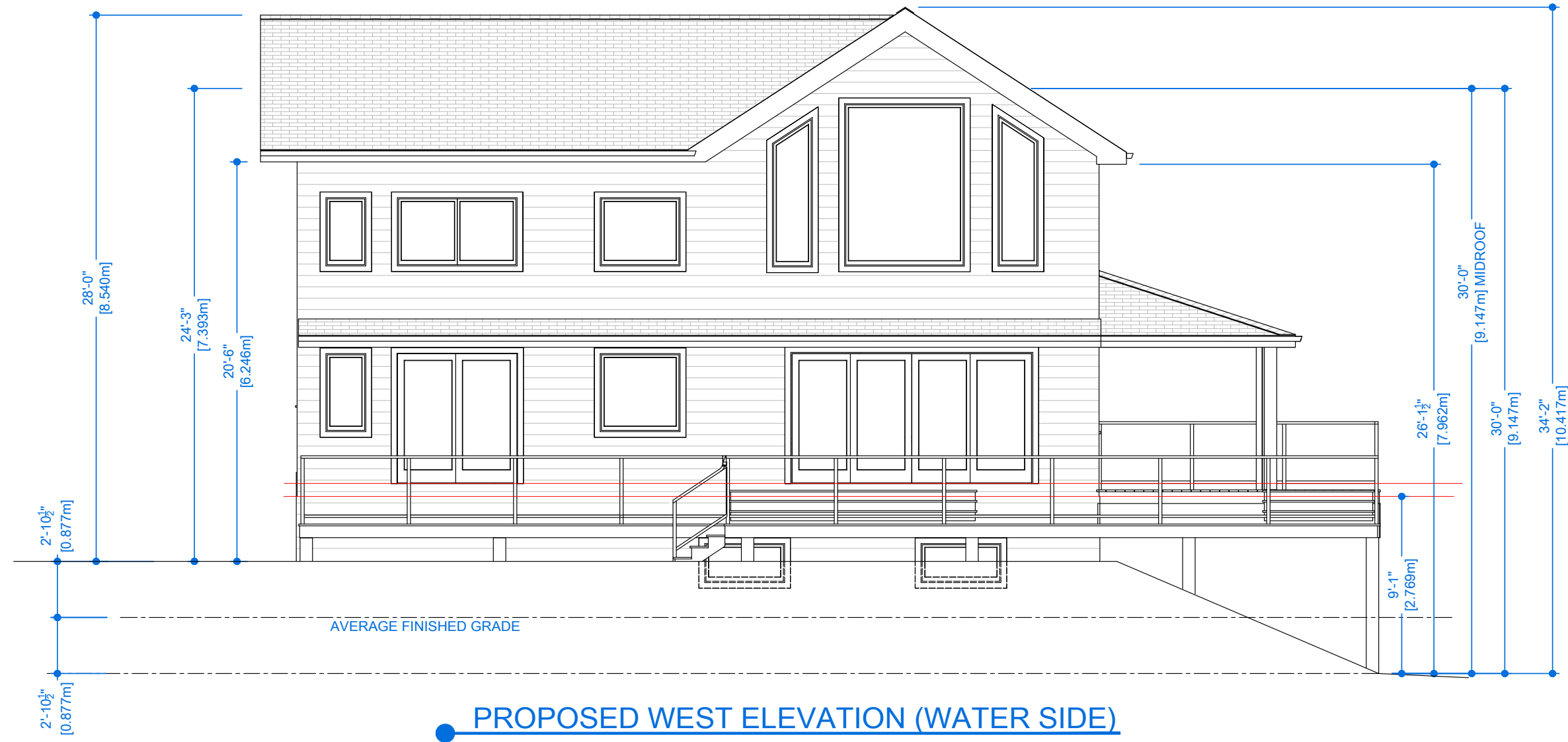
Appendix 4. Site Plan.



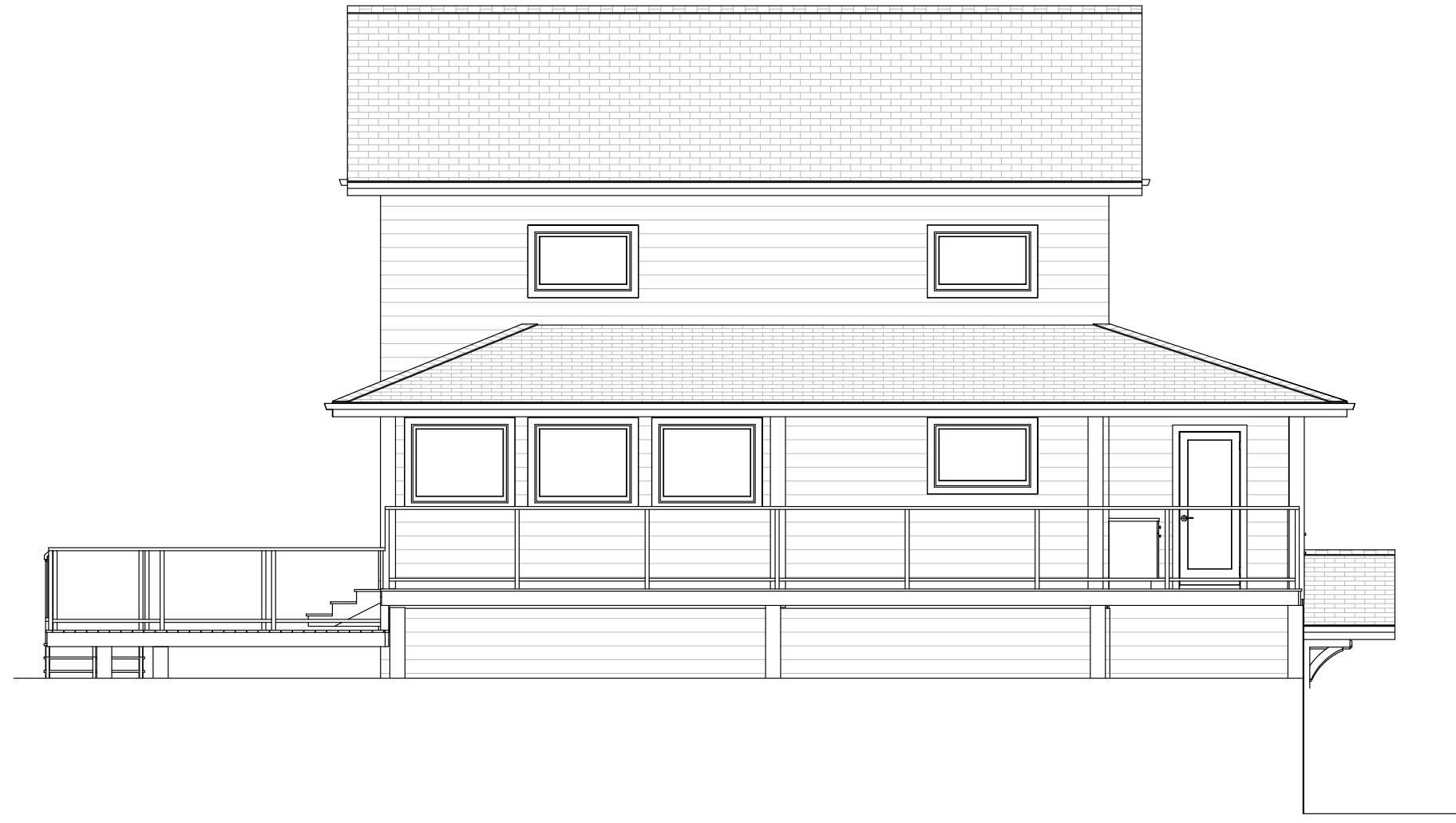
PROPOSED EAST ELEVATION (ROAD SIDE)



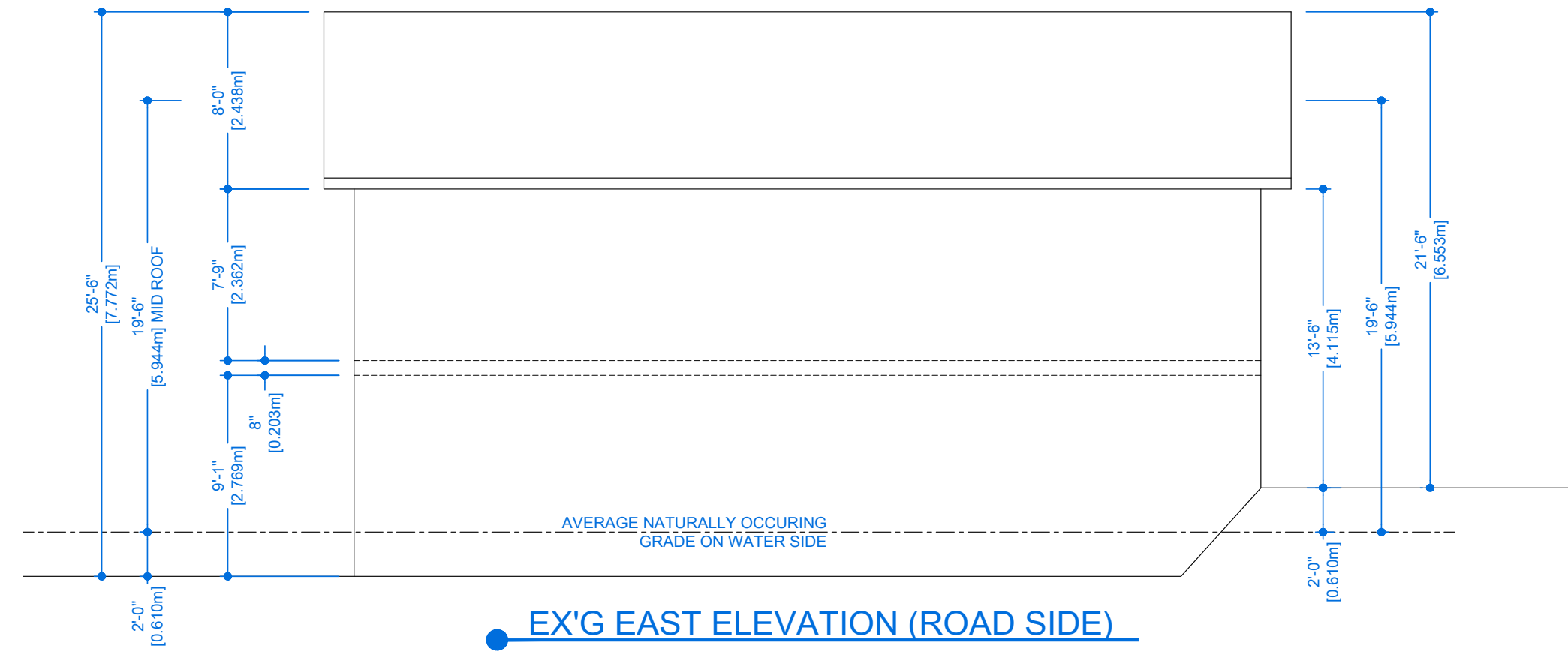
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION (WATER SIDE)



PROPOSED SOUTH ELEVATION



EX'G EAST ELEVATION (ROAD SIDE)

SCALE: 1/4" = 1'-0"	SHEET TITLE ELEVATIONS	PROJECT NAME DWELLING ADDITION & RENOVATION
REVISION: 0	OWNER(S) CHRIS PAWLOSKI	DATE MAR 30, 2026
CHECKED BY: MMD	PROJECT ADDRESS: 146 PRISQUE ROAD HONEY HARBOR	SHEET NO. 24-021
DRAWN BY: MMD		A1.1

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146 PRISQUE ROAD
HONEY HARBOR

CHRIS PAWLOSKI
DWELLING ADDITION & RENOVATION

24-021



Date: April 28, 2026
Project ID: AES-25056

Chris Pawlowski
Sent to: chrisjpawlowski@gmail.com

Subject: Scoped Environmental Impact Study (Addendum Letter 1), 146 Prisque Rd., Georgian Bay

Dear Chris:

Aster Environmental Services Ltd. (AES) has prepared the following letter as an addendum to a scoped Environmental Impact Study (EIS) report completed for the above-noted property in 2025. Following submission of the EIS to the Township of Georgian Bay, the agency's technical peer reviewer (Hutchinson Environmental Sciences; HES) provided a series of comments to seek clarification/correction of report content and conclusions. The comments, circulated in a memo dated March 20, 2026 (HES to Shania Wonfor, Planner II), appear focused on ensuring that:

- Natural features/functions are adequately characterized.
- Mitigation measures are sufficient and appropriate for the site.
- The report and application satisfy applicable policies of the Township and other environmental regulations related to natural heritage protection.

We appreciate the feedback from HES and have amended the report where appropriate. This letter is provided for the benefit of the Township, containing an itemized response to each of the comments/notes circulated by HES. Comments from HES are numbered and cited in bold text, with responses from AES provided accordingly. Where applicable, responses provide a reference to amended sections of the EIS report. The enclosed should be read in conjunction with the amended EIS report, dated April 8, 2026.

In addition to circulated peer review comments, it is our understanding that the Township has requested additional discussion/explanation to satisfy policies of the Official Plan pertaining to Site Evaluation Reports (SER). Specifically, Section 1.2.3 of the OP outlines requirements for an SER submission, where required. It is noted that an SER was not initially identified as a requirement on the pre-consultation checklist circulated July 3, 2025; however, we expect that the EIS provides most of the information that would otherwise be conveyed in an SER. This memo incorporates supplemental discussion to support the Town in their review of policies pertaining to SER.

Finally, the enclosed memo provides a brief response to review comments provided by the District of Muskoka. This is provided to address ecological considerations related to formal comments circulated by the District (Riley Gauthier, Planning) to the Township of Georgian Bay (Shania Wonfor), as well as correspondence in an email dated April 20, 2026 from the District (Riley Gauthier) to your planning consultant (Victoria Lemieux, MORGAN Planning). The enclosed responses are provided to support the District's continued review process.

Best regards,

Aster Environmental Services Ltd.

Mike Francis

Mike Francis, M.E.S., H.B.Sc., E.P.
Principal – Senior Ecologist

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PEER REVIEW TECHNICAL RESPONSES

1. *The shoreline around Dock 2 is described as “located in an area where aquatic vegetation is relatively sparse, being in an exposed and locally deeper portion of the lake” (p. 21). However, photos 19 and 27 of Dock 2 show more extensive aquatic vegetation, suggesting vegetation is not “sparse”. Please clarify.*

AES Response: Docks 1 and 2 were mis-labelled in the photo appendix. The cited photos (19 and 27) apply to Dock 1, as identified on EIS Figure 2. The photo reference has been corrected in the revised EIS report. We apologize for the confusion.

2. *The Scoped EIS supports the Official Plan mapping of Type 2 fish habitat along the entire property’s shoreline. However, the report also acknowledges that “the north shore of the property supports a silty/sandy substrate in shallow water with overlying detritus cover and moderate cover of mixed aquatic vegetation. These areas, while very widespread, can support spawning cover for common species such as Small-mouth Bass and Pumpkinseed” (p. 11) and that “There is potential for limited fish spawning to occur in the area surrounding Dock 1” (p. 21). It thus appears that Type 1 fish habitat is present along the north shore portion of the property. The extent of Type 1 fish habitat should be shown in a figure.*

AES Response: We acknowledge and appreciate the comments regarding fish habitat classification; however, we continue to suggest that the current ‘Type 2’ assignment is reasonably appropriate, despite the potential for limited fish spawning to occur at or near the northern shoreline of the property.

In defining how fish habitat classes are mapped in support of the Town’s OP, Section D.1.6.2 of the OP refers to MNRF classification mapping. The OP defines Type 1 habitat areas as follows:

“those which have a high productive capacity, are rare, highly sensitive to Development, or have a critical role in sustaining fisheries (e.g., spawning and nursery areas for some species, and ground water discharge areas)”

Based on the above definition, we suggest that interpretation of type classes is context dependent. That is, identifying Type 1 habitat can be more nuanced than equating any potential spawning habitat as Type 1 habitat. The above definition specifies several important factors for consideration, including: rarity, critical role in sustaining fisheries, and spawning/nursery habitat for some species.

Given the context for the site and the broader surrounding area, we expect that there is widespread presence of fish spawning habitat on the local landscape. We further expect that there are extensive areas of fish habitat locally that play a far more critical role in sustaining local fisheries than the shoreline adjacent to the subject property. For example, as discussed in the report, there are extensive sheltered embayments to the south and east of the property, which can be assumed to provide a far greater contribution to local fish production (e.g., areas with extensive vegetation cover and little or no anthropogenic disturbance – see EIS Appendix 2, Photo #30 for reference).

While portions of the shoreline to the subject property may support marginal spawning potential for common species, we do not believe that this particular site would be considered rare, limiting, or critical to the local fishery. Additionally, the definition above qualifies that Type 1 habitat may be represented by spawning and nursery areas for some species. We suggest that this is more appropriately related to spawning habitat for rare or sensitive species. As noted in the EIS, the adjacent shoreline may support limited spawning for very common and widespread species with relatively generic habitat preferences, such as Small-mouthed Bass or Pumpkinseed. We do not believe that these functions are highly sensitive to the activity being proposed.



To summarize, we do agree with the reviewer that spawning habitat does in many cases warrant assignment of Type 1 fish habitat; however, we suggest that given site-specific context, the existing Type 2 classification remains appropriate in this scenario.

-
3. ***The Scoped EIS assesses the impact of Docks 1 and 2 on fish habitat, wetland and wildlife habitat, concluding that “The presence of these small docking structures does not result in a measurable effect to the structure of the wetland or its associated functions, including provision of fish habitat” (p. 21).***

While the assessment considers the design and seasonality of the docks, the impact of boat activity associated with the docks is not discussed. Given the relatively shallow average summer water depths reported at the docks (Dock 1: 0.5 – 1 m; Dock 2: 1.5 m), disturbance to the lake bottom and aquatic vegetation would be anticipated due to boats docking and undocking in these areas. The Scoped EIS should assess potential impacts of boating in the vicinity of the docks, including propeller wash and scouring, damage to vegetation, and water quality degradation, and demonstrate how negative impacts are mitigated.

AES Response: It is our opinion that the potential for disturbance here to the lake bottom and aquatic vegetation from the presence of these docks is negligible. The western shoreline is represented largely by exposed rock and is relatively deep, and we do not believe that low-traffic boat activity at Dock 2 represents any potential for impacts to this setting. Conversely, as Dock 1 is in a relatively shallow area, there is the potential that traffic to this dock could result in effects such as short-term and periodic vegetation disturbance. However, the alternative scenario is that the property owner beaches a boat directly into the substrate in an unorganized manner. The dock arguably supports a more ideal solution in this regard.

It is also important to note that low-traffic boat activity at these docks is unlikely to increase impacts beyond the otherwise existing disturbance regime. The property sits on an exposed rock outcrop, and is subject to wave action, ice scouring, and significant/regular water level fluctuations. The vegetation assemblages present here are presumably tolerant to these existing natural disturbance mechanisms. Moreover, there are existing, well-established shoreline properties with docks in all directions, as well as extensive public access to these areas, all of which brings in abundant boat traffic. We do not believe that minor additional traffic specifically associated with these docks represents the potential for impacts that does not already exist.

With regard for the above considerations, we maintain the opinion presented on Pg 21 of the EIS.

-
4. ***The Scoped EIS reviews DFO’s Code of Practice (COP) for the construction, maintenance and repair of boathouses, docks and moorings, and concludes that the installed docks likely meet its conditions, including that “new construction is limited to 1 dock, mooring and boathouse per property” (p. 27). The current version of the COP (December 2025) does not reference the one dock requirement. Please cite the COP version that provides this direction or update with the most current version.***

Regardless, we note that the COP states that “This code of practice does not remove nor replace the obligation to comply with the requirements of any other federal, territorial, provincial or municipal regulatory agency including guidance about species and habitat managed by these jurisdictions”.

AES Response: Thank you for identifying this. We have been citing a former ‘interim’ version of the COP. We have updated Section 6.1 of the EIS report accordingly.



-
5. **Regarding Dock 1, Section 6.1 states that “this was an existing structure that appears to have been improved with an adjusted alignment, but in the same general location” (p. 28). In Figure 2, the existing dock depicted for Dock 1 does not align with the underlying photo of a dock, presumably illustrating this “adjusted alignment”. The Scoped EIS should clarify whether the footprint of the re-aligned dock is the same as the previous footprint.**

AES Response: This cited discussion has been removed from Section 6.1 of the EIS, being that it was provided as a justification pertaining to the single dock condition of the dated interim COP. Regardless, to our knowledge, the footprint of Dock 1 has not changed; only minor changes to the alignment/anchoring point.

6. **The Scoped EIS concludes that PSW mapping for the property is inaccurate based on site investigations and recommends updated limits extending to the seasonal water’s edge, not farther inland, as illustrated in Figure 2. Mapping updates to PSWs must follow the process outlined in the Ontario Wetland Evaluation System (OWES) Northern Manual (Government of Ontario 2022) and must be conducted by a qualified OWES wetland evaluator. As part of this process, a copy of the final digital wetland boundary mapping should be sent to the Ministry of Natural Resources (MNR) to be uploaded to the Geospatial Ontario database.**

We recommend that the proponent undertakes the process for formally updating the PSW mapping.

AES Response: A data package of the new wetland boundary was sent for processing on April 2 (2026) through the Natural Resources Information Portal (NRIP). The provincial mapping database has subsequently been updated.

7. **Under Section 5.6.3 Wildlife Impact Mitigation & Regulatory Compliance, the Scoped EIS states that “Such protective regulations are generally regarded as ‘proponent-led’, meaning that these measures are generally discretionary on the part of the proponent” (p. 26). Since the mitigation measures listed are to support conformity with various natural heritage policies under provincial and federal legislation, it is unclear how the measures are “discretionary”. This should be clarified.**

AES Response: This note pertains largely to compliance with provincial and federal regulations under legislation such as the *Migratory Birds Convention Act*, *Endangered Species Act*, etc. The intent of the statement is to highlight that there is no strict enforcement of certain best practises pertaining to wildlife impact mitigation (e.g., avoiding vegetation removal during bird nesting windows). Therefore, it is ultimately at the discretion of the proponent whether to implement certain measures, acknowledging that failure to do so represents a potential legal liability. We are not stating that these measures are optional from a legal perspective, only that it is the responsibility of the landowner to take steps to comply.

8. **The Scoped EIS recommends mitigation measures related to the management of fuel and other deleterious substances, aggregate/fill storage, and concrete mixing during construction. However, these measures do not include a recommended setback distance from the shoreline. We recognize that maximum setback distances may be constrained by the size and configuration of the property but recommend that a minimum of 30 m setback from the shoreline, where possible, should be followed for construction-related activity.**



AES Response: We generally concur with this note, while acknowledging site-specific constraints to achieving this setback at all times. Our list of recommended measures prescribes that certain activities occur “as far as feasible from the shoreline”; however, we have amended Section 5.6.1 of the revised EIS to stipulate that a 30 m setback between shoreline and construction staging activities should be achieved where feasible.

9. ***The Scoped EIS states that “All retained trees should be clearly marked and heavy machinery should provide a wide buffer to avoid impacts to critical rooting zones” (p. 24-25). The report should specify a minimum buffer distance around trees to protect their rooting zones. Further, we recommend that hoarding be installed around trees prior to construction to delineate tree protection zones.***

AES Response: We have no issues with this recommendation and have incorporated this into Section 5.6.1 of the revised EIS report.

10. ***Timing windows are recommended for vegetation removal to avoid sensitive wildlife periods. For bats, the Scoped EIS recommends that tree removal occurs from October 1 to April 15. For birds, the report recommends that vegetation removal not occur between April – August.***

Based on guidance from MECP, we understand that the active period for newly listed endangered bats extends from April 1 to November 30. We thus recommend that the timing window be adjusted to reflect this longer sensitive period for bats.

We also recommend that specific dates be provided for avoidance of vegetation removal during the bird breeding period, based on the peak breeding period for birds in the Georgian Bay area (i.e., April 15 – August 31).

AES Response: It is our understanding that the extended active timing window is largely applicable to *Myotis leibii*, which our screening did not consider to be applicable to this site. Regardless, we see no harm in revising the recommendation to reflect the wider timing window. This is updated accordingly in Section 5.6.3 of the revised EIS.

11. ***We understand that the Township requested a ‘re-naturalization/planting plan’ in its pre-consultation checklist for the EIS. The Scoped EIS indicates that there are limited opportunities for re-naturalization/planting on the property because it is characterized by shallow soil, and most of the site is amenity space. The report identifies two potential locations, one is a small rock outcrop in the northwest corner, and the other is described as “a strip of exposed and loosely vegetated sandy substrates” (p. 25) along the southern property boundary. The latter is recommended as the preferred location for re-naturalization/planting efforts, although it is noted that “it would not be desirable to fully plant this area with trees/shrubs, as this sandbar is likely to support turtle nesting, and therefore, may be more valuable in its current state” (p. 25).***

Section D.2.2.4.2 of the Township Official Plan states that

“Vegetation along the shoreline is critical for the protection of Water Quality. Preservation or restoration, where appropriate, of the shoreline buffer is required. A minimum target of 75% of the linear shoreline of a lot will be maintained in a natural state to a targeted depth of 15.0 metres back from the shoreline where new lots are being created and where vacant lots are being developed. Where a lot is currently developed and further development is proposed, these targets should be achieved to the extent feasible. Where the targets cannot be met, a net improvement over the



existing situation is required or at a minimum, must conform to any specific policies within the Official Plan designations.”

It is not the intent of the Township’s re-naturalization policy to remove or degrade one type of natural habitat (such as a sandbar supporting turtle nesting) in order to restore another type of natural habitat. Thus, we do not support restoration efforts in the sandy southern location if it could affect potential wildlife habitat. Since much of the property appears to be manicured lawn, including areas along the shoreline, we believe that restoration efforts in these landscaped areas would be more ecologically beneficial. We recommend that restoration efforts be focused in these areas to replace lawn (preferably along the shoreline) with native vegetation adapted to shallow soils of the Georgian Bay region (e.g., shrubs, wildflowers). We further request that the size of the area to be restored be included in the re-naturalization/planting plan.

AES Response: We appreciate the note and have admittedly struggled with the suggestion that re-naturalization is warranted in this scenario. The proposed tree/shrub planting was offered to demonstrate some effort in this regard; however, if this option is not viewed as desirable to the Township, we suggest that a requirement for naturalization be waived based on site-specific constraints. Specifically, this a small, residential property set on bare rock and very shallow soils.

Through discussions with the proponent, it is understood that many attempts at tree planting have failed due to the harsh conditions and lack of substrate. Mixed vegetation does occur in most or all locations that offer opportunities for such, and the species present are site appropriate. It is possible that certain areas could be supplemented with seed, but most commercially available seed mixes would not be appropriate for this setting.

In general, it is our recommendation that the focus be placed on vegetation retention, which we believe is satisfied in the current plan. Subject to agreement by the reviewer, we suggest that further naturalization efforts are not warranted in this scenario, superseding prior recommendations in the EIS report.

12. The numbering of docks in Figure 2 does not seem to coincide with dock numbering in Photos 27 and 28. Please confirm.

AES Response: Thank you. This has been addressed and corrected in the revised EIS (see response to Comment #1).

SCOPED SITE EVALUATION DISCUSSION

The following supplemental discussion is intended to address the Township’s request for submission of additional information pertaining to ‘site evaluation’. A Site Evaluation Report (SER) is similar to an EIS, though generally more scoped in nature and focused specifically on biophysical site suitability for development. Often-times, the information presented in an EIS report satisfies the information requirements of an SER, and so submission of the latter may be redundant. Similarly, SER submissions are most relevant in situations of new development, such as identifying suitable structure footprints during a lot creation exercise. In this case, the subject property supports an existing, long-standing residential use and dwelling, with no proposal to change its location.

Notwithstanding, it is understood that the Township seeks a targeted explanation of compliance with respect to Section I.2.3 of the OP. **Table 1** below is provided in an effort to address the Township’s requirements for an SER. The discussion provided in **Table 1** consolidates information derived from the scoped EIS report, as well as additional analysis provided by both AES and the proponent’s planning consultant, MORGAN Planning & Development Inc. (MPD).



Table 1. Scoped SER policy discussion.

Site Evaluation Component	Discussion	Contributor
<p>a) Location of building envelopes which demonstrate compliance to the Township's Zoning By-law</p>	<p>The proposed Official Plan Amendment and Zoning By-law Amendment applications propose an expansion to the existing dwelling, along with a raised attached deck along the South, East, and West edges of the dwelling. The only proposed increase to the building envelope is on its East side directed away from the shoreline of Georgian Bay, facing to Prisque Road. The proposed building envelope does not further encroach on the Georgian Bay Shoreline, and the only new development which encroaches is the proposed deck. The proposed deck is raised and will provide limited points of contact with the ground.</p> <p>To summarize, the proposed development has been designed to minimize the need to increase the building envelope through the addition of an upper storey, in recognition of the limited area of the lot and goal to retain the existing shoreline and vegetation in its current condition. Please refer to the updated Site Plan and Building Design drawings for additional information.</p>	<p>MPD</p>
<p>b) Ability of a lot to accommodate and sustain development, including access, drainage and servicing</p>	<p>The subject property, while adjacent to the Georgian Bay Shoreline along the west and north, provides a proposed built form which does not appear overcrowded, and is not anomalous in nature to surrounding properties. The subject property is currently developed with a single family residential dwelling, and the proposed development seeks to increase available living space by going up and avoiding any increase to the building footprint towards the shoreline area, save and except a new elevated deck that will have minimal contact points with the ground and not require vegetation removal.</p> <p>Adequate access currently is and will continue to be provided to the subject property via the Prisque Road private right-of-way which is maintained year round. There are no concerns with drainage as the site is previously developed, and this will be reviewed and considered further during the building permit application process.</p> <p>The subject property fronts onto Georgian Bay, where wave uprush can be considered a coastal hazard that may occur during storm events. It is important to note that the subject property is already developed and has functioned as a shoreline residential use for many years, with a dwelling in its location for at least 30+ years similar to those directly adjacent to and in the surrounding community. The proposed development does not seek to permit additional living space lower than what currently exists by way of reduced minimum opening elevations into living areas; rather, it seeks to permit a new upper floor to the existing dwelling. Through the Building Permit approval process, it will be required for the owner to confirm the minimum opening elevations for all doors and windows in accordance with the Ontario Building Code and the Township Zoning By-law.</p> <p>The proposed expansion to the existing dwelling is not anticipated to require modification to the existing septic system, based upon the most recent system installed on the property back in 2015 which was sized at that time for up to four bedrooms. Upon discussions with the Township's Chief Building Official (C. Nicholson), it has been advised</p>	<p>MPD</p>



Site Evaluation Component	Discussion	Contributor
	that through the building permit review process, confirmation of septic capacity will be required as part of a complete application and will be reviewed by the Township at that stage of the process.	
c) Appropriate development of existing undersized lots	<p>The subject property is a uniquely shaped parcel of land that is considered legal non complying in regards to its size, similar to the surrounding shoreline residential properties in the surrounding community. The property is currently developed with a single detached dwelling, detached accessory and shoreline structures, and a private individual septic system. The applications seek to permit an increase a minor increase to the building envelope (to permit a walk out entrance towards the road) and facilitate a second storey expansion which will not further encroach towards the Georgian Bay Shoreline.</p> <p>The applications seek to permit a new open air deck along the west and south walls of the dwelling that will have minimal points of contact with the ground, to allow for the safe outdoor use of the property by the owners family without the need for vegetation removal or site alteration. The resulting built form will require a modest increase in total lot coverage from what currently exists, primarily resulting from the proposed open air deck that will not be visible from the water as demonstrated through submitted photographs taken from Georgian Bay.</p> <p>The subject property being one of legal non-compliance regarding its size is not a unique condition within the Township, and the proposed built form has been designed in such a way to consider the distance from and protection of the shoreline, and in keeping with the surrounding community.</p>	MPD
d) Lot size and configuration	See response to (c) above.	MPD
e) Soil cover	Per Section 3.2 of the EIS, the local area is described as supporting Shallow Till and Rock Ridges (Chapman and Putnam 1984). The property itself appears characteristic of this, with most of the property supporting a very thin veneer of sandy soil over shallow bedrock, and various bedrock exposures around the direct shoreline. While overburden is naturally thin or absent, the private on-site septic system is supported by a weeping bed, which presumably includes a zone of deeper, amended substrate. This was not investigated in any detail and is not considered relevant to the proposal.	AES
f) Slopes	Per Section 3.2 of the EIS, the property and surrounding landscape is mostly flat or gently undulating, following the erratic contours of the underlying bedrock. Despite some minor rock faces along the direct shoreline, there are no steep slopes, cliffs, or other dramatic topographical features that are commonplace elsewhere along the Georgian Bay shoreline. The existing dwelling sits at or near the highest elevation on the property, with a gentle drop in grade occurring outward from the structure to the west, east, and south. The grade is relatively flat to the north of the dwelling, leading to a bedrock face with a height of 2-3 m along the direct shoreline.	AES



Site Evaluation Component	Discussion	Contributor
g) Location of water table	Per discussion above and in the EIS report, the property sits on a shallow or exposed surface of impervious gneiss/granite bedrock. In this context, the location of the water table is not considered relevant. The dwelling and much of the property sit several meters above the regular water mark, while the southern portion of the dwelling sits at or near the high water-mark elevation.	AES
h) Vegetation cover as per the policies of the Plan	Aquatic and terrestrial vegetation conditions are described under Sections 3.3 and 3.4 of the EIS report.	AES
i) Built Heritage Resources	Not applicable.	AES
j) Cultural Heritage Landscapes	Not applicable.	AES



DISTRICT OF MUSKOKA SUPPLEMENTARY DISCUSSION

The following final discussion is provided in response to comments circulated by the District of Muskoka regarding the application. The District issued a letter to the Township, dated March 31, 2026, stating an objection to the application. The primary basis for this objection is the existence of the PSW fronting onto the shoreline of the subject property. As discussed in the EIS and in this letter, the prior wetland mapping exhibited a feature boundary that extended well onto the property boundary, overlapping both of the existing docks and portions of the proposed deck footprint.

The District comments make reference to policies of the Ontario Provincial Planning Statement (PPS) and associated District Official Plan policies that prohibit development and site alteration with designated PSW features. As discussed in this addendum letter, the limits of the PSW feature associated with the property have been refined based on the result of our EIS report, with provincial mapping now updated to reflect the documented boundary. As such, the proposed deck location is now located outside of the current wetland limits. The letter from the District contemplates this scenario, stating the following:

In the event that an OWES evaluation were to determine that the PSW does not encroach onto the subject lands as currently reflected in mapping, the proposal to recognize and permit dock structures within the wetland boundary would remain inconsistent with Provincial and MOP policy, which do not permit development or site alteration within PSWs.

At present, the two floating docks associated with the property partially overlap with the delineated limits of the PSW. In our experience, floating docks within PSW areas represents a unique grey area in the provincial planning framework. In our opinion, the key consideration here is that all fixed/permanent anchor points of these structures are located outside of the technical limits of the wetland. Portions of the structures that overlap with the PSW limits are entirely floating, and technically moveable/removable, with no fixed footprint in the lake substrate. This represents a low or no impact construction method that, in our opinion, can serve to support impact reduction, compared to parking/beaching boats in an unorganized fashion along the shoreline.

In email correspondence issued following the above-noted letter, the District Planner requested additional information regarding wetland sensitivity. Specifically, the following was requested to be included in the re-submission:

...we would appreciate seeing some details in the EIS regarding the sensitivity levels of the PSW (and specifically the area where the docks are proposed) upon recirculation...

In response, we reference Section 5.3 of the EIS, which includes discussion pertaining to wetland sensitivity and potential for impacts related to the docks, with the following provided in this regard:

In assessing potential impacts of the docks, it is critical to acknowledge that not all wetlands are functionally equivalent, and this is highly relevant insofar as assessing resiliency to change, including development. Wetlands associated with the property are functionally indistinguishable from the lake environment, despite qualifying as wetlands under broad definitions of the OWES. Georgian Bay wetland and shoreline systems are inherently dynamic, subject to major short- and long-term water level fluctuations, as well as numerous historical and ongoing anthropogenic influences/disturbances. The vegetation assemblages and associated fish habitat functions are highly adaptable in this regard, rather than dependent on static conditions.

To expand on this, one of the interesting elements of OWES is the potential for a wetland evaluation to capture large swaths of aquatic habitat that many ecologists would be more likely to describe as part of the lake environment, rather than a wetland feature. Within OWES, the key consideration relates to depth of water, rather than the presence of significant quantities of wetland vegetation. Specifically, large swaths of lakes that are adjacent to wetlands can be grouped into an evaluated wetland area, provided that the depth of water at the time of evaluation is <2 m. We highlight that wetlands adjacent to the property, while



classified as PSW, are contained in a sub-class of the Tobies Bay wetland complex described as an 'open water' type wetland (compared to a 'marsh' type, for example).

In terms of sensitivity, the EIS and additional discussion in this memo are clear in highlighting that the shoreline of the subject property does support inherent aquatic habitat functions. Vegetation is present in a narrow band along portions of the shoreline, ranging from sparse to moderate, with the densest being along the northern shoreline. This vegetation is not regarded as overly sensitive to periodic disturbance and, in fact, is frequently subject to the ongoing disturbances of water level fluctuations and existing boat traffic. It is worth noting that, in higher water conditions, it is likely that any shoreline vegetation would be completely absent. Regardless of vegetation conditions, we expect that fish habitat is present, with some potential for generic species to spawn along the north shore. As discussed in response to the Township's peer review comments, we provide the opinion that any fish habitat associated with the property is abundant locally and not limiting to the local fishery. The dock that has existed here does not preclude this continued potential habitat function, and may in fact preserve it by preventing boats from beaching into the direct substrate/vegetation.

To summarize, we are of the opinion that the two docks are appropriately constructed, with all permanent and fixed points of the structures located outside of the delineated limit of the PSW. The wetland feature itself is technically included as part of the PSW, but is largely representative of the broader lake environment (and classified as an 'open water' type within the evaluation record). Personal floating docks are widely consistent with the surrounding setting and, in our opinion, do not serve to detract from any existing wetland or lake functions.



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May 12, 2026

Project No. 260038

Shania Wonfor
Planner II
Township of Georgian Bay
99 Lone Pine Road
Port Severn, ON L0K 1S0
Via email: swonfor@gbtownship.ca

Dear Ms. Wonfor:

Re: Peer Review of the Scoped Environmental Impact Study for 146 Prisque Road, Township of Georgian Bay – O26-01 & Z26-04

In this letter we provide our updated peer review of the Scoped Environmental Impact Study (EIS) prepared by Aster Environmental Services Ltd. (Aster) for an Official Plan Amendment and a Zoning By-law amendment for dwelling renovations and prior construction of two docks.

Aster prepared the initial Scoped EIS dated August 5, 2025, which HESL peer reviewed on March 20, 2026. Aster provided a revised Scoped EIS (dated April 8, 2026) and associated Addendum Letter 1 (dated April 28, 2026) in response to our comments.

We have reviewed the updated submission. Of our original 12 comments we find that seven have been satisfactorily addressed (comments #1, 4, 5, 6, 8, 10, and 12). There are outstanding issues remaining for comments #2, 3, 7, 9 and 11 relating to fish habitat, mitigation measures, and shoreline restoration. Our detailed comments on these issues are presented in the attached Peer Review Response Matrix.

Thank you for the opportunity to conduct this review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea L. Smith', is written over a light blue horizontal line.

Andrea L. Smith, Ph. D.
Senior Scientist
andrea.smith@environmentalsciences.ca

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
1	The shoreline around Dock 2 is described as “located in an area where aquatic vegetation is relatively sparse, being in an exposed and locally deeper portion of the lake” (p. 21). However, photos 19 and 27 of Dock 2 show more extensive aquatic vegetation, suggesting vegetation is not “sparse”. Please clarify.	Docks 1 and 2 were mis-labelled in the photo appendix. The cited photos (19 and 27) apply to Dock 1, as identified on EIS Figure 2. The photo reference has been corrected in the revised EIS report. We apologize for the confusion.	Satisfactorily addressed.
2	The Scoped EIS supports the Official Plan mapping of Type 2 fish habitat along the entire property’s shoreline. However, the report also acknowledges that “the north shore of the property supports a silty/sandy substrate in shallow water with overlying detritus cover and moderate cover of mixed aquatic vegetation. These areas, while very widespread, can support spawning cover for common species such as Small-mouth Bass and Pumpkinseed” (p. 11) and that “There is potential for limited fish spawning to occur in the area surrounding Dock 1 (p. 21). It thus appears that Type 1 fish habitat is present along the north shore portion of the property. The extent of Type 1 fish habitat should be shown in a figure.	<p>We acknowledge and appreciate the comments regarding fish habitat classification; however, we continue to suggest that the current ‘Type 2’ assignment is reasonably appropriate, despite the potential for limited fish spawning to occur at or near the northern shoreline of the property.</p> <p>In defining how fish habitat classes are mapped in support of the Town’s OP, Section D.1.6.2 of the OP refers to MNRF classification mapping. The OP defines Type 1 habitat areas as follows:</p> <p>“those which have a high productive capacity, are rare, highly sensitive to Development, or have a critical role in sustaining fisheries (e.g., spawning and nursery areas for some species, and ground water discharge areas)”</p>	<p>While we agree that this habitat may not be rare, it does provide important spawning and nursery functions during sensitive life stages. These functions may be highly sensitive to disturbance from boat activity, including propeller wash, which can remove aquatic vegetation that provides cover and disturb substrates, particularly given the relatively shallow summer water depths (0.5-1.0 m), when boating activity is highest. Review of Photos 19 and 27 in Appendix 2 shows that the area surrounding the dock supports substantial emergent and submergent aquatic vegetation, offering suitable spawning, nursery, and feeding habitat for a variety of warm-water fish species.</p> <p>Please include a figure showing the extent of spawning habitat, as this was not provided during the first comment period.</p>

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
		<p>Based on the above definition, we suggest that interpretation of type classes is context dependent. That is, identifying Type 1 habitat can be more nuanced than equating any potential spawning habitat as Type 1 habitat. The above definition specifies several important factors for consideration, including rarity, critical role in sustaining fisheries, and spawning/nursery habitat for <u>some</u> species.</p> <p>Given the context for the site and the broader surrounding area, we expect that there is widespread presence of fish spawning habitat on the local landscape. We further expect that there are extensive areas of fish habitat locally that play a far more critical role in sustaining local fisheries than the shoreline adjacent to the subject property. For example, as discussed in the report, there are extensive sheltered embayments to the south and east of the property, which can be assumed to provide a far greater contribution to local fish production (e.g., areas with extensive vegetation cover and little or no anthropogenic disturbance –</p>	

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
		<p>see EIS Appendix 2, Photo #30 for reference).</p> <p>While portions of the shoreline to the subject property may support marginal spawning potential for common species, we do not believe that this particular site would be considered rare, limiting, or critical to the local fishery. Additionally, the definition above qualifies that Type 1 habitat may be represented by spawning and nursery areas for <u>some species</u>. We suggest that this is more appropriately related to spawning habitat for rare or sensitive species. As noted in the EIS, the adjacent shoreline may support limited spawning for very common and widespread species with relatively generic habitat preferences, such as Small-mouthed Bass or Pumpkinseed. We do not believe that these functions are highly sensitive to the activity being proposed.</p> <p>To summarize, we do agree with the reviewer that spawning habitat does in many cases warrant assignment of Type 1 fish habitat; however, we suggest that given site-specific context, the existing Type 2</p>	

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
		classification remains appropriate in this scenario.	
3	<p>The Scoped EIS assesses the impact of Docks 1 and 2 on fish habitat, wetland and wildlife habitat, concluding that “The presence of these small docking structures does not result in a measurable effect to the structure of the wetland or its associated functions, including provision of fish habitat” (p. 21). While the assessment considers the design and seasonality of the docks, the impact of boat activity associated with the docks is not discussed. Given the relatively shallow average summer water depths reported at the docks (Dock 1: 0.5 – 1 m; Dock 2: 1.5 m), disturbance to the lake bottom and aquatic vegetation would be anticipated due to boats docking and undocking in these areas. The Scoped EIS should assess potential impacts of boating in the vicinity of the docks, including propeller wash and scouring, damage to vegetation, and water quality degradation, and demonstrate how negative impacts are mitigated.</p>	<p>It is our opinion that the potential for disturbance here to the lake bottom and aquatic vegetation from the presence of these docks is negligible. The western shoreline is represented largely by exposed rock and is relatively deep, and we do not believe that low-traffic boat activity at Dock 2 represents any potential for impacts to this setting. Conversely, as Dock 1 is in a relatively shallow area, there is the potential that traffic to this dock could result in effects such as short-term and periodic vegetation disturbance. However, the alternative scenario is that the property owner beaches a boat directly into the substrate in an unorganized manner. The dock arguably supports a more ideal solution in this regard. It is also important to note that low-traffic boat activity at these docks is unlikely to increase impacts beyond the otherwise existing disturbance regime. The property sits on an exposed rock outcrop, and is subject to wave action, ice scouring, and significant/regular water level</p>	<p>Comments regarding Dock 2 are addressed.</p> <p>Regarding Dock 1:</p> <p>While we acknowledge that a dock may provide a more controlled access point compared to boat beaching, the comparison to a hypothetical scenario does not adequately address the actual impacts of the present scenario. The assessment should focus on the effects associated with the docks and related boat use.</p> <p>Further, the conclusion that low-traffic boat activity would not increase impacts beyond existing disturbance is not well supported. Given the shallow water depths at Dock 1 and the presence of aquatic vegetation, even limited boat use has the potential to result in propeller wash, substrate disturbance, and localized vegetation loss. A more detailed, site-specific assessment of these potential effects, along with clearly defined mitigation measures, is requested.</p> <p>Please also clarify the size, type and number of boats using Dock 1.</p>

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
		<p>fluctuations. The vegetation assemblages present here are presumably tolerant to these existing natural disturbance mechanisms. Moreover, there are existing, well-established shoreline properties with docks in all directions, as well as extensive public access to these areas, all of which brings in abundant boat traffic. We do not believe that minor additional traffic specifically associated with these docks represents the potential for impacts that does not already exist. With regard for the above considerations, we maintain the opinion presented on Pg 21 of the EIS.</p>	<p>In addition, how does the landowner intend to adapt dock usage when water levels are low and aquatic vegetation is abundant or more exposed?</p> <p>Lastly, please assess the operational impacts of boat use of the dock on the spawning habitat, and demonstrate how these impacts are being mitigated or proposed to be mitigated.</p>
4	<p>The Scoped EIS reviews DFO’s Code of Practice (COP) for the construction, maintenance and repair of boathouses, docks and moorings, and concludes that the installed docks likely meet its conditions, including that “new construction is limited to 1 dock, mooring and boathouse per property” (p. 27). The current version of the COP (December 2025) does not reference the one dock requirement. Please cite the COP version that provides this direction or update with the most current version.</p>	<p>Thank you for identifying this. We have been citing a former ‘interim’ version of the COP. We have updated Section 6.1 of the EIS report accordingly.</p>	<p>Satisfactorily addressed.</p>

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
	Regardless, we note that the COP states that “This code of practice does not remove nor replace the obligation to comply with the requirements of any other federal, territorial, provincial or municipal regulatory agency including guidance about species and habitat managed by these jurisdictions”.		
5	Regarding Dock 1, Section 6.1 states that “this was an existing structure that appears to have been improved with an adjusted alignment, but in the same general location” (p. 28). In Figure 2, the existing dock depicted for Dock 1 does not align with the underlying photo of a dock, presumably illustrating this “adjusted alignment”. The Scoped EIS should clarify whether the footprint of the realigned dock is the same as the previous footprint.	This cited discussion has been removed from Section 6.1 of the EIS, being that it was provided as a justification pertaining to the single dock condition of the dated interim COP. Regardless, to our knowledge, the footprint of Dock 1 has not changed; only minor changes to the alignment/anchoring point.	Satisfactorily addressed.
6	The Scoped EIS concludes that PSW mapping for the property is inaccurate based on site investigations and recommends updated limits extending to the seasonal water’s edge, not farther inland, as illustrated in Figure 2. Mapping updates to PSWs must follow the process outlined in the Ontario Wetland Evaluation System (OWES) Northern Manual (Government of Ontario 2022) and must be conducted by a qualified OWES wetland evaluator.	A data package of the new wetland boundary was sent for processing on April 2 (2026) through the Natural Resources Information Portal (NRIP). The provincial mapping database has subsequently been updated.	Satisfactorily addressed.

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
	<p>As part of this process, a copy of the final digital wetland boundary mapping should be sent to the Ministry of Natural Resources (MNR) to be uploaded to the Geospatial Ontario database. We recommend that the proponent undertakes the process for formally updating the PSW mapping.</p>		
7	<p>Under Section 5.6.3 Wildlife Impact Mitigation & Regulatory Compliance, the Scoped EIS states that “Such protective regulations are generally regarded as ‘proponent-led’, meaning that these measures are generally discretionary on the part of the proponent” (p. 26). Since the mitigation measures listed are to support conformity with various natural heritage policies under provincial and federal legislation, it is unclear how the measures are “discretionary”. This should be clarified.</p>	<p>This note pertains largely to compliance with provincial and federal regulations under legislation such as the Migratory Birds Convention Act, Endangered Species Act, etc. The intent of the statement is to highlight that there is no strict enforcement of certain best practises pertaining to wildlife impact mitigation (e.g., avoiding vegetation removal during bird nesting windows). Therefore, it is ultimately at the discretion of the proponent whether to implement certain measures, acknowledging that failure to do so represents a potential legal liability. We are not stating that these measures are optional from a legal perspective, only that it is the responsibility of the landowner to take steps to comply.</p>	<p>We are concerned that the use of the term “discretionary” could be misinterpreted to mean optional. We recommend that wording be added to clarify that measures to protect are not optional from a legal perspective or that the discretionary phrasing be removed.</p>
8	<p>The Scoped EIS recommends mitigation measures related to the management of fuel and other deleterious substances,</p>	<p>We generally concur with this note, while acknowledging site-specific constraints to achieving this setback</p>	<p>Satisfactorily addressed.</p>

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
	<p>aggregate/fill storage, and concrete mixing during construction. However, these measures do not include a recommended setback distance from the shoreline. We recognize that maximum setback distances may be constrained by the size and configuration of the property but recommend that a minimum of 30 m setback from the shoreline, where possible, should be followed for construction-related activity.</p>	<p>at all times. Our list of recommended measures prescribes that certain activities occur “as far as feasible from the shoreline”; however, we have amended Section 5.6.1 of the revised EIS to stipulate that a 30 m setback between shoreline and construction staging activities should be achieved where feasible.</p>	
9	<p>The Scoped EIS states that “All retained trees should be clearly marked and heavy machinery should provide a wide buffer to avoid impacts to critical rooting zones” (p. 24-25). The report should specify a minimum buffer distance around trees to protect their rooting zones. Further, we recommend that hoarding be installed around trees prior to construction to delineate tree protection zones.</p>	<p>We have no issues with this recommendation and have incorporated this into Section 5.6.1 of the revised EIS report.</p>	<p>Please provide a minimum buffer distance around trees in Section 5.6.1.</p>
10	<p>Timing windows are recommended for vegetation removal to avoid sensitive wildlife periods. For bats, the Scoped EIS recommends that tree removal occurs from October 1 to April 15. For birds, the report recommends that vegetation removal not occur between April – August. Based on guidance from MECP, we understand that the active</p>	<p>It is our understanding that the extended active timing window is largely applicable to <i>Myotis leibii</i>, which our screening did not consider to be applicable to this site. Regardless, we see no harm in revising the recommendation to reflect the wider timing window. This</p>	<p>Satisfactorily addressed.</p>

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
	<p>period for newly listed endangered bats extends from April 1 to November 30. We thus recommend that the timing window be adjusted to reflect this longer sensitive period for bats. We also recommend that specific dates be provided for avoidance of vegetation removal during the bird breeding period, based on the peak breeding period for birds in the Georgian Bay area (i.e., April 15 – August 31).</p>	<p>is updated accordingly in Section 5.6.3 of the revised EIS.</p>	
11	<p>We understand that the Township requested a ‘re-naturalization/planting plan’ in its preconsultation checklist for the EIS. The Scoped EIS indicates that there are limited opportunities for re-naturalization/planting on the property because it is characterized by shallow soil, and most of the site is amenity space. The report identifies two potential locations, one is a small rock outcrop in the northwest corner, and the other is described as “a strip of exposed and loosely vegetated sandy substrates” (p. 25) along the southern property boundary. The latter is recommended as the preferred location for re-naturalization/planting efforts, although it is noted that “it would not be desirable to fully plant this area with trees/shrubs, as this sandbar is likely to support turtle nesting, and therefore, may be more</p>	<p>We appreciate the note and have admittedly struggled with the suggestion that renaturalization is warranted in this scenario. The proposed tree/shrub planting was offered to demonstrate some effort in this regard; however, if this option is not viewed as desirable to the Township, we suggest that a requirement for naturalization be waived based on site-specific constraints. Specifically, this a small, residential property set on bare rock and very shallow soils. Through discussions with the proponent, it is understood that many attempts at tree planting have failed due to the harsh conditions and lack of substrate. Mixed vegetation does occur in most or all locations that offer opportunities for</p>	<p>Section D.2.2.4.2 of the Township Official Plan specifies that natural vegetation should be restored within the 15 m shoreline buffer to a minimum target of 75%, to the extent feasible, when additional development occurs on developed lots. Given that manicured lawn appears to extend down to the shoreline over much of the property, we recommend that re-naturalization/planting efforts be focused in these highly disturbed areas of the shoreline. This is particularly important because the additional proposed development could increase run-off to the lake, which will not be trapped or slowed down by the existing lawn. In addition, the proposed deck will further extend into the 15 m setback to the EP-PSW, the 20 m high water setback, and the 20 m waterbody setback. For these reasons, a re-</p>

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
	<p>valuable in its current state” (p. 25). Section D.2.2.4.2 of the Township Official Plan states that “Vegetation along the shoreline is critical for the protection of Water Quality. Preservation or restoration, where appropriate, of the shoreline buffer is required. A minimum target of 75% of the linear shoreline of a lot will be maintained in a natural state to a targeted depth of 15.0 metres back from the shoreline where new lots are being created and where vacant lots are being developed. Where a lot is currently developed and further development is proposed, these targets should be achieved to the extent feasible. Where the targets cannot be met, a net improvement over the existing situation is required or at a minimum, must conform to any specific policies within the Official Plan designations.” It is not the intent of the Township’s re-naturalization policy to remove or degrade one type of natural habitat (such as a sandbar supporting turtle nesting) in order to restore another type of natural habitat. Thus, we do not support restoration efforts in the sandy southern location if it could affect potential wildlife habitat. Since much of the property appears to be manicured</p>	<p>such, and the species present are site appropriate. It is possible that certain areas could be supplemented with seed, but most commercially available seed mixes would not be appropriate for this setting. In general, it is our recommendation that the focus be placed on vegetation retention, which we believe is satisfied in the current plan. Subject to agreement by the reviewer, we suggest that further naturalization efforts are not warranted in this scenario, superseding prior recommendations in the EIS report.</p>	<p>naturalization/planting plan is required within the shoreline buffer.</p> <p>We recommend that herbaceous native vegetation be planted within the 15 m shoreline buffer, not trees. A native seed mix should be applied to stabilize soil and promote a typical Georgian Bay vegetation community. The restored area should be left to undergo natural succession and should not be mowed or otherwise disturbed (except as permitted for a Shoreline Activity Area). For reference, HESL has recommended a Great Lakes sandy shore reclamation seed mix for shoreline restoration on a nearby Georgian Bay property.</p>

Comment #	HESL Initial Review Comment	AES Comment Responses	HESL Follow-up Comment
	lawn, including areas along the shoreline, we believe that restoration efforts in these landscaped areas would be more ecologically beneficial. We recommend that restoration efforts be focused in these areas to replace lawn (preferably along the shoreline) with native vegetation adapted to shallow soils of the Georgian Bay region (e.g., shrubs, wildflowers). We further request that the size of the area to be restored be included in the re-naturalization/planting plan.		
12	The numbering of docks in Figure 2 does not seem to coincide with dock numbering in Photos 27 and 28. Please confirm.	Thank you. This has been addressed and corrected in the revised EIS (see response to Comment #1).	Satisfactorily addressed.



Date: June 3, 2026
Project ID: AES-25056

Chris Pawlowski
Sent to: chrisjpawlowski@gmail.com

Subject: Scoped Environmental Impact Study (Addendum Letter 2), 146 Prisque Rd., Georgian Bay

Dear Chris:

Aster Environmental Services Ltd. (AES) has prepared the following letter as a follow-up addendum to a scoped Environmental Impact Study (EIS) report completed for the above-noted property in 2025. Following submission of the EIS to the Township of Georgian Bay, the agency's technical peer reviewer (Hutchinson Environmental Sciences; HES) provided a series of comments to seek clarification/correction of report content and conclusions. The initial EIS peer review comments were circulated in a memo dated March 20, 2026 (HES to Shania Wonfor, Planner II).

AES provided responses to these comments in a letter dated April 28, 2026 (hereafter referred to as EIS Addendum Memo 1), as well as an amended version of the original EIS report (dated April 8 2026). Upon subsequent review of both EIS Addendum Memo 1 and the amended EIS report, further comments were issued from HES to the Town (dated May 12, 2026) regarding outstanding concerns and requests for additional information.

We appreciate the continued feedback from HES and have prepared the following Addendum Memo (#2) in response to HES comments. Each of the comments from HES issued in the May 12th letter are numbered and cited in bold text below, with responses from AES provided accordingly. At this time, no amendments have been made to the EIS report. Rather, the enclosed should be read in conjunction with the amended EIS report, dated April 8, 2026, as well as EIS Addendum Memo 1. All technical comments, recommendations, and graphics presented in this report are intended to supersede any related conclusions, opinions, or recommendations issued in previous reports/addendums.

Best regards,

Aster Environmental Services Ltd.

A handwritten signature in black ink that reads "M Francis".

Mike Francis, M.E.S., H.B.Sc., E.P.
Principal – Senior Ecologist



PEER REVIEW TECHNICAL RESPONSES

1. Addressed.

AES Response: N/A

2. While we agree that this habitat may not be rare, it does provide important spawning and nursery functions during sensitive life stages. These functions may be highly sensitive to disturbance from boat activity, including propeller wash, which can remove aquatic vegetation that provides cover and disturb substrates, particularly given the relatively shallow summer water depths (0.5-1.0 m), when boating activity is highest. Review of Photos 19 and 27 in Appendix 2 shows that the area surrounding the dock supports substantial emergent and submergent aquatic vegetation, offering suitable spawning, nursery, and feeding habitat for a variety of warm-water fish species.

Please include a figure showing the extent of spawning habitat, as this was not provided during the first comment period.

AES Response: We have prepared a supplemental 'Addendum Figure A' (attached) highlighting the area that we estimate is most likely to support spawning functions for common warm water fish species. Additional discussion is provided in response to #3 below regarding impact mitigation.

3. Regarding Dock 1: While we acknowledge that a dock may provide a more controlled access point compared to boat beaching, the comparison to a hypothetical scenario does not adequately address the actual impacts of the present scenario. The assessment should focus on the effects associated with the docks and related boat use.

Further, the conclusion that low-traffic boat activity would not increase impacts beyond existing disturbance is not well supported. Given the shallow water depths at Dock 1 and the presence of aquatic vegetation, even limited boat use has the potential to result in propeller wash, substrate disturbance, and localized vegetation loss. A more detailed, site-specific assessment of these potential effects, along with clearly defined mitigation measures, is requested.

Please also clarify the size, type and number of boats using Dock 1.

In addition, how does the landowner intend to adapt dock usage when water levels are low and aquatic vegetation is abundant or more exposed?

Lastly, please assess the operational impacts of boat use of the dock on the spawning habitat, and demonstrate how these impacts are being mitigated or proposed to be mitigated.

AES Response: As discussed in the initial round of comment responses, we are of the general opinion that this shoreline area is both adapted to natural disturbances, and has experienced a long-term history of anthropogenic disturbances. The latter being related to both the long-term pre-existence of Dock 1, and also other anthropogenic disturbance factors applicable to the local area (e.g., existing boat traffic). However, we do acknowledge that the continued use of Dock 1 presents the inherent potential for continued disturbances to shoreline areas, including disturbance events such as propeller wash and vegetation disturbance. Such disturbance events would be most likely to occur if motorized boat traffic were to occur at high speeds, at low water conditions, and/or using inappropriate approach techniques. We expect that the risk of such potential disturbances is minor and infrequent, and likely already mitigated through the existing property use context.

It is highlighted that Dock #1 has existed on the property for many years, pre-dating current ownership. This was formerly the only dock on the property, at which time the impacts associated with boat traffic may



have been more severe. However, installation of the newer dock (Dock #2) could be viewed as a mitigating factor to this issue. It is understood that installation of Dock #2 has alleviated most or all of the motorized boat traffic by serving as the primary boat anchoring location. It is also understood that the retained Dock #1 now supports primarily low-impact uses, including fishing or launching of kayaks/canoes.

In terms of formal mitigation, the following is provided:

- **The proponent has expressed a willingness to recognize Dock #1 as being for non-motorized boat usage only.**
- **If, in the event of any need to dock a motorized boat at Dock #1, this should be undertaken based on a defined navigation route that minimizes exposure to the shoreline, e.g., utilizing the adjacent channel, before approaching the dock at an angle directly parallel to the side of the dock.**
- **Any approach of boats to Dock #1 should be undertaken at no-wake speeds.**
- **In terms of usage during low-water conditions, this is not considered an issue, as Dock #2 offers the primary docking point for motorized boats, and can serve to support all docking functions during typical low water periods.**

Based on the nature and frequency of use of Dock #1, and assuming implementation of recommended mitigation measures (which are largely already in place), we expect that retention of Dock #1 can occur while avoiding or minimizing negative impacts to continued fish habitat viability or shoreline vegetation retention.

4. Addressed.

AES Response: N/A

5. Addressed.

AES Response: N/A.

6. Addressed.

AES Response: N/A.

7. *We are concerned that the use of the term “discretionary” could be misinterpreted to mean optional. We recommend that wording be added to clarify that measures to protect are not optional from a legal perspective or that the discretionary phrasing be removed.*

AES Response: It is hereby clarified that the impact mitigation measures listed under Section 5.6.3 of the EIS report represent conditions to which the proponent must adhere in support of environmental regulatory compliance. These measures should not be interpreted as ‘optional’ from a legal perspective.

8. Addressed.

AES Response: N/A.



9. **Please provide a minimum buffer distance around trees in Section 5.6.1.**

AES Response: It is recommended that tree hoarding be installed to a minimum 1 m radius around the stem/trunk of any retained trees proximate to the development envelope, where feasible.

10. **Addressed.**

AES Response: N/A.

11. **Section D.2.2.4.2 of the Township Official Plan specifies that natural vegetation should be restored within the 15 m shoreline buffer to a minimum target of 75%, to the extent feasible, when additional development occurs on developed lots. Given that manicured lawn appears to extend down to the shoreline over much of the property, we recommend that re-naturalization/planting efforts be focused in these highly disturbed areas of the shoreline. This is particularly important because the additional proposed development could increase run-off to the lake, which will not be trapped or slowed down by the existing lawn. In addition, the proposed deck will further extend into the 15 m setback to the EP-PSW, the 20 m high water setback, and the 20 m waterbody setback. For these reasons, a re-naturalization/planting plan is required within the shoreline buffer.**

We recommend that herbaceous native vegetation be planted within the 15 m shoreline buffer, not trees. A native seed mix should be applied to stabilize soil and promote a typical Georgian Bay vegetation community. The restored area should be left to undergo natural succession and should not be mowed or otherwise disturbed (except as permitted for a Shoreline Activity Area). For reference, HESL has recommended a Great Lakes sandy shore reclamation seed mix for shoreline restoration on a nearby Georgian Bay property.

AES Response: The direct shoreline across most of the property is composed of exposed rock and/or very thin soils. Much of the shoreline visually intergrades with and forms passive parts of the amenity space surrounding the dwelling (e.g., small firepit, bench). However, from a vegetation perspective, much of the shoreline can also be viewed as semi-natural or otherwise lacking any need for regular maintenance. In general, there is actually minimal coverage of manicured lawn, and substantial coverage of natural groundcover species is present amongst these rocky sections of the shore.

As discussed in the EIS and in Addendum Memo #1, the only portion of the property amenable to real restoration/vegetative enhancement is along the southern property line. This was initially recommended as the focal point for enhancement, but the reviewer understandably expressed reservations relating to conflicts with woody plantings in potential existing wildlife habitat areas (i.e., turtle nesting). As an amended approach to satisfy the reviewers concerns, we suggest that this original area, as well as large swaths of the shoreline can be enhanced through application of a native seed mix, as suggested by the reviewer.

In terms of technical approach, Addendum Figure A (attached) highlights various locations on the property where a native seed mix could be applied to support enhancement of existing semi-naturalized portions of the parcel, including edges of amenity areas. The total area of the parcel and adjacent shore allowance falling within ~15 m from the shoreline/wetland edge is ~1,500 m². The potential seeding area is estimated to cover at least 60% of that zone. The area should be seeded with at least 1 kg of seed, applied in the early spring or late fall, broadcast evenly by hand across the area. The seeded area should not be subject to regular seasonal mowing.



Given the very small size of the property and existing residential context, we suggest that achieving true naturalization of at least 75% of the 15 m shoreline buffer is unnecessary to achieve the Town's goals. We believe this scenario is reflected in the cited policy D.2.2.4.2, as follows:

Where a lot is currently developed and further development is proposed, these targets should be achieved to the extent feasible. Where the targets cannot be met, a net improvement over the existing situation is required...

Given the qualifying language in the policy, we suggest that the proposed approach of seed application within areas generally specified on Addendum Figure A represents an attempt to demonstrate net improvement and a reasonable approach to meeting the intent of the noted policy.

In our experience, most pre-designed shoreline seed mixes cater to wetter conditions, whereas most of the shoreline along the property is, as noted, dry and relatively sterile. Our best recommendations for a potentially suitable mix would include Ontario Seed Company mix #s 8255 or 8145.

12. Addressed.

AES Response: N/A.



Disclaimer: Details shown are for reference purposes only; nothing depicted on this figure should be considered survey grade unless otherwise stated. Parcel fabric limits are an estimate based on available background resources. Proposed development limits (where applicable) are approximate.

**Addendum Figure A:
Supplemental Information**


Legend

- Subject Property
- Existing Dwelling/Deck & Accessory Structure
- Existing Docks
- Proposed Structure Footprint (Dwelling Renovation & Enlarged Deck)
- Approximate Limit of Wetland (at or within 1-2 m of 2025 summer water level)
- Wetland + 15 m (for general reference)
- Estimated Extent of Suitable Warm Water Fish Spawning Habitat
- Recommended Native Seed Application Area

Project No & Description:
AES-25056
146 Prisque Rd. - Environmental Impact Study

Date Prepared: May 18, 2026	Prepared By: MF
Last Revision: N/A	Checked By: N/A

Basemap/Data Reference:
ON Geohub 2025
SCOOP 2018



6/11/26, 9:39 AM

Inbox - Shania Wonfor - Outlook



RE: 146 Prisque Road (O26-01 & Z26-04)

From Andrea Smith <Andrea.Smith@environmentalsciences.ca>
Date Tue 6/9/2026 4:50 PM
To Shania Wonfor <swonfor@gbtownship.ca>
Cc Sarah Aitken <sarah.aitken@environmentalsciences.ca>

[Report This Email](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shania,

We have reviewed the Addendum Letter 2 and find that it addresses all our remaining concerns. Please let me know if you require a formal letter stating that, or if this email is sufficient.

All the best,

Andrea

Andrea Smith, Ph.D.
Senior Ecologist
705-640-0035
www.environmentalsciences.ca



From: Shania Wonfor <swonfor@gbtownship.ca>
Sent: June 8, 2026 3:14 PM
To: Andrea Smith <Andrea.Smith@environmentalsciences.ca>
Cc: Sarah Aitken <sarah.aitken@environmentalsciences.ca>
Subject: 146 Prisque Road (O26-01 & Z26-04)

Good afternoon,

I understand that HESL met with Aster to discuss the EIS pertaining to 146 Prisque Road and the associated development proposal. Can you please confirm the attached addendum does in fact address all previous concerns?

Thank you in advance,

OFFICIAL PLAN AMENDMENT NO. xx

TO THE

OFFICIAL PLAN

OF THE

TOWNSHIP OF GEORGIAN BAY

**Amendment No. xx to the
Official Plan for the
Township of Georgian Bay**

The attached explanatory text constitutes Amendment Number xx to the Official Plan for the Township of Georgian Bay. It was prepared and adopted by the Council of the Corporation of the Township of Georgian Bay through By-law Number 2026-xxx and in accordance with Sections 17, 21, and 22 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended ("*Planning Act*"). By-law 2026-xxx is concurrent with By-law Number 2026-yyy in accordance with Section 34 of the *Planning Act*.

PETER KOETSIER, MAYOR

KAREN WAY, CLERK

**THE CORPORATION OF THE
TOWNSHIP OF GEORGIAN BAY**

BY-LAW 2026-xxx

Amendment Number xx to the Official Plan for
the Township of Georgian Bay

(146 Prisque Road)

WHEREAS Sections 17, 21, and 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended ("*Planning Act*"), provide Council for the Corporation of the Township of Georgian Bay with authority to amend its Official Plan; and

WHEREAS the Official Plan for the Township of Georgian Bay is approved and in full force and effect; and

WHEREAS the lands affected by this By-law are municipally known as 146 Prisque Road and legally described as Part of Lot 36, Concession 8, formerly Baxter, being Part of Block D, Island 95, Township of Georgian Bay, District Municipality of Muskoka ("Subject Lands"); and

WHEREAS Council considered it appropriate to amend the Official Plan for the Township of Georgian Bay regarding Subject Lands that are within the Waterfront Designation; and

WHEREAS the Council for the Corporation of the Township of Georgian Bay has authority under Sections 24 and 34 of the *Planning Act* to concurrently consider it appropriate to pass By-law Number 2026-yyy that amends the Zoning By-law Number 2014-75, as amended, for the Township of Georgian Bay upon final approval of Amendment Number xx to the Official Plan for the Township of Georgian Bay; and

WHEREAS the Council for the Corporation of the Township of Georgian Bay deems it necessary and desirable to adopt an Amendment Number xx to the Official Plan for the Township of Georgian Bay.

NOW THEREFORE the Council for the Corporation of the Township of Georgian Bay enacts as follows:

1. Amendment Number xx to the Official Plan for the Township of Georgian Bay, as part of this By-law, is hereby adopted.
2. The text and schedule that constitutes Amendment Number xx to the Official Plan for the Township of Georgian Bay, as part of this By-law, is hereby adopted.
3. This By-law shall come into full force and effect as of the date it is enacted.

READ AND ADOPTED in Open Council this 14th day of July, 2026.

DEEMED ENACTED in Open Council this 16th day of July, 2026.

PETER KOETSIER, MAYOR

KAREN WAY, CLERK

Certification

Execution by the Clerk for the Corporation of the Township of Georgian Bay certifies this is a true copy of By-law 2026-xxx deemed enacted by Council for the Corporation of the Township of Georgian Bay on the 16th of July, 2026.

KAREN WAY, CLERK

The Constitutional Statement

The following Amendment to the Official Plan for the Township of Georgian Bay consists of three parts, being:

- Part 1 – The Preamble** Consists of the purpose, location and basis for the Amendment and does not constitute part of the Amendment.
- Part 2 – The Amendment** Consists of the text and Schedule 'A' constitute Amendment Number xx to the Official Plan for the Township of Georgian Bay.
- Part 3 – The Appendices** Consists of the Development Services Staff Report 2026-xxx including all the background information and planning considerations associated with this Amendment to the Official Plan for the Township of Georgian Bay. Part 3 does not constitute part of the text of the Amendment.

Official Plan Amendment No. xx

Part 1 – The Preamble

- 1.1 Purpose and Effect
- 1.2 Location

Part 2 – The Amendment

- 2.1 Introduction
- 2.2 Details
- 2.3 Implementation
- 2.4 Interpretation
- Schedule 'A' – Map Amendment

Part 3 – The Appendices

Development Services Staff Report 2026-xxx

Part 1 – The Preamble

1.1 Purpose and Effect

The **purpose** of the Application is to designate a site-specific policy area and add the policies to the Official Plan by:

1. Amending Schedule D to designate the Subject Lands as 'Site Specific Policy Section D.1.4.5.1';
2. Adding Section D.1.4.5.1 to the Official Plan regarding the 'Site Specific Policy' to permit: two (2) docks appurtenant to the subject lands within a Provincially Significant Wetland.

The **effect** of the Application No. O26-01 and the concurrent Application No. Z26-04 is to rezone the areas where the docks are located to an Environmental Protection - Provincially Significant Wetland - Exception xx (EP-PSW-xx) Zone, and, to rezone the subject lands to a Shoreline Residential Island Type One – Exception xx (SRI1-xx) Zone to facilitate the expansion and reconstruction of the legally non-complying shoreline dwelling and its attached deck, as well as to bring an accessory shed into compliance.

1.2 Location

The Subject Lands are municipally known as 146 Prisque Road. The Subject Lands are legally described as Part of Lot 36, Concession 8, formerly Baxter, being Part of Block D, Island 95, Township of Georgian Bay, District Municipality of Muskoka.

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. Schedule 'A' is a part of Amendment Number xx to the Official Plan for the Township of Georgian Bay. It amends Schedule D to the Official Plan by redesignating the Subject Lands from the Waterfront Designation to 'Site Specific Policy D.1.4.5.1' within the Waterfront Designation.

2.2.2. Section D.1.4.5.1 to the Official Plan is added along with the following text, being:

"D.1.4.5.1 Site Specific Policy

- a) The lands affected by policies in this Section are identified on Schedule D. For greater certainty, the lands are also municipally known as 146 Prisque Road and legally described as Part of Lot 36, Concession 8, formerly Baxter, being Part of Block D, Island 95, Township of Georgian Bay, District Municipality of Muskoka.
- b) Notwithstanding Section D.1.4.5, the lands in Site Specific Policy D.1.4.5.1 permit two (2) docks in a Provincially Significant Wetland known as Tobies Bay.

2.3 Implementation

Section I: Implementation and General Policies in the Official Plan for the Township of Georgian Bay contains the policies implementing the Official Plan, as amended, including this Amendment.

2.4 Interpretation

The Amendment is to be interpreted by reading the entirety of the Official Plan for the Township of Georgian Bay, as amended.

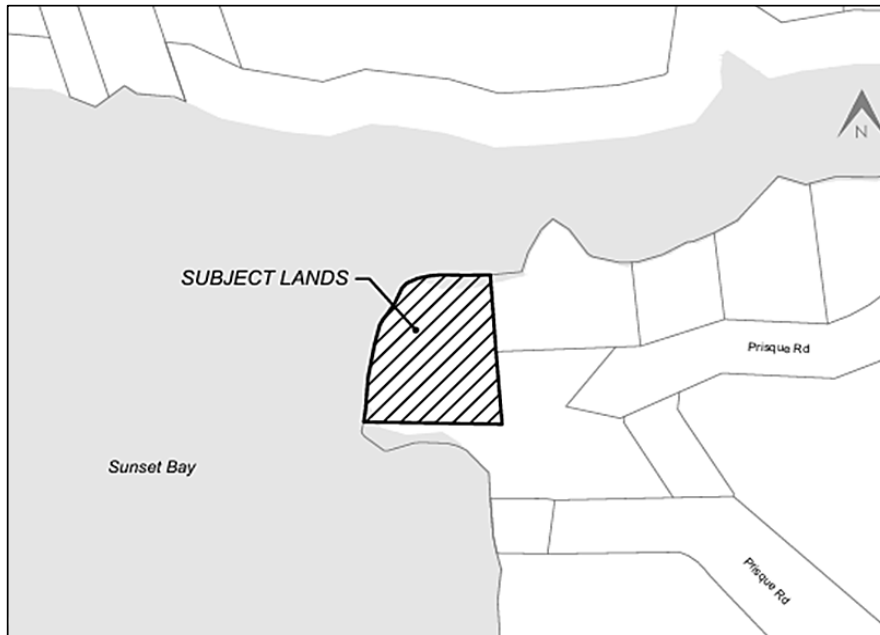
Schedule 'A'

146 Prisque Road

Part of Lot 36, Concession 8, formerly Baxter, being Part of Block D,
Island 95, Township of Georgian Bay, District Municipality of Muskoka.



Lands to be redesignated in Schedule D of the Official Plan
from Waterfront Designation to 'Site Specific Policy Section
D.1.4.5.1' within the Waterfront Designation



Part 3 – The Appendices

This Part consists of Development Services Report Staff Report 2026-xxx containing the background information and planning considerations associated with the Amendment. This Part is not part of the text of the Amendment.

**THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY**

BY-LAW 2026-yyy

Being a By-law to amend Zoning By-law 2014-75, as amended, regarding Subject Lands municipally known as 146 Prisque Road and legally described as Part of Lot 36, Concession 8, formerly Baxter, being Part of Block D, Island 95, Township of Georgian Bay, District Municipality of Muskoka;

(146 Prisque Road)

WHEREAS Sections 34 and 36 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended ("*Planning Act*"), provides Council for the Corporation of the Township of Georgian Bay with authority to pass and amend its comprehensive Zoning By-law Number 2014-75, as amended; and

WHEREAS the comprehensive Zoning By-law Number 2014-75, as amended, is in full force and effect; and

WHEREAS the Council for the Corporation of the Township of Georgian Bay has authority under Sections 17, 21, and 22 of the *Planning Act* and did concurrently pass By-law Number 2026-xxx to adopt Amendment Number xx to the Official Plan for the Township of Georgian Bay; and

WHEREAS Council considered it appropriate under Sections 34 and 36 of the *Planning Act* to amend the comprehensive Zoning By-law Number 2014-75, as amended, regarding the Subject Lands; and

WHEREAS Sections 24 and 34 of the *Planning Act* provide that By-law Number 2026-yyy takes effect upon final approval of Amendment Number xx to the Official Plan for the Township of Georgian Bay.

NOW THEREFORE the Council for the Corporation of the Township of Georgian Bay enacts as follows:

1. Map #127 in Schedule 'A' of the comprehensive Zoning By-law 2014-75, as amended, is amended by Schedule 'A' to By-law

2026-yyy by deleting the Shoreline Residential Island Type One (SRI1) Zone and the Environmental Protection Provincially Significant Wetland (EP-PSW) Zone, adding the Shoreline Residential Island Type One Exception yy (SRI1-yy) Zone on the Subject Lands, and adding the Environmental Protection Provincially Significant Wetland Exception zz (EP-PSW-zz) Zone appurtenant to portions of the Subject Lands.

2. 'Table 7.3' in Section 7.4 of the comprehensive Zoning By-law 2014-75, as amended, is amended by adding a new line for the SRI1-yy Zone on the Subject Lands stating:

a) In 'Column 1 – Exception Number':

"SRI1-yy By-law 2026-yyy"

and

b) In 'Column 5 – Modifications and Additional Requirements':

Maximum lot coverage – 13.1%

Notwithstanding section 4.11 e), the gross floor area (GFA) of the legal non-complying dwelling is permitted to increase by 76.5% (169.25sq.m.), resulting in the dwelling having a total GFA of 390.35sq.m.

Notwithstanding sections 4.11 e) and 7.3, a maximum building height of 8.6m is permitted.

Notwithstanding sections 4.13 and 4.4 d), a setback of 4.76m from the front lot line and EP-PSW Zone is permitted for the deck, and a setback of 5m from the front lot line and EP-PSW Zone is permitted for the porch.

Notwithstanding sections 4.1.5 c) iii) and 4.4 d), a setback of 14.56m from the front lot line and EP-PSW Zone is permitted for the shed.

Minimum building separation between the shed and sleeping cabin – 1.33m

Notwithstanding section 4.3, a maximum shoreline activity area of 30% having a maximum width of 28% (34.1m) of the shoreline length is permitted.

The 'L'-shaped dock on the west side of the lot is permitted a width of 4.3m only on the portion where it connects the ramp to the subject lands.

3. 'Table 17.8' in Section 17.4 of the comprehensive Zoning By-law 2014-75, as amended, is amended by adding a new line for the EP-PSW-zz Zone on the Subject Lands stating:

a) In 'Column 1 – Exception Number':

"EP-PSW-zz By-law 2026-yyy"

and

b) In 'Column 3 – Only Permitted Uses':

Two (2) floating docks, each having a ramp, with all fixed/anchored components located outside of the delineated EP-PSW Zone.

c) In 'Column 5 – Modifications and Additional Requirements':

Notwithstanding section 4.1.9.3 b), the linear dock on the north side of the subject lands shall be limited to a projection of 12.62m from the current water mark, a length of 18.58m for all components, and a maximum width of 2.43m.

The dock on the west side of the subject lands, being an 'L'-shaped dock, shall be limited to a projection of 17.24m from the current water mark, a width of 2.43m for the main dock and a width of 3.65m for the finger which has a length of 13.41m (measured from the main dock).

The portion of the 'L'-shaped dock which connects the ramp to the subject lands is permitted a maximum width of 4.3m.

4. This By-law shall come into full force and effect as of the date of approval without appeal of the concurrent Amendment Number xx to the Official Plan for the Township of Georgian Bay.




READ AND ADOPTED in Open Council this 14th day of July, 2026.

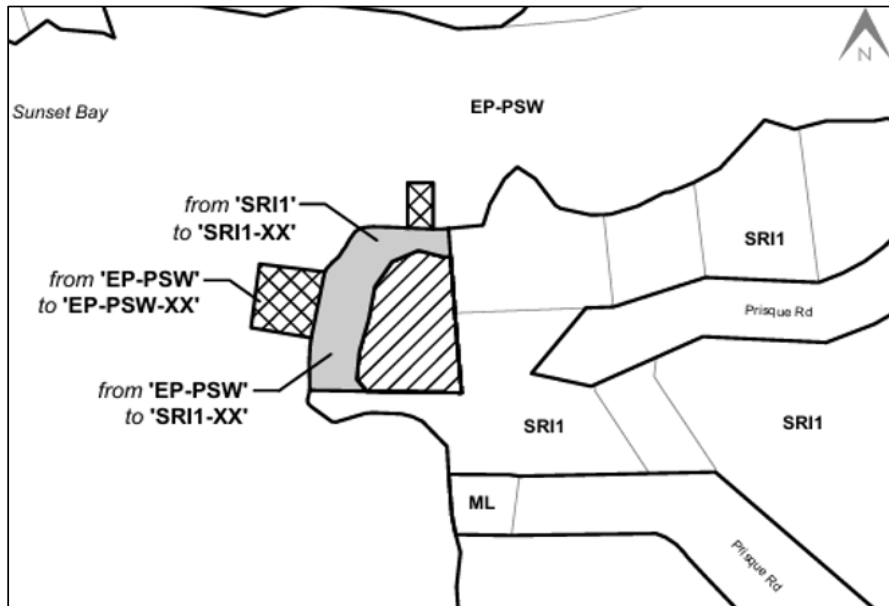
DEEMED ENACTED in Open Council this 16th day of July, 2026.

Peter Koetsier, Mayor

Karen Way, Clerk

Schedule 'A'
146 Prisque Road
Part of Lot 36, Concession 8, formerly Baxter, being Part of Block D,
Island 95, Township of Georgian Bay,
District Municipality of Muskoka.

-  Lands to be rezoned from the SRI1 Zone to the SRI1-yy Zone.
-  Lands to be rezoned from the EP-PSW Zone to the SRI1-yy Zone.
-  Lands to be rezoned from the EP-PSW Zone to the EP-PSW-zz Zone.



Township of Georgian Bay

Staff Report

2026-123 - Planning Services



To: Mayor Koetsier and Members of Council
From: Deb McCabe, Manager of Planning
Date: July 14, 2026
Subject: Official Plan Amendment O26-05 and Zoning Bylaw Amendment Z26-10
(34 Curling Club Road - Brad Hutchinson Sales and Service)

Recommendation

BE IT RESOLVED THAT Council enacts By-law 2026-xxx, being a By-law to adopt Official Plan Amendment No. 30 (O26-05) to further amend the Township of Georgian Bay's Official Plan, by amending Schedule "C" of the Official Plan to redesignate the lands known as 34 Curling Club Road from "Residential" to "Commercial"; and

THAT By-law 2026-xxx adopting Official Plan Amendment No. 30 be forwarded to the District of Muskoka for approval; and

THAT Council enacts By-law 2026-xx, being a Zoning By-law Amendment (Z26-10) to further amend Zoning By-law 2014-75, by rezoning the property municipally known as 34 Curling Club Road, from the Industrial Exception Nine (M-9) Zone to Marine Commercial Type Three Exception Zone (CM3-xx); and

THAT the Owner apply for and obtain Site Plan Approval from the Township of Georgian Bay, including if required, the execution and registration of a Site Plan Agreement against the title of the lands.

Report Highlights

- Brad Hutchinson Sales and Service Inc. are the owners of the commercial property known as 34 Curling Club Road;
- The commercial operation on the site has been in existence for approximately 25 years, operating a hydraulic boat lift sales and service establishment and currently supports 20 employees in Mactier;
- The current business continues to expand, necessitating additional building area to support the desired services and operations, including marine vessel storage within a portion of the new building addition;
- The proposed development would expand the existing 625 m² building by constructing a 975 m² building addition, to total a 1,600 m² in floor area;
- A public meeting was held on June 2, 2026, for the proposed Official Plan Amendment and Zoning Bylaw Amendment, with no concerns raised by Council;

- Correspondence was received as follows:
 - Canadian Pacific Railway - within 500 m of CKPC rail line, and generally not opposed to Commercial/Industrial type uses adjacent to right of way;
 - MTO - No concerns with proposal, will require a Building and Land Use permit;
 - MNR - no comments;
 - District of Muskoka - Not opposed to the approval provided that the appropriate development control techniques be used to implement the comments and requirements of MTO;
 - Chief Building Official - Will require MTO approval as property falls within the MTO Permit Control Area and will require Building Permits
- The property is currently designated as "Residential" on Schedule "C" of the Township of Georgian Bay Official Plan being the Mactier Land Use Designations and the intent is to amend the designation to the "Commercial" designation;
- The current zoning of the property in Zoning Bylaw #2014-75 is Industrial (M) which does not permit the current marine use;
- The intent of the Zoning Bylaw Amendment is to amend the current zoning to Marine Commercial Type 3 Exception (CM3-xx) with site specific provisions to permit the proposed development.

Background

Site Characteristics

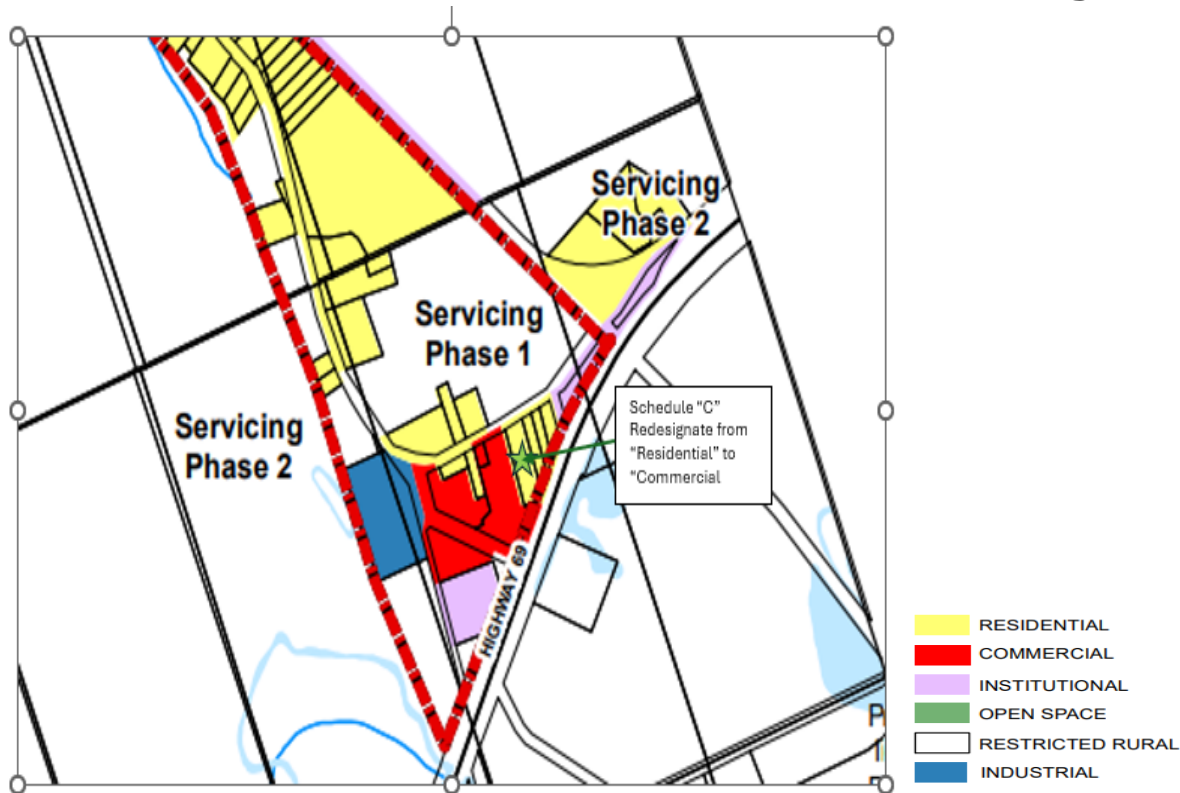
The subject property is located in the Urban Centre of Mactier, south of Curling Club Road and being approximately 200 metres west of High Street. The lot maintains a rectangular shape with an area of 5,298 m² with a frontage of 40.5 metres. Access is provided directly from Curling Club Road, classified as a "Township Road". Presently, the subject site contains a commercial building that is 625 m² in floor area. The remainder of the site is generally clear with a mix of paved and gravel surfaces and contains 26 surface parking spaces and outdoor storage area.

The subject site is located within the built-up area of MacTier, which is comprised of a mix of highway commercial, service and residential uses. Adjacent properties along Curling Club Road include similar commercial and service operations, reflecting the area's function as a local business node within the Township of Georgian Bay.

Ingress and egress to the property is from the municipal road known as Curling Club Road, with the intent of continuing the current business but being expanded into the addition proposed that will include an area for assembly, a small office and storage.

Proposal

The purpose and effect of the proposed Official Plan Amendment is to redesignate the subject lands on Schedule "C" of the Township of Georgian Bay Official Plan from "Residential" to "Commercial" to recognize the existing marine commercial use on the property.



The purpose and effect of the Zoning Bylaw Amendment is to rezone the subject property from "Industrial (M)" to a site specific "Marine Commercial Type Three Exception Zone (CM3-xx) to recognize the existing marine commercial use on the property, in order to permit a 975 m² addition to the existing commercial building, including a reduction in the minimum front yard setback, minimum interior side yard setback, maximum lot coverage and minimum parking spaces.

Planning Data

District of Muskoka Official Plan	Urban Centre
Township of Georgian Bay Official Plan	Urban Centre Schedule "C" - Residential
Township of Georgian Bay Zoning Bylaw #2014-75	M-9
Access	Municipal Road
Servicing	Water and Sewer

Analysis and Options

Provincial Planning Statement, 2024 (PPS 2024)

The Provincial Planning Statement is a policy statement issued under the authority of Section 3 of the *Planning Act* and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive.

The existing commercial operation and additional development will use and optimize existing municipal infrastructure such as municipal roads, water and sanitary services.

2.4 Strategic Growth Areas

2.4.1 General Policies for Strategic Growth Areas

1. Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.
2. To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:
 - a) to accommodate significant population and employment growth.

The proposed building addition directs development and employment uses to strategic growth areas. The development is in a location with existing municipal services, transportation networks, and utilities, as well as Mactier being a CP Rail Subdivision which is a main rail line in Ontario, running from Toronto to Mactier to the north.

2.8 Employment

2.8.1 Supporting a Modern Economy

Agenda Item #9.(b)

1. Planning authorities shall promote economic development and competitiveness by:
 - a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
2. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.

The proposed building addition maintains and supports lands for employment-generating uses. As it is a modest expansion of the existing use and building, no new compatibility issues are anticipated to arise and an appropriate transition to the abutting land uses is to remain.

3.6 Sewage, Water and Stormwater

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection to the environment and minimize potential risks to human health and safety.

Mactier is serviced with both municipal water and sewer services which is owned, operated and maintained by the District of Muskoka.

The proposed development represents a continued economic opportunity on the subject site that can accommodate the commercial use within the MacTier Settlement Area. It is staff's opinion that the proposed Official Plan Amendment and Zoning Bylaw Amendment are consistent with the policies in the PPS2024.

District of Muskoka Official Plan (MOP)

The subject site is designated as an "Urban Centre" in Schedule A, Land Use Designation within the Muskoka Official Plan. Urban Centres are to be the focal point of the majority of employment growth where municipal services are available and where infrastructure can be used efficiently. Urban Centres are also to be focal points for commerce, intensification and compatible mixed uses in close proximity to each other.

F1.1. Creating and Maintaining a Strong Economy

- p) Supporting the retention of existing businesses, their continued viability, and potential for expansion.

The business being undertaken on the subject lands has been in existence for 20+ years and provides a service to the residents of Mactier and surrounding areas.

Section F3 provides policies relating to Urban Centres and Community Areas within the District of Muskoka.

It is the objective of the Plan to encourage the Area Municipalities to:

- a) Maintain and promote the Urban Centres and Community Areas, particularly downtown areas and main streets as the focal points for commerce activity;
- b) Encourage development in these areas that capitalize on expected growth in these designations;
- c) Encourage the development of diverse, compatible land uses in close proximity to each other;
- d) Encourage the efficient use of existing buildings to accommodate a wide range of uses;

The site is also designated "Full Service Area" in Schedule B - Urban Services Areas within the District of Muskoka Official Plan. The Plan encourages employment development in appropriate locations to meet the needs of residents and businesses. It supports the consolidation, intensification and orderly expansion of existing commercial areas to ensure the efficient use of existing municipal services and infrastructure.

The development represents the consolidation and expansion of an existing and additional use, promoting efficient use of land and encouraging the role of the Urban Centre as a focal point for economic activity.

Provided comments received from the District of Muskoka are adhered to, it is staff's opinion that the proposed Official Plan Amendment and Zoning Bylaw Amendment are in compliance with the policies of the District of Muskoka Official Plan.

Township of Georgian Bay Official Plan (GOP)

The Township of Georgian Bay Official Plan provides a long-term framework to guide sustainable growth, direct development to serviced settlement areas, support economic activity and ensure compatibility with the natural and built environment. The property subject to the Official Plan Amendment and Zoning Bylaw Amendment requests is designated as "Urban Centre" on Schedule "A" of the Township of Georgian Bay Official Plan. The property is further designated "Residential", on Schedule "C", Mactier Land Use Designations.

Section E.2.2.1 of the Official Plan speaks to Urban Centres as being the focus of growth and intensification within the Township. The existing and proposed commercial building is not a permitted use within the Residential designation; therefore, an Official Plan Amendment is required to bring the existing lands uses on the subject site into compliance.

The proposed Official Plan Amendment is to redesignate the subject site on Schedule 'C' - Mactier Land Use Designation from 'Residential' to 'Commercial'. Section E.4.2.1.1 states that the predominant use of land in the Commercial designation shall be for

commerce and shall include uses such as retail sales or service establishments, marinas, automotive or marine sales or service establishments, business or professional offices, etc. The building addition would be permitted under the "Urban Centre" and "Commercial" land use designations.

E.4.2.2 Development Policies

E.4.2.2.1 Commercial uses will be at a scale to serve the Urban Centre and its associated service area, with the exception of Resort Commercial uses.

E.4.2.2.3 Commercial uses shall provide adequate off-street parking and loading facilities and consideration be given to provision of bicycle racks. In addition, vehicle access points shall be limited in number and designed in a manner that will minimize danger to vehicular and pedestrian traffic.

As per the site plan, the proposal provides off-street parking and loading facilities which is sufficient for the business needs. Access points are designed to reduce conflicts between vehicular traffic and potential pedestrian traffic. Building design, signage, and lighting are to maintain and respect the existing character of the abutting land uses.

E.4.2.2.7 Development in locations with visibility from main transportation routes should occur in a manner that ensures a high-quality visual appearance and a positive community image. In this regard, landscaping shall be provided adjacent to main transportation routes. The extent of such landscaping should be determined by the nature of the use and identified through the Site Plan Control process.

E.4.2.2.8 Outdoor storage shall be appropriately screened and/or fenced, and where possible, located to the rear of the buildings and landscaping. Vegetative buffers are required to be used, where appropriate, to mitigate conflicts between uses.

The site plan submitted in support of the application has been designed to maintain a high-quality visual appearance from adjacent transportation routes, particularly Lake Joseph Road which abuts the rear portion of the site. Lake Joseph Road is the original Provincial Highway 69 and is under the jurisdiction of the Ministry of Transportation.

H.1.2.1 Any development adjacent to Provincial highways will be required to comply with the standards of, and obtain the necessary permits from, the Provincial Ministry of Transportation.

H.1.2.5 Development may be permitted abutting or immediately adjacent to a public road where approvals have been or may be obtained from the road authority having jurisdiction. Prior to issuing a building permit on lands abutting or immediately adjacent to a Provincial Highway, a District road, or a Township road, all permits required from the relevant road authority have been obtained.

MTO has advised that a Building and Land Use Permit will be required prior to the commencement of the new development on the property.

This is a local existing commercial business, and economic growth within a serviced Urban Centre, while utilizing municipal infrastructure is encouraged. Provided that all applicable permits and permissions are granted prior to the development of the property, it is staff's opinion that the proposal conforms to the policies in the Township of Georgian Bay Official Plan.

Township of Georgian Bay Zoning Bylaw #2014-75

The current zoning of 34 Curling Club Road is a site specific zoning of "Industrial Exception Nine (M-9)" as identified on Map #36 of the Township of Georgian Bay Zoning Bylaw #2014-75. The site specific zone was added to the property by Bylaw #2018-29, to allow for staff accommodations on the property.

The Industrial (M) Zone is intended to accommodate industrial uses such as heavy equipment sales and service, light manufacturing, maintenance garage. The existing marine business is not a permitted use in the Industrial (M) zone and the applicant is requesting to amend the Zoning Bylaw to rezone the subject lands to Marine Commercial Type Three Exception (CM3-XX) to recognize site specific provisions relating to the existing use. The Marine Commercial Type 3 Zone is better suited for the existing and proposed use and compatibility with the surrounding land uses such as marine vessel storage, contractor's yard, marine vessel sales, service and construction and service shop.

As the subject lands are recognized as a lot of record, the lot area and lot frontage are considered compliant.

The site specific exception to the Marine Commercial Type Three will include the following amendments:

- Minimum Existing Front Yard Setback 10.5 m
- Minimum Easterly Interior Side Yard Setback 5.4 m
- Minimum Existing Westerly Interior Side Yard Setback 6.38 m
- Maximum Lot Coverage 31%
- Minimum Parking Spaces 26 spaces

With respect to the side yard setbacks, the existing west interior side yard setback of 6.38 is maintained and has functioned appropriately without creating adverse impacts on the adjacent site. The existing condition poses no concerns in relation to adequate space for stormwater servicing, fire protection/buffering and separation between the abutting land uses to the west.

On the east side of the site, the proposed building addition introduces a reduced setback of 5.49 metres, whereas 10 metres is required. The intended building setback would provide adequate separation for drainage, maintenance, fire separation, and will not have adverse impacts to the abutting lands.

Agenda Item #9.(b)

The existing and proposed interior side yard setbacks are considered minor, maintain the intent of the zone regulations and would not create adverse impacts on the abutting properties.

The minimum front yard setback being requested is to the existing building and is the existing condition with no further encroachment into the front yard being requested.

The applicant is requesting a reduction in the minimum number of parking spaces required as per Section 5 of the Zoning Bylaw. The Zoning Bylaw requires 49 regular spaces and 3 accessible spaces on the property for the existing use. 26 parking spaces are proposed with 3 accessible spaces also being provided.

Brad Hutchison Sales & Services Inc. presently functions as a base of operations with 6 employees who are on site and the remainder 14 employees are technicians that work off-site installing hydraulic lifts. The proposed 26 parking spaces more appropriately reflects the functional need of the site, accommodates employees and occasional visitors. The requested reduction in parking is a result of the Applicant's current experience with their existing facility and business. Based on the anticipated number of employees and limited need for visitor parking, the applicant is confident that the requested reduction of 22 parking spaces would not detrimentally impact their business at this location. The reduction in parking would also reduce the area needed to be paved and increase the permeable surface area of the site which would aid in stormwater management of the site.

The owner will be required to submit and obtain Site Plan approval and enter into an agreement with the Township to ensure that the Site Plan and Landscaping Plan are followed and completed as presented. Upon the completion of the Site Plan approval process, a Zoning Certificate will be required prior to the issuance of a building permit.

Council Options

Regarding the Official Plan Amendment and Zoning Bylaw Amendment applications, Council have the following options:

1. Approve the applications as presented;
2. Defer the applications if additional information is required;
3. Refuse

If Council refuse the applications, the potential for an appeal to the Ontario Land Tribunal would be imminent and the Township would be required to retain a solicitor as well as a Registered Professional Planner to support and justify Council's position.

Environmental Consideration

There are no significant natural heritage features on or adjacent to the subject lands (i.e., Provincially Significant Wetland). The applications are consistent with the Township's strategic direction for Environmental Protection as set out in the 2022-2026 Strategic Plan.

Financial Considerations

Costs may be incurred should an appeal to the Ontario Land Tribunal be received.

Conclusion

Planning staff have conducted an analysis of applicable planning legislation and are recommending approval of the applications, including the adoption of an Official Plan Amendment and Zoning By-law Amendment.

Report Supported By

This recommendation report is in alignment with the following strategic pillars:

- Environmental Protection
- Fiscal Responsibilities and Technology Efficiencies
- Streamline Planning Policies and Procedures
- Customer Experience and Community Engagement
- District and Township Relationship
- Engage with Indigenous Communities

Reviewed By/Collaborated With:

- Chief Administrative Officer
- Chief Building Official
- Director of Corporate Services / Clerk
- Director of Finance / Treasurer
- Director of Fire and Emergency Services / Fire Chief
- Director of Human Resources
- Director of Operations
- Director of Planning
- Director of Sustainability
- Other

Attachments

- [ATT #1 Location Map 34 Curling Club Road](#)
- [ATT #2 O26-05 - Z26-10 - Brad Hutchinson - Site Plan](#)
- [ATT #3 O26-05 - Z26-10 - Brad Hutchinson - Proposed Addition Rendering](#)
- [ATT #4 By-Law 2026-xx OPA 30 34 Curling Club Road](#)
- [ATT #5 By-law 2026-xx ZBA 34 Curling Club Road](#)

Reviewed By

Status:

Derek Witlib, Director of Planning

Approved - 29 Jun 2026

Karen Way, Director of Corporate Services / Clerk

Approved - 03 Jul 2026



ATT #1 LOCATION MAP
34 Curling Club Road

ZONING DATA CHART

GROSS LOT AREA:	5,298.5m ²	BUILDING AREA:	EXISTING: 625.0m ² NEW: 974.8m ²
GRAVEL:	2,175.4m ²	LANDSCAPE AREA:	1,356.3m ²
ASPHALT:	167.1m ²		

ITEM	COMMERCIAL MARINE - CM3	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT AREA (m ² MIN.)	10,000 [1.0 ha]	5,298.5*
3	LOT FRONTAGE (m MIN.)	60.0	40.57*
5	FRONT YARD DEPTH (m MIN.)	30.0	10.93* - EXISTING
6	EXTERIOR SIDE YARD DEPTH (m MIN.)	30.0	N/A
7	INTERIOR SIDE YARD DEPTH (m MIN.)	10.0	EAST: 5.49* WEST: 6.38* - EXISTING
8	REAR YARD DEPTH (m MIN.)	10.0	22.89
9	LANDSCAPE OPEN SPACE (% MIN.)	20%	25.6%
10	LOT COVERAGE (% MAX.)	50%	30.2%
12	HEIGHT (MAX. m)	10.0	10.0
13	PARKING AREA SETBACK	1.5	NORTH: 1.55 SOUTH: 57.31 EAST: 1.5 WEST: 1.5

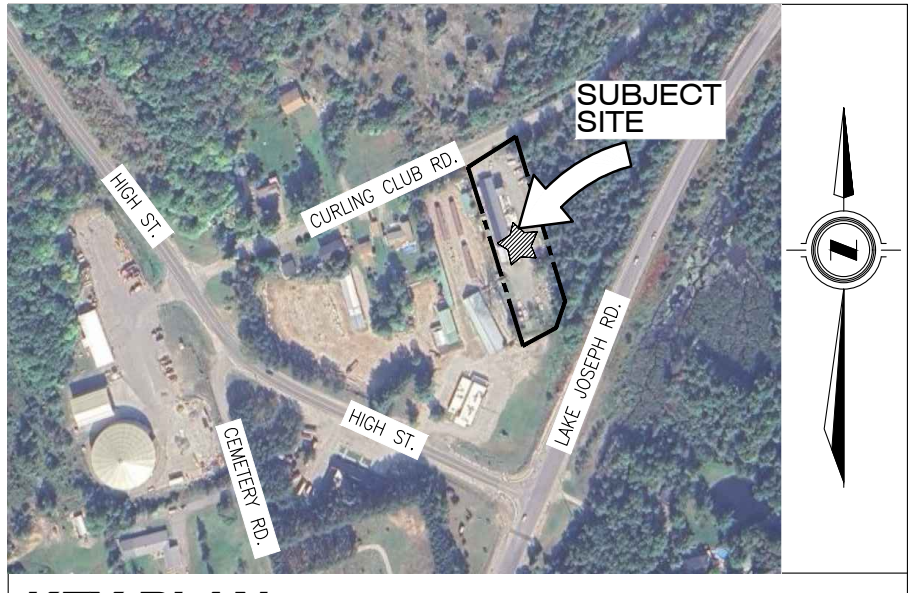
*ZONING DEFICIENCY

PARKING DATA CHART

OFF-STREET VEHICLE PARKING				
No.	ITEM	REQUIREMENT	REQUIRED	PROPOSED
1	NON-RESIDENTIAL	1.0 SPACE/35m ² OF GROSS FLOOR AREA	49 SPACES	*26 SPACES
2	B.F. PARKING	WHERE 21-100 SPOTS PROVIDED - 3 REQ.	3 SPACES	3 SPACES
3	TOTAL PARKING	SEE ABOVE	49 SPACES	*26 SPACES

LOADING SPACES				
No.	ITEM	REQUIREMENT	REQUIRED	PROPOSED
1	GROSS FLOOR AREA >500m ²	2 SPACES	2 SPACES	2 SPACES

*ZONING DEFICIENCY



KEY PLAN
N.T.S.

DISCLAIMER:
1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
2. CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

CONCEPTUAL DESIGN FOR DISCUSSION PURPOSES ONLY

PERMITTED USES

- CM3 ZONE:**
- DWELLING UNIT, ACCESSORY
 - ACCESSORY RETAIL STORE
 - BARBE SERVICES
 - MARINE VESSEL STORAGE
 - CONTRACTOR'S YARD
 - MARINE FACILITIES
 - MARINE VESSEL SALES, SERVICE & CONSTRUCTION
 - RESIDENTIAL MOORING FACILITY
 - SERVICE SHOP

BUILDING CLASS.

F2 OCCUPANCY, PART 3 OF THE ONTARIO BUILDING CODE

REFERENCE DOCUMENTS:

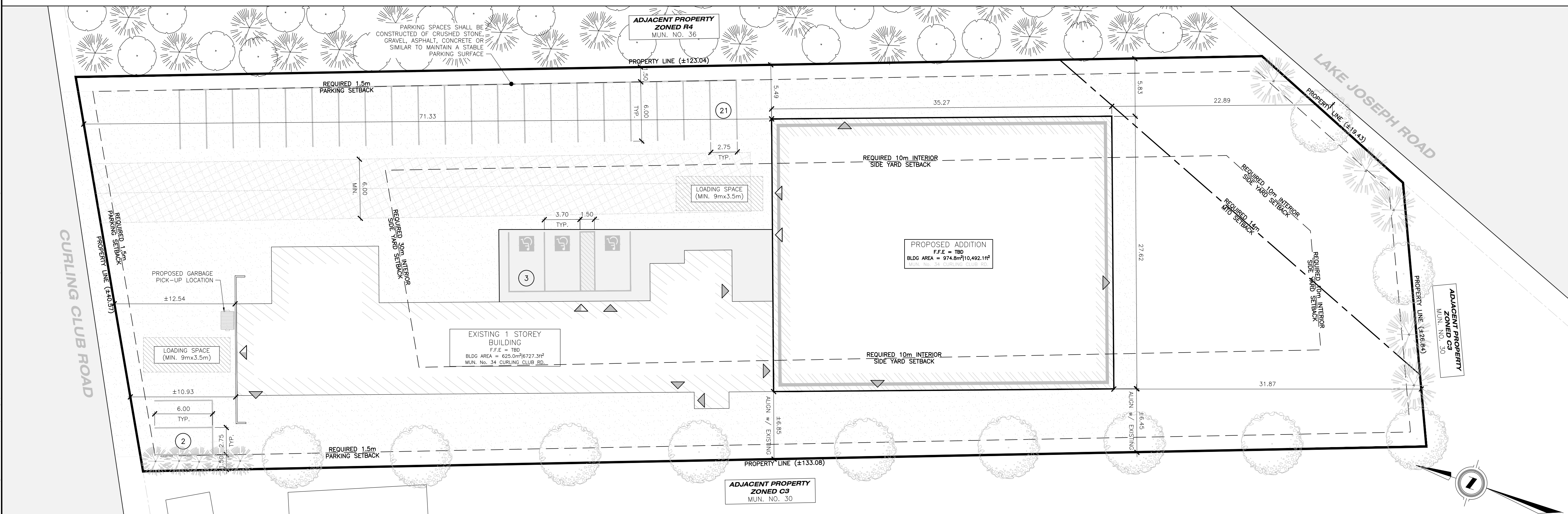
- HIGHWAY CORRIDOR MANAGEMENT MANUAL - MTO GUIDE
- AS-BUILT SITE INFORMATION PROVIDED BY ERIC SCETTO, SCETTO CONSTRUCTION, DATED NOVEMBER 24, 2025.
- PRE-CONSULTATION COMMENTS - TOWNSHIP OF GEORGIAN BAY, APPLICATION NO. P25-57

LEGAL INFORMATION

PART OF
LOT 2 CONCESSION 5
ROLL NO. 446501000507800
TOWNSHIP OF GEORGIAN BAY
THE DISTRICT MUNICIPALITY OF MUSKOKA

LEGEND:

- △ (FR-2) PROPOSED SIGN, TYPE OF SIGN
- ▬ PROPOSED BARRIER FREE ROUTE
- ▬ PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m Q RADIUS)
- ▬ PROPOSED SNOW STORAGE
- ⊙ PROPOSED RAMP (SEE DETAIL ON SP2)
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED FIRE DEPARTMENT CONNECTION
- ⊙ PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
- △ BUILDING ENTRANCE
- △ OVERHEAD DOOR
- △ DRIVETHRU WINDOW
- ▬ PROPOSED LIGHT-DUTY ASPHALT
- ▬ PROPOSED HEAVY-DUTY ASPHALT
- ▬ PROPOSED CONCRETE
- ▬ PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- ▬ EXISTING BUILDING
- ▬ PROPOSED BUILDING
- ▬ LIMITS OF SUBJECT PROPERTY
- ⊙ EX. DECIDUOUS/CONIFEROUS TREE
- ⊙ LIGHTS, DESIGN BY OTHERS



AS CONSTRUCTED SERVICES	COMPLETION	DESIGN AG/OR	01	ISSUED FOR CLIENT REVIEW	19/01/2026	AG	<p>STRIK BALDINELLI MONIZ P.L.L.C. 1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8 Tel: (519) 471-6667 Fax: (519) 471-0034 Email: sbm@sbmltd.ca</p>	ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
		DRAWN AG	02	ISSUED FOR CLIENT REVIEW	20/02/2026	AG		<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>SCETTO CONSTRUCTION 4395 HARRISON RD. SEVERN, ON L0K 2B0 P: 705.327.9390 E: ERIC@SCETTOCONSTRUCTION.COM</p>	<p>PROPOSED BUILDING ADDITION SITE PLAN</p>	S252000		
		CHECKED CR	03	ISSUED FOR ZBA	24/02/2026	AG					<p>BUILDING ADDITION 34 CURLING CLUB RD. MACTIER, ON</p>	SHEET No.	SP-1
		APPROVED CR	04	ISSUED FOR OPA	12/03/2026	AG						PLAN FILE No.	-
		DATE	09/03/2026	ISSUED FOR OPA	20/03/2026	AG							



**OFFICIAL PLAN AMENDMENT NO. 30
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF GEORGIAN BAY**

Amendment No. 30
To
The Official Plan for the
Township of Georgian Bay

The attached explanatory text constituting Amendment Number 30 to the Official Plan for the Township of Georgian Bay, was prepared and adopted by the Council of the Corporation of the Township of Georgian Bay, by Bylaw Number 2026- in accordance with the provisions of Sections 17, 21 and 22 of the *Planning Act, R.S.O. 1990, Chapter P.13*, as amended. Bylaw Number 2026- is concurrent with Bylaw Number 2026- in accordance with Section 34 of the *Planning Act*.

PETER KOETSIER, MAYOR

KAREN WAY, CLERK

**THE CORPORATION OF THE
TOWNSHIP OF GEORGIAN BAY**

By-Law No. 2026-30

(34 Curling Club Road)

Amendment Number 30 to the Official Plan for the Township of
Georgian Bay

WHEREAS Sections 17, 21, and 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended ("*Planning Act*"), provide Council for the Corporation of the Township of Georgian Bay with authority to amend its Official Plan; and

WHEREAS the Official Plan for the Township of Georgian Bay is approved and in full force and effect; and

WHEREAS the lands affected by this By-law are municipally known as 34 Curling Club Road and legally described as Lots 8 and 9, Registered Plan M-279, formerly in the Township of Freeman, in the Township of Georgian Bay, District Municipality of Muskoka ("Subject Lands"); and

WHEREAS Council considered it appropriate to amend the Official Plan for the Township of Georgian Bay regarding Subject Lands that are within the Waterfront Designation; and

WHEREAS the Council for the Corporation of the Township of Georgian Bay has authority under Sections 24 and 34 of the *Planning Act* to concurrently consider it appropriate to pass By-law Number 2026-yyy that amends the Zoning By-law Number 2014-75, as amended, for the Township of Georgian Bay upon final approval of Amendment Number xx to the Official Plan for the Township of Georgian Bay; and

WHEREAS the Council for the Corporation of the Township of Georgian Bay deems it necessary and desirable to adopt an Amendment Number 30 to the Official Plan for the Township of Georgian Bay.

Now Therefore the Council of the Corporation of the Township of Georgian Bay enacts as follows:

1. Amendment No. 30 to the Georgian Bay Official Plan attached to and forming part of this By-law, is hereby adopted;
2. That the attached explanatory text which constitutes Amendment No. 30 to the Official Plan, is hereby adopted.
3. This By-law shall come into force and take effect as of the date of final passing thereof.

READ AND ADOPTED in Open Council this 14th day of July 2026

DEEMED ENACTED in Open Council this 16th day of July 2026.

PETER KOETSIER, MAYOR

KAREN WAY, CLERK

Certification

Certified that the above is a true copy of By-law No. 2026-__ as enacted and passed by Council of the Corporation of the Township of Georgian Bay on the __ day of _____, 2026.

Karen Way, Clerk

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Township of Georgian Bay consists of two parts:

PART 1 – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART 2 – THE AMENDMENT

Consisting of the following text constitutes Amendment No. 30 to the Official Plan of the Township of Georgian Bay.

Official Plan Amendment No. [redacted]

Introduction

Part 1 - The Preamble

- 1.1 Purpose
- 1.2 Location

Part 2 - The Amendment

- 2.1 Preamble
- 2.2 Details of the Amendment
 - 2.2.1 - Explanatory Text
- 2.3 Implementation
- 2.4 Interpretation

Part 3 – The Appendices

Consists of the Planning Services Staff Report 2026-xxx [i.e., final report] including all the background information and planning considerations associated with this Amendment to the Official Plan for the Township of Georgian Bay. Part 3 does not constitute part of the text of the Amendment.

Part 1 – The Preamble

1.1 Purpose and Effect

The **purpose** of the Application is to redesignate the subject property by:

1. Amending Schedule C to designate the Subject Lands as “Commercial” from the “Residential” designation

1.2 Location

The Official Plan Amendment applies to the lands locally known as 34 Curling Club Road and legally described as Lots 8 and 9, Registered Plan M-279, formerly in the Township of Freeman, in the Township of Georgian Bay, District Municipality of Muskoka.

Part 2 – The Amendment

2.1 Preamble

All of this part of the document entitled “Part 2 – The Amendment” consisting of the attached text that constitutes Amendment No. 30 to the Official Plan for the Township of Georgian Bay.

2.2 Details of the Amendment

2.2.1 Explanatory Text

Schedule C is amended by removing the “Residential” Designation and replacing it with the “Commercial” Designation on the lands legally described as Lots 8 and 9, Registered Plan M-279, formerly in the Township of Freeman, in the Township of Georgian Bay, District Municipality of Muskoka, known municipally as 34 Curling Club Road.


2.3 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment. In all other respects the Township of Georgian Bay Official Plan shall apply.

2.4 Interpretation

The Official Plan as amended from time to time, shall apply in regard to this Amendment.

Schedule "A"
34 Curling Club Road
Lots 8 and 9, Registered Plan M-279, formerly in the Township of
Freeman, in the Township of Georgian Bay, District Municipality of
Muskoka

 Lands to be redesignated from "Residential" to "Commercial" on
Schedule C of the Township of Georgian Bay Official Plan.



Part 3 – The Appendices

This Part consists of Planning Services Staff Report 2025-xxx containing the background information and planning considerations associated with the Amendment. This Part is not part of the text of the Amendment.

**THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY**

BY-LAW 2026-

Being a By-law to amend Zoning By-law 2014-75, as amended, with respect to lands legally described as Lots 8 and 9, Registered Plan M-279, formerly in the Township of Freeman, in the Township of Georgian Bay, District Municipality of Muskoka

(34 Curling Club Road)

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended ("*Planning Act*"), provides Council for the Corporation of the Township of Georgian Bay with authority to pass and amend its comprehensive Zoning By-law Number 2014-75, as amended; and

WHEREAS the comprehensive Zoning By-law Number 2014-75, as amended, is in full force and effect; and

WHEREAS the Council for the Corporation of the Township of Georgian Bay has authority under Sections 17, 21, and 22 of the *Planning Act* and did concurrently pass By-law Number 2026-xx to adopt Amendment Number 30 to the Official Plan for the Township of Georgian Bay; and

WHEREAS Council considered it appropriate under Sections 34 and 36 of the *Planning Act* to amend the comprehensive Zoning By-law Number 2014-75, as amended, regarding the Subject Lands; and

WHEREAS Sections 24 and 34 of the *Planning Act* provide that By-law Number 2026-xx takes effect upon final approval of Amendment Number 28 to the Official Plan for the Township of Georgian Bay.

NOW THEREFORE the Council for the Corporation of the Township of Georgian Bay enacts as follows:

1. Map #36 in Schedule 'A' of the comprehensive Zoning By-law 2014-75, as amended, is amended by Schedule 'A' to By-law 2026-xx by rezoning the subject lands from "Industrial Exception

Nine (M-9)“ Zone to “Marine Commercial Type 3 Exception-xx (CM3-xx)“ Zone.

2. Permitted Uses and Special Provisions

2.1 Special provisions of By-law No. 2014-75, as amended is hereby further amended by adding the following provisions to Section 12.3, Table 12.5 Marine Commercial Exceptions:

Column 1 Exception Number	Column 2 Additional Uses	Column 3 Only Uses Permitted	Column 4 Uses Prohibited	Column 5 Special Zone Requirements
CM3-xx				Minimum Existing Front Yard Setback – 10.5 m Minimum Easterly Interior Side Yard Setback – 5.4 m Minimum Existing Westerly Interior Side Yard Setback – 6.38 m Maximum Lot Coverage – 31% Minimum Number of Parking Spaces – 26 spaces

2. This By-law shall come into full force and effect as of the date of approval without appeal of the concurrent Amendment Number 30 to the Official Plan for the Township of Georgian Bay.

READ AND ADOPTED in Open Council this 14th day of June, 2026

DEEMED ENACTED in Open Council this 16th day of June, 2026

Peter Koetsier, Mayor

Karen Way, Clerk

Schedule 'A'

Lots 8 and 9, Registered Plan M-279, formerly in the Township of Freeman, in the Township of Georgian Bay, District Municipality of Muskoka



Lands to be rezoned from the M-9 Zone to the CM3-xx Zone.



Township of Georgian Bay

Staff Report

2026-124 - Planning Services



To: Mayor Koetsier and Members of Council
From: Derek Witlib, Director of Planning
Date: July 14, 2026
Subject: Temporary Use Zoning By-law Amendment Extension Application Z26-05 (Rock Crushing) by OBD Developments Inc.

Recommendation

BE IT RESOLVED THAT Council receive Development Services Report 2026-124 regarding Temporary Use Zoning By-law Amendment Extension Application Z26-05 (Rock Crushing) by OBD Developments Inc.; and

THAT Council approves Temporary Use Zoning By-law Extension Application Z26-05 by OBD Developments Inc.; and

THAT Council passes By-law 2026-xxx to amend Township of Georgian Bay Zoning By-law 2014-75 to temporarily permit the extension of rock crushing for a 3-year period ending on October 15, 2029 on lands known as "Summerside", situated on the north side of Golf Course Road in Port Severn and located in Parts of Lots 30 & 31, Concession 2 (Baxter), Township of Georgian Bay.

Report Highlights

- The subject lands, known as "Summerside" are located within the Oak Bay development in Port Severn and are the subject of an existing Temporary Use By-law (By-law 2024-094) that was approved by the Ontario Land Tribunal to permit rock crushing for a 2-year period that will end on October 15, 2026.
- The Applicant, OBD Developments Inc., has applied for a Temporary Use By-law Extension to permit rock crushing for a 3-year period ending on October 15, 2029.
- The requested 3-year extension proposes that rock crushing be carried-out under the same performance standards as the existing permission, consisting of rock crushing between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, in compliance with a Best Management Practices Plan.
- The Applicant has submitted following supporting documents (included as Attachments 1 through 6 to this report) with the application:
 - Planning Opinion, April 2026
 - Noise Opinion, April 2026
 - Air Quality Opinion, April 2026
 - Rock Crushing Summary, January 2026

Agenda Item #9.(c)

- Endangered Species Act Amending Agreement, August 2025
- Oak Bay Master Plan, January 2025
- On May 1, 2026 a Public Meeting Notice was issued by the Township and a Public Notice sign was posted on the subject lands.
- On June 2, 2026 a Public Meeting was held. No comments were received from members of the public regarding this application.
- Planning Staff recommend approval of the application to permit rock crushing for an additional 3-year period.

Background

OBD Developments Inc. first applied for a Temporary Use By-law on May 5, 2022 to permit rock crushing on lands known as "Summerside" for a period of two years. The rock is the product of excavation constructing various phases in the Oak Bay residential development. The crushed rock is proposed to be reused throughout the Oak Bay development.





Following a 2-year legal process (Ontario Land Tribunal appeal by OBD Developments Inc. and a legal challenge by the Township of Georgian Bay) that included technical studies in areas of noise, air quality and species-at-risk, By-law 2024-094 was ordered by the OLT and came into effect on October 15, 2025 to permit rock crushing for a 2-year period that will end on October 15, 2026.

By-law 2024-094 includes provisions that limit rock crushing activities to between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday. The by-law also prescribes that rock crushing must be undertaken in strict compliance with a Best Management Practices Plan that includes provisions for dust control, maximum daily crushing volume, operational monitoring, air quality monitoring, record keeping/reporting, and complaint tracking and resolution.

Rock crushing was carried out on the subject lands with a portable crusher throughout most of the month of November of 2024. Since then, no further rock crushing has occurred. Four complaints from the public were recorded and resolved during the period of rock crushing.

On February 25, 2026, OBD Development Inc. (the Applicant) submitted to the Township a Temporary Use By-law Extension application to permit rock crushing for an additional 3-year period. Township Planning Staff notified the Applicant that the

Agenda Item #9.(c)

application was incomplete and that updates to a number of technical studies were required. The Applicant responded by submitting the required information (Planning Opinion April 2026, Noise Opinion April 2026 and Air Quality Opinion April 2026) and Planning Staff deemed the Application complete on April 28, 2026.

On May 1, 2026 a Public Meeting Notice was issued by the Township and a Public Notice sign was posted on the subject lands.

On June 2, 2026 a Public Meeting was held. No comments were received from members of the public regarding this application. The Applicant's agent was present at the Public Meeting and in response to questions from members of Council, the Applicant's agent advised that:

- Approximately 7,500 tonnes of rock is currently on the site waiting to be crushed.
- An additional 34,000 tonnes of rock for crushing is expected to be generated in 2027 from the installation of sewer and water services on the Summerside site.
- All of the rock (existing and future) is expected to be crushed in one session in 2028.
- A future Temporary Use By-law Extension might be requested in 2029/2030 to permit crushing on a different site, known as Trailside, for rock generated from the servicing of that site.
- Other future phases known as Twin Island and Potato Island may require rock crushing at a time and place to be determined.

Analysis and Options

The subject lands are located within the Port Severn Urban Centre, which is intended to be an area of focused growth and development. However, due to their proximity of the subject lands to residential properties, a golf course, wetlands, woodlands, surface water features and Georgian Bay, consideration needs to be given to any effect and rock crushing activities on the subject lands may have on health, the use and enjoyment of nearby lands, natural heritage features and species at risk.

The Temporary Use By-law that is currently in effect (By-law 2024-094) was supported by the following studies:

- Environmental Impact Study, November 2022
- Dust Modeling Study, April 2023
- Air Quality Study Peer Review, June 2023
- Noise Impact Study, November 2022
- Best Management Practices Plan, July 2023

This new application for a 3-year extension is accompanied by the following supporting documents (included as Attachments 1 through 6 to this report):

- Planning Opinion, April 2026
- Noise Opinion, April 2026
- Air Quality Opinion, April 2026
- Rock Crushing Summary, January 2026
- Endangered Species Act Amending Agreement, August 2025

- Oak Bay Master Plan, January 2025

The following legislation and policies provide Council with a framework for the consideration of this application and for the mitigation of potential impacts.

Planning Act, R.S.O. 1990, c.P.13

The application has been submitted pursuant to Section 39(1) of the Planning Act, which provides that "The council of a local municipality may, in a by-law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law." Section 39(2) allows a temporary use by-law for a maximum period of 3 years and Section 39(3) allows Council to grant further extensions of not more than 3 years each.

All planning decisions of Council must have regard to matters of Provincial interest as set out in Section 2 of the Planning Act, including the following matters that are relevant to this application:

- the protection of ecological systems, including natural areas, features and functions;
- the conservation and management of natural resources and the mineral resource base;
- the orderly development of safe and healthy communities;
- the resolution of planning conflicts involving public and private interests;
- the protection of public health and safety.

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. All planning decision of Council must be consistent with the PPS. The policies of the PPS that are relevant to this application are:

- Section 2.3 and Section 2.5 which state that settlement areas (in this case the rural settlement area of Port Severn) shall be the focus of growth and development.
- Section 4.1 which contains policies for the long term protection of natural features.

District of Muskoka Official Plan (MOP)

The purpose of the Muskoka Official Plan (MOP) is to provide direction and a policy framework for managing growth and land use decisions.

Section C1 states that it is an objective of the Plan that the diversity and connectivity of natural features in Muskoka, and the long-term ecological function and biodiversity of natural heritage systems be maintained, restored or, where possible, improved,

recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features.

Policy J1 sets out that the majority of expected year-round population and employment growth shall be focused in the Urban Centres where full services are available. Port Severn is a fully serviced Urban Centre.

Township of Georgian Bay Official Plan (GBOP)

The Township of Georgian Bay Official Plan has been developed with input from the community as an important tool to be used in managing growth. The Official Plan provides a policy context for land use planning. The Official Plan sets out the goals, objectives and land use policies, which will guide economic, natural heritage, and community-building decisions affecting physical change and the use of land within the Township.

Section I.3.3 - Temporary Use By-laws, is specifically relevant to this application, and states:

I.3.3 - Temporary Use By-laws

I.3.3.1 - The Township may pass a Temporary Use By-law to authorize the temporary use of land, buildings or structures for any purpose as set out in the By-law that might otherwise be prohibited.

I.3.3.2 - The Temporary Use By-law must describe the area affected and set an expiry date for the by-law of no more than 20 years for a garden suite and no more than 3 years for any use after the passing thereof or as otherwise prescribed under the Planning Act.

I.3.3.3 - The Township may pass subsequent by-laws granting a time extension of up to 3 years. Once the by-law has lapsed, the use must cease or otherwise the use will be viewed as contravening the Zoning By-law.

I.3.3.4 Temporary uses should not be permitted where they would entail significant construction or investment, which would result in hardship to the owner or difficulty in reverting to a permitted use upon the termination of the temporary use provisions.

I.3.3.5 The Township must be satisfied that the use proposed will be of a temporary nature only, and the By-law will among other matters, define more precisely the use permitted, the limits or areas for such use, and set standards and regulations for use.

I.3.3.6 Temporary uses will only be permitted provided that there will not be a Negative Impact on the natural environment or the surrounding land use; the use can be properly serviced; and the use will not interfere with the desirable development of the area.

Pursuant to Section E.1.2 of the Official Plan, Port Severn along with Mactier are considered "Urban Centres" and are to be the focus for commercial and industrial as well as permanent residential growth and the central areas for the provision of community facilities.

According to Schedule 'B' (Port Severn Land Use Designations) to the Official Plan, the subject lands are:

- Designated "Residential"; and
- Are located within the Port Severn Outlier Special Policy Area that identifies an area of hibernation habitat for a number of Species at Risk, including Eastern Fox Snake. Development or Site Alteration requires approval from the Province under the Endangered Species Act.

Zoning By-law 2014-075

The subject lands are currently zoned residential Multiple Type Four Exception 3A with a Holding Provision (RM4-3A(H)) to permit the future development of up to 173 townhouse dwelling units. The subject lands are also the subject of Temporary Use By-law 2024-094 (T-RM4-3A (H)-01 Zone) that permits rock crushing for a 2-year period that is to expire after October 15, 2026.

Planning Analysis

Rock crushing is an accessory use to construction, but one that is not permitted in the RM4-3A Zone and most other zones by the Zoning By-law, due to potential negative and noxious impacts on public health, safety and the natural environment, including species at risk. Therefore, an amendment to the Zoning By-law is required for rock crushing to occur on the subject lands. Since the rock crushing is not intended to be a main use or a permanent use on the lands, a Temporary Use By-law application is the most appropriate way to consider any permission.

Through the Applicant's technical reports, their related updates and an agreement between the Applicant and the Ministry of Environment and Climate Change under the Endangered Species Act, it is Planning Staff's opinion that the applicant has demonstrated appropriate consideration of matters of Provincial interest set out in the Planning Act, consistency with the Provincial Planning Statement 2024 and conformity with the Official Plans for the District of Muskoka and the Township of Georgian Bay.

The period of rock crushing that took place in November of 2024 has demonstrated that the rock crushing can be carried out in an appropriate and safe manner and that monitoring and response provisions that are built into the Best Management Practices Plan can be effective in addressing issues that may arise.

Based on the above, Planning Staff are of the opinion that approval of this application is in the public interest and represents good planning.

Options

Council has the following decision-making options:

1. Approve the application to permit a 3-year temporary use extension for rock crushing, as requested by the Applicant;
2. Approve the application for a temporary period of less than 3 years, as deemed appropriate by Council;
3. Deny the application if Council is of the opinion that the proposal does not sufficiently satisfy planning legislation/policies and/or is not in the public interest; or
4. Defer the application if Council requires additional information to make a decision.

Recommendation

Planning Staff recommend that the application be approved and that a Temporary Use Zoning By-law be passed for a period of 3-years, pursuant to Option 1 above.

Planning Staff have prepared for Council's consideration a draft Temporary Use Zoning By-law Amendment, included as Attachment 7 to this report.

Environmental Consideration

While the Township of Georgian Bay 2022-2026 Strategic Plan is not a legislated test for the evaluation of planning applications, Planning Staff are of the opinion that this application aligns with Council's Strategic goal to protect and preserve our natural environment.

Financial Considerations

There are no immediate direct costs to the Township at this time. However, costs would be incurred should Council deny the application and choose to defend any appeal of the decision before the Ontario Land Tribunal.

Conclusion

It is Planning Staff's opinion that the application should be approved for the reasons that it:

- Demonstrates appropriate consideration of matters of Provincial interest set out in the Planning Act;
- Is consistent with the Provincial Planning Statement 2024;
- Conforms with the Official Plans for the District of Muskoka and the Township of Georgian Bay; and
- Is in the public interest and represents good planning.

Report Supported By

This recommendation report is in alignment with the following strategic

pillars:

- Environmental Protection
- Fiscal Responsibilities and Technology Efficiencies
- Streamline Planning Policies and Procedures
- Customer Experience and Community Engagement
- District and Township Relationship
- Engage with Indigenous Communities

Relevant Background Report

[Planning Services Report 2026-092](#)

Reviewed By/Collaborated With:

- Chief Administrative Officer
- Chief Building Official
- Director of Corporate Services / Clerk
- Director of Finance / Treasurer
- Director of Fire and Emergency Services / Fire Chief
- Director of Human Resources
- Director of Operations
- Director of Planning
- Director of Sustainability
- Other

Attachments

- [Attachment 1 - Planning Opinion Apr 2026 Redacted](#)
- [Attachment 2 - Noise Opinion Apr 2026](#)
- [Attachment 3 - Air Quality Opinion Apr 2026](#)
- [Attachment 4 - Rock Crushing Summary Jan 2026](#)
- [Attachment 5 - ESA Amending Agreement Aug 2025](#)
- [Attachment 6 - Oak Bay Master Plan Jan 2025](#)
- [Attachment 7 - Draft Temporary Use By-law Extension](#)

Reviewed By

Status:

Karen Way, Director of Corporate Services / Clerk Pending



BY ELECTRONIC MAIL ONLY

██████████
April 14, 2026

Mr. David White, K.C.
██████████
██████████

Dear Mr. White:

**Subject: OBD Developments Inc. ("Oak Bay")
Application for Extension of a Temporary Use By-law
Planning Opinion**

I am writing to provide you with my professional planning opinion regarding the request for an extension to the Temporary Use By-law for rock crushing at the "Summerside" phase of the Oak Bay development. Due to the delay in final approvals for site servicing, a 3 year extension is being requested.

It is my opinion that the crushing of rock at this location should be allowed to continue and be used for ongoing construction activities on the Oak Bay lands. It is also my opinion that Oak Bay has demonstrated that the temporary rock crushing activity, with limitations on the hours of operation and the implementation of the Best Management Practices Plan, can occur in a manner that will not create unacceptable land use conflicts nor negative impacts for existing nearby residents.

1. Background

I have assisted Oak Bay continuously since February 2016 in the development approvals process, including applications for rezoning, site plan approval, condominium approval, and the extension of draft plan approval. I also appeared as an expert witness at the Ontario Land Tribunal hearing held in February 2024, related to the initial Temporary Use By-Law application for this property.



The Oak Bay lands are located west of Highway 400, on the south side of District Road 5 (Honey Harbour Road), in the Port Severn Settlement Area, in the District of Muskoka. The Oak Bay development is a fully serviced residential development with a variety of housing types, with both freehold and condominium tenures. A notable feature of the development is the Oak Bay golf course with Golf Course road running through the centre of the ownership.

The Summerside phase of the Oak Bay development is identified as Block 19, Subdivision Plan S2005-7 and is designated and zoned for development. On the north side of Golf Course Road, there are 173 units remaining to be developed in this 13 acre (5.24 hectare) phase. I have attached a drawing showing the Oak Bay development with the various phases.

Construction of previous phases in Oak Bay required blasting of bedrock to allow excavation for the installation of services, utilities, and roads. Surplus rock from various phases was temporarily stockpiled on the Summerside lands. A Temporary Use By-law to permit rock crushing activity on the Summerside lands was approved by the Ontario Land Tribunal in April 2024. The Temporary Use zone designation is T-RM4-3A-(H)-01. A copy of the Temporary Use By-law is attached.

As noted previously, a delay in final approvals for site servicing has resulted in the need for a 3 year extension to the Temporary Use By-law.

2. Rock Crushing Details

Muskoka is located on the southern tip of the Canadian Shield where it is usual for rock blasting, breaking, and crushing to occur for road construction and land development. The Noise By-law for the Township of Georgian Bay (2022-030) defines 'construction' as:

"includes any form or manner of erection, alteration, repair, dismantling, demolition, structural maintenance, painting, moving, land clearing, earth moving grading, excavating, blasting, rock crushing the laying of pipe and

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conduit whether above or below ground level, street and highway building, concreting equipment installation and alteration and structural installation of construction components and material in any form or for any purpose and includes any work in connection therewith.”

It continues to be my planning opinion (and as confirmed by the Ontario Land Tribunal) that in the Township of Georgian Bay, ‘rock crushing’ is considered part of construction activity.

The Township of Georgian Bay Noise By-law 2022-030 prohibits construction activity (light construction equipment or in connection with construction between the hours of 9 p.m. and 7 a.m. (9 a.m. on Sundays), and heavy construction equipment or in connection with construction between 9 p.m. and 7 a.m. (not permitted on Sundays).

The current Temporary Use By-law limits rock crushing activities to the central portion of the Summerside property between the hours of 7:00 a.m. and 5:00 p.m., Monday to Friday, in strict compliance with the submitted Best Management Practices Plan (February 7, 2024) and subject to bi-weekly reporting. No changes are proposed to these restrictions which I supported previously and continue to support today.

3. Land Use Planning Policy Framework

3.1 Planning Act, R.S.O. 1990, c.P.13

Regarding matters of Provincial interest set out in Section 2 of the Planning Act, and in particular, subsections 2(a), 2(h), 2(n) and 2(o), it is my planning opinion that:

- Ecological systems, including natural areas, features and functions are protected in the Oak Bay development [2(a)]. Construction activities are ongoing throughout the Oak Bay lands as various phases are developed.

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The proposed location of the rock crushing activity is on lands that are designated and zoned for development.

- Orderly development of the Oak Bay community is taking place, and it is my opinion that the on-site rock crushing has been, and continues to be, a necessary part of development for these lands [2 (h)].
- Planning conflicts involving public and private interests for the temporary use have been addressed through restricted days and times of operation, dust control and proper traffic management [2(n)]. An alternative to on-site crushing would be the trucking of the rock off-site, then trucked back to the site for use in service and utility installation and road construction. It is my opinion that this alternative is not appropriate given the extent of truck traffic that would be created, which I understand to be over 5,000 truck round trips. Additionally, the location of the crusher is proposed to be in the centre of the Summerside property, over 200 metres from the closest residence.
- Health and safety issues have been addressed by others in terms of dust control and traffic management [2(o)].

Section 39(3) of the Planning Act contemplates the extension of Temporary Use By-laws. Oak Bay's extension request is in keeping with that statutory provision.

3.2 Provincial Planning Statement, 2024

Regarding consistency with the Provincial Planning Statement (PPS), it is my opinion as follows:

- With respect to Policy 3.5 Land Use Compatibility, temporary rock crushing does not meet the PPS definition of 'major facilities' (airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy

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generation facilities and transmission systems, and resource extraction activities) and as such there is no requirement to avoid or minimize and mitigate any potential adverse effects from odour, noise and other contaminants etc. Notwithstanding, the continued temporary use of the Summerside lands for rock crushing, with restricted hours of operation, and mitigation measures related to dust and traffic, can occur in a way that minimizes risk to public health and safety [3.5.1].

- In relation to 4.1 Natural Heritage policies of the Provincial Planning Statement, the temporary use of land for rock crushing is part of the ongoing construction process in Oak Bay. Based on my review of numerous technical reports prepared by others that relate to natural heritage, engineering, dust and noise, it is my opinion that the extension of the temporary use will not cause negative impacts to the natural features or their ecological functions.

3.3 District of Muskoka and Township of Georgian Bay Official Plans

It is my planning opinion that the extension of a temporary use by-law for Oak Bay's Summerside property conforms with the District of Muskoka Official Plan (consolidated June 2025).

- Policy C1.3.1 pertains to development and site alteration on lands that are adjacent to natural heritage features. Conformity with this policy has been addressed by Michalski Neilsen Associates Limited and by Beacon Environmental (with the latter continuing to regularly attend on-site).
- Policy L2 of the District Official Plan pertains to Land Use Compatibility and is addressed in my response to PPS policy 3.5 in Section 3.2 above.

The extension of the temporary use also conforms with the Official Plan for the Township of Georgian Bay. It is my opinion that:

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- There is conformity with the Temporary Use Policies set out in the Georgian Bay Township Official Plan [I.3.3.1 – I.3.3.6].
 - The Temporary Use By-law describes the area affected and sets an expiry date.[I.3.3.2]
 - The temporary use will allow the owner to continue toward preparing the site for residential development.
 - The Temporary Use By-law defines the use permitted, the limits of the area and sets the same standards and regulations for use.
 - The temporary rock crusher will remain centrally located on this phase of the Oak Bay lands to mitigate impacts on the natural environment or surrounding land uses.

4. Summary

My professional planning opinion has not changed since my testimony at the Ontario Land Tribunal hearing in February 2024. It is my opinion that the extension of the temporary use by-law to allow rock crushing to continue at this location for 3 years is appropriate, has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement and conforms with both the District of Muskoka and Township of Georgian Bay Official Plans.

The same mitigation measures (hours of operation, dust control and traffic management) will allow the temporary rock crushing activity to continue without adverse effects on the surrounding area.

Sincerely,

Celeste Phillips, MCIP RPP

Attachments:
Location Plan
Existing Temporary Use By-law

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April 15, 2026

Township of Georgian Bay
99 Lone Pine Road
Port Severn, Ontario
L0K 1S0

Attention: Derek Witlib, M.C.I.P., R.P.P.
Director of Planning
dwitlib@gbtownship.ca

**Re: Extension of Rock Crushing Operation
Application No. Z26-05
Oak Bay Development – Port Severn
Township of Georgian Bay, Ontario
Trinity Consultants Canada File: 227510.0441**

Dear Mr. Witlib:

It is our understanding that Application No. Z26-05 has been made to the Township of Georgian Bay to extend the rock crushing operation at the Oak Bay Development in Port Severn that was permitted by Temporary Use Zoning By-Law 2024-094. To support the application to extend the rock crushing activity, the Township has requested a supporting noise impact study.

Trinity Consultants Canada – Valcoustics prepared a Noise Impact Assessment Report, dated November 22, 2022 (Noise Report), to support the temporary rock crushing at the Oak Bay site. The extended rock crushing operation will continue to use the same crushing equipment (see Appendix B of the Noise Report) and the same crushing location (see Figure 1 in the Noise Report) as was used previously. Since our original noise study did not account for any noise mitigation measures, such as a sound barrier, or acoustical screening provided by the existing stockpile of rock on the site, the results of the noise impact assessment (see Figure 2 of the Noise Report) remain valid. A copy of the Noise Report is attached to this letter for ease of reference.

To minimize the noise impacts at noise sensitive receptors, the best practices recommended in Section 5.0 of the noise report should continue to be followed. These are:

- Crushing only be done between 0700 hours and 1900 hours Monday to Friday and not on statutory holidays;
- The crusher be oriented so that the noisiest side is pointing towards Golf Course Road and away from the closest residences;
- The crusher have an effective exhaust muffling device in good working order; and
- The layout of the crushing operation minimize the need for reversing which requires back up alarms to be sounded.

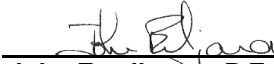



With the best practices outlined above, sound emissions from the temporary crushing operations will be in compliance with the requirements of Ministry of Environment, Conservation and Parks (MECP) NPC-300 noise guideline and the Township of Georgian Bay Noise By-Law.

If there are any questions, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per:  
John Emeljanow, P.Eng.

JE/sk
2026-04-15 Oak Bay Extension V1.0.docx



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April 16, 2026

Derek Witlib, M.C.I.P., R.P.P.
Director of Planning
Township of Georgian Bay
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Port Severn, ON, L0K 1S0
(705) 538-2337 x 236
dwitlib@gbtownship.ca

**Re: Reliance Letter for Extension of Temporary Use Zoning By-Law 2024-094
Oak Bay Development, Township of Georgian Bay, ON
RWDI Reference No. 2303989**

Dear Mr. Witlib:

RWDI understands that Eden Oak is seeking an extension of Township of Georgian Bay (the "Township") Temporary Use Zoning By-Law 2024-094 (the "By-Law"). The By-Law allows for the temporary crushing of shot rock generated at the Oak Bay Development (OBD), during construction activities using a mobile jaw crushing plant.

This letter has been prepared to confirm that the Best Management Practices Plan for Dust, prepared for Oak Bay Developments by RWDI, dated February 7, 2024 (the "BMPP"), and attached to the By-Law, remains valid with respect to the extension of the rock crushing operations.

On behalf of RWDI, I confirm that I have the requisite authority to make this representation and warranty. I hereby represent and warrant to the Township that the work performed and completed, as described in the above report, is in accordance with the level and skill exercised by a reasonable environmental professional and is consistent with the relevant Ministry of Environment Conservation and Parks Guidelines.

Furthermore, in accordance with Section 7.3 of the BMPP, RWDI conducted a dust monitoring program at two locations during rock crushing operations that occurred during the period of November 7th to November 26th, 2024. The sampling program consisted of two e-samplers and collected continuous data on airborne concentrations of fine particulate matter (less than 10 microns in diameter, known as PM₁₀). No exceedances of the 24-hour Ambient Air Quality Criteria (AAQC) for PM₁₀ were recorded during this monitoring program. In fact, measured PM₁₀ concentrations remained below 20% of the AAQC.

It has been demonstrated that when the rock crushing operations are conducted in accordance with the BMPP, air quality impacts due to fine particulate are within the applicable benchmarks.

Therefore, from an air quality perspective, an extension to the Temporary Use Zoning By-Law 2024-094 would be appropriate provided that the BMPP remains in force.



This document is intended for the sole use of the party to whom it is addressed and may contain information that is privileged and/or confidential. If you have received this in error, please notify us immediately. Accessible document formats provided upon request. © RWDI name and logo are registered trademarks in Canada and the United States of America. [Click Here to Select a Date]

rwdi.com



Derek Witlib
Township of Georgian Bay
RWDI#2303989
April 16, 2026

Yours truly,

A handwritten signature in black ink, appearing to read 'B. Sulley', is positioned below the 'Yours truly,' text.

Brian G. Sulley, B.A.Sc., P.Eng.
Technical Director, Principal
RWDI

April 16, 2026



8 Barron Drive
Bracebridge, Ontario P1L 0H3

T 705-645-7756
E info@tathameng.com
tathameng.com

File 217540-3

January 22, 2026

David White, Q.C.
Devry Law
85 Bayfield Street
Barrie, Ontario L4M 3A7
david.white@devrylaw.ca

Re: Oak Bay Development, Township of Georgian Bay
Phase 4 Summerside, Temporary Use By-Law Extension

Dear David:

We are writing to provide comment on the proposed extension of the Temporary Use By-Law (TUB) for the crushing of the blasted rock that has been generated during servicing of previous phases of the development and stockpiled on the Phase 4 Summerside block, as well as the future blast rock to be produced during the construction of roads and services in Summerside.

The TUB extension is required due to the time required to obtain final approvals for the site servicing within Phase 4 Summerside. Following approval of the TUB on October 15, 2024 approximately 23,500 T of blast rock was crushed in November 2024, prior to the onset of winter. Please note the TUB requires crushing to be performed in weather above 4 degree C to allow application of water for dust suppression. Approximately 7,500 T of the original stockpile of blast rock remains to be crushed.

Rock crushing took place from November 6th to 24th, 2024 on a total of 14 days. Below is a summary of the days and hours of rock crushing:

Table 1: Summary of Rock Crushing

DATE	HOURS OF CRUSHING
November 6, 2024	4.5
November 7, 2024	6.5
November 8, 2024	9
November 11, 2024	9.5
November 12, 2024	6.25
November 13, 2024	5.5

DATE	HOURS OF CRUSHING
November 14, 2024	6.5
November 15, 2024	8.0
November 18, 2024	9.5
November 19, 2024	8.0
November 20, 2024	6.5
November 21, 2024	7.0
November 22, 2024	7.0
November 26, 2024	3.0
Total	96.75

The gravel generated from the rock that has been crushed to date has been stored on site within the amenity block, so it will not inhibit future servicing or home construction.

As part of the TUB, records are to be kept of any complaints received during crushing activities. A total of 4 complaints were received from residents during construction. Each complaint and response has been attached to this letter for reference.

We note anyone who entered site during construction completed the Species at Risk (SAR) awareness training presented by Beacon Environmental. Beacon Environmental was also on site through out construction and no SAR were found during rock crushing activities.

As noted in our letter dated January 30, 2023, in support of the original TUB (attached), it is expected the site servicing of Summerside will generate an additional 34,000 T of surplus blasted rock. To reduce crushing costs, it is proposed to crush the remaining 7,500 T of stockpiled blasted rock together with the 34,000 T to be generated during servicing of Summerside. As final approvals have not yet been received, no rock crushing was completed in 2025. We expect the planning approvals for Summerside will be received by summer 2026. We expect servicing of Summerside will require two years to complete. After which the surplus rock can be crushed, which we expect will take two months. Therefore, an extension of the TUB to the end of November 2028 is required.

We trust the above is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.



Yours truly,
Tatham Engineering Limited



David Reid, P.Eng.
Project Manager - Land Development
DJR:ha

copy:	Romas Kartavicius	Eden Oak	romas@edenoak.com
	Lucas Kartavicius	Eden Oak	lucas@edenoak.com
	Bill Klingenberg	Eden Oak	bill@edenoak.com
	Gerry Borean	Parente Borean LLP	gborean@parenteborean.com
	Celeste Phillips	Celeste Phillips Planning Inc.	celeste@cplan.ca
	Leo Longo	Aird & Berlis LLP	llongo@airdberlis.com

O:\Bracebridge\2017 - Projects\217540-3 - Oak Bay - Summerside Collection\Documents\Letters\L - D White - 2026-01-20 - Rock Crushing Update.docx



**AMENDING AGREEMENT #3 TO AGREEMENT UNDER SECTION 23 OF
O. REG. 242/08 MADE UNDER THE *ENDANGERED SPECIES ACT, 2007***

FILE#: PS-23DV-001-10

THIS AMENDING AGREEMENT #3 is effective as of August 30, 2025,

BETWEEN: **HIS MAJESTY THE KING** in right of Ontario as
 represented by the Minister of the Environment,
 Conservation and Parks (the "**Minister**")

- and -

**2074129 Ontario Inc., previously known as Oak Bay
Developments Inc.** (the "**Corporation**")

Each a "**Party**" and collectively, the "**Parties**";

WHEREAS Her Majesty the Queen in right of Ontario as represented by the Minister of Natural Resources (the "**Minister of Natural Resources**") and Oak Bay Developments Inc. entered into an agreement as of June 29, 2010 under section 23 of O. Reg. 242/08 made under the *Endangered Species Act, 2007* in respect of laying down lots upon the ground within the draft plan of subdivision S2005-7 and S2005-10, Port Severn Village, Lots 30, 31, 32, and 33 Concession 2, Baxter, Township of Georgian Bay, District Municipality of Muskoka (the "**Development**") (the "**Agreement**");

AND WHEREAS the Agreement was amended on June 23, 2015 to extend the Mitigation Plan identified in section 5.1 and described in Schedule B of the Agreement for a further ten (10) years such that the Mitigation Plan would be valid until July 1, 2025;

AND WHEREAS the Agreement was further amended on June 30, 2025 to reflect the accession of His Majesty the King, update the authorizing ministry and other contact information, reflect the successorship of the Corporation to Oak Bay Developments Inc., and allow for the extension of the term of a Mitigation Plan for up to 30 days at a time if necessary for the purpose of completing Indigenous consultation on a decision to amend, replace or renew the term of the Mitigation Plan;

AND WHEREAS the Minister and the Corporation agree to further amend the Agreement to include outcomes of Indigenous consultation and to extend the Mitigation Plan for ten years;

NOW THEREFORE in consideration of the mutual covenants and agreements contained in this Amending Agreement and for other good and valuable consideration,

the receipt and sufficiency of which are expressly acknowledged, the Parties agree as follows:

1. Capitalized terms used but not defined in this Amending Agreement #3 (including the recitals) have the meanings ascribed to them in the Agreement.
2. Any references in the Agreement and this Amending Agreement #3 to the “Developer” shall refer to the Corporation.
3. In Schedule B – Mitigation Plan of the Agreement, the first sentence shall be replaced with the following:

“The Mitigation Plan shall be in effect until August 30, 2035.”

4. In Schedule B – Mitigation Plan of the Agreement, the definition of “Contact” shall be replaced with the following:

““Contact” means to contact the MECP by email to SAROntario@ontario.ca;

5. In Schedule B – Mitigation Plan of the Agreement, section 2.2 is amended by deleting “and” at the end of clause (b), adding “and” at the end of clause (c), and adding the following new clause:

“(d) Traditional Indigenous Knowledge of the Species as agreed to be shared by Shawanaga First Nation and Wasauksing First Nation.”

6. In Schedule B – Mitigation Plan of the Agreement, section 12.1 is deleted and replaced with the following:

“12.1. The Developer shall submit an annual report to the MECP, Shawanaga First Nation and Wasauksing First Nation by November 30 of each year which summarizes the mitigation measures and related activities for the preceding year from November 1 to October 31.”

7. The following new Part D. Indigenous Stewardship Collaboration is added to Schedule B – Mitigation Plan of the Agreement:

“PART D. INDIGENOUS STEWARDSHIP COLLABORATION

14. Indigenous Engagement

- 14.1 The Developer shall utilize the following preferred contact information when communicating with Indigenous communities:

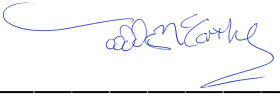
Shawanaga First Nation: consultationofficer@shawanagafirstnation.ca
Wasauksing First Nation: sarbiologist@wasauksing.ca

- 14.2. The Developer shall engage with Shawanaga First Nation and Wasauksing First Nation to develop the Traditional Indigenous Knowledge training content and related materials required under section 2.2, which shall include the following:
 - (a) an outline of the Traditional Indigenous Knowledge training content and materials as agreed to by the Developer, Shawanaga First Nation, and Wasauksing First Nation;
 - (b) identification of who is able to and will deliver the agreed upon training content and materials;
 - (c) clarity on what Traditional Indigenous Knowledge or related information can be recorded for annual or final reporting purposes, and
 - (d) integration and delivery of the agreed upon training content and materials into the required training.
8. Except for the amendments provided for in this Amending Agreement #3, all provisions in the Agreement shall remain in full force and effect.
9. This Amending Agreement #3 may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. This Amending Agreement #3 may be validly executed by electronic means and delivered by email transmission.
10. Each of the undersigned acknowledge that providing their name on the applicable line below in electronic form will constitute a signature for the purposes of the *Electronic Commerce Act, 2000*, S.O. 2000, c. 17, as amended.
11. The recitals form an integral part of this Amending Agreement #3.

- SIGNATURE PAGE FOLLOWS -

IN WITNESS WHEREOF the Parties have executed this Amending Agreement #3.

**HIS MAJESTY THE KING IN RIGHT OF ONTARIO AS REPRESENTED BY THE
MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS**


Per: _____

Name: Hon. Todd McCarthy

Title: Minister of the Environment, Conservation and Parks

Date: August 29, 2025

2074129 ONTARIO INC., previously known as OAK BAY DEVELOPMENTS INC.


Per: _____

Name: Romas Kartavicius

Title: Director, 2074129 Ontario Inc.

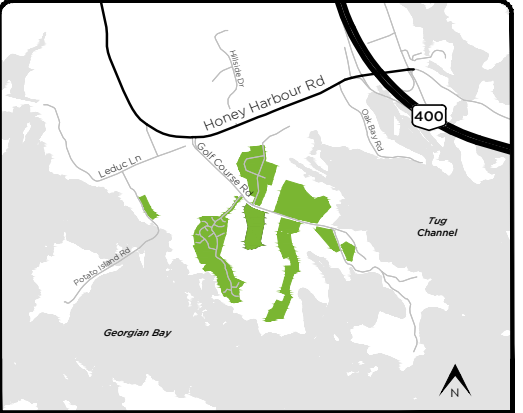
I have authority to bind the Corporation.

Date: 29 August 2025



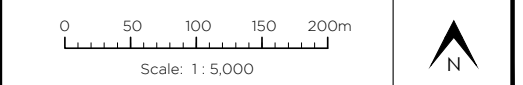
OAK BAY DEVELOPMENTS

Port Severn Urban Centre
Township of Georgian Bay
District of Muskoka



Subject Lands 1:40,000

Note: This drawing is for discussion purposes only.



Drawn By: A.M. Date: January 20, 2025

85 Bayfield Street, Unit 300
Barrie, Ontario, L4M 3A7
T: 705 797 8977
C: 705 730 8850
celeste@cplan.ca

**THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY**

BY-LAW 2026-xxx

Being a By-law to amend Zoning By-law 2014-75, as amended, with respect to lands legally described as Part of Lot 31, Concession 2, Former Township of Baxter, being part of Block 19 on Draft Approved Plan S2005-7, Township of Georgian Bay, District of Muskoka and locally known as 'Summerside'.

(Temporary Use – Rock Crushing)

WHEREAS the Corporation of the Township of Georgian Bay enacted By-law 2014-75, to regulate the use of lands within the Township of Georgian Bay; and

WHEREAS By-law 2014-75 was amended by By-law 2024-094, to permit a Temporary Use for a period of two years; and

WHEREAS the Corporation of the Township of Georgian Bay deems it expedient in the public interest to amend further amend By-law 2014-75 to permit an extension of the Temporary Use for an additional three years; and

WHEREAS authority to pass such a by-law is proved by Sections 34 and 39 of the Planning Act, R.S.O. 1990, Chapter P.13 as amendments thereto;

NOW THEREFORE the Council of the Township of Georgian Bay enacts as follows:

1.0 Zoning By-law 2014-75 is amended as follows:

1.1 In Section 18, Table 18.2 - List of Temporary Use Zones, the row labelled as "T-RM4-3A-(H)-01" is amended as follows:

a) Under Column 1 Zone, after the text "By-law 2024-094" the

following text is added: "and By-law 2026-xxx";

b) Under Column 3 Temporary Use(s), the text is deleted and is replaced with the text: "Rock Crushing, undertaken in strict compliance with the Best Management Practices Plan attached to By-law 2024-094 and bi-weekly reporting to the Township of Georgian Bay. (NOTE: Monday to Friday 7 a.m. to 5 p.m.)"

c) Under Column 5 Date Expires, the date is deleted and replaced with the date: "October 15, 2029".

2.0 This By-law shall come into force and effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, C.P.13, as amended.

READ AND ENACTED in Open Council on this ____ day of _____, 2026.

PETER KOETSIER, MAYOR

KAREN WAY, CLERK

DRAFT

Township of Georgian Bay

Staff Report

2026-125 - Planning Services



To: Mayor Koetsier and Members of Council
From: Jeff Kratky, Planner II
Date: July 14, 2026
Subject: Outline for the 2026/28 Georgian Bay Official Plan Review and Bill 98 New Framework Update

Recommendation

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; and

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; and

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; and

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.

Report Highlights

- Bill 98 "new official plan framework" required Planning staff to reconsider the outline for the review and update of the Georgian Bay Official Plan and Zoning By-law.
- The Official Plan must be updated before the Zoning By-law.
- The July 2026 outline replaces the March 2026 outline.

Agenda Item #10.(a)

- The terms of reference remain unchanged.
- The new outline is to start with a public meeting on August 26, 2026.
- At the public meeting, GBT Planning staff will present the Bill 98 "new official plan framework" and a preliminary list of topics with the intention of seeking comments from First Nations, the District of Muskoka, GBT Council, Planning Working Group(s), Waterfront Community Associations, and everyone in the Community.
- If First Nations are unavailable for the public meeting, Planning staff will be available to them.
- Each topic will undergo discussions between Planning staff with First Nations, Community Associations, and the Community. The discussions will include one or more public open houses.
- After discussions, Planning staff will draft a new Georgian Bay Official Plan for consideration at public open house(s) and meeting(s) before any consideration of adoption by Council.
- During the District review of a Bill 98 update to the Georgian Bay Official Plan, Planning staff will submit a report proposing the review and update of the Zoning By-law.
- The outline should result in the Georgian Bay Official Plan conforming to the Bill 98 "new planning framework" taking effect shortly after the "transition date" of January 1, 2029.

Background

On March 10, 2026, [Planning Services Staff Report 2026-036](#) discussed the requirement in Section 26 of the *Planning Act* for Georgian Bay Township ("GBT") to review and update the Georgian Bay Official Plan and, by extension, Zoning By-law. The report also recommended and Council approved an outline for the review and update.

On June 2, 2026, [Planning Services Staff Report 2026-091](#) explained how Bill 98 went from 1st Reading on March 30, 2026 to passing 3rd Reading on May 14, 2026. It also explained the "new official plan framework" required by Bill 98 before recommending the review and update be paused. Council approved the pause.

Meanwhile, GBT Planning staff with support from District Planning staff are separately proposing housekeeping amendments to the Official Plan and Zoning By-law regarding Additional Residential Units and Source Water Protection topics. All of the other potential housekeeping topics joined the pause for the review and update.

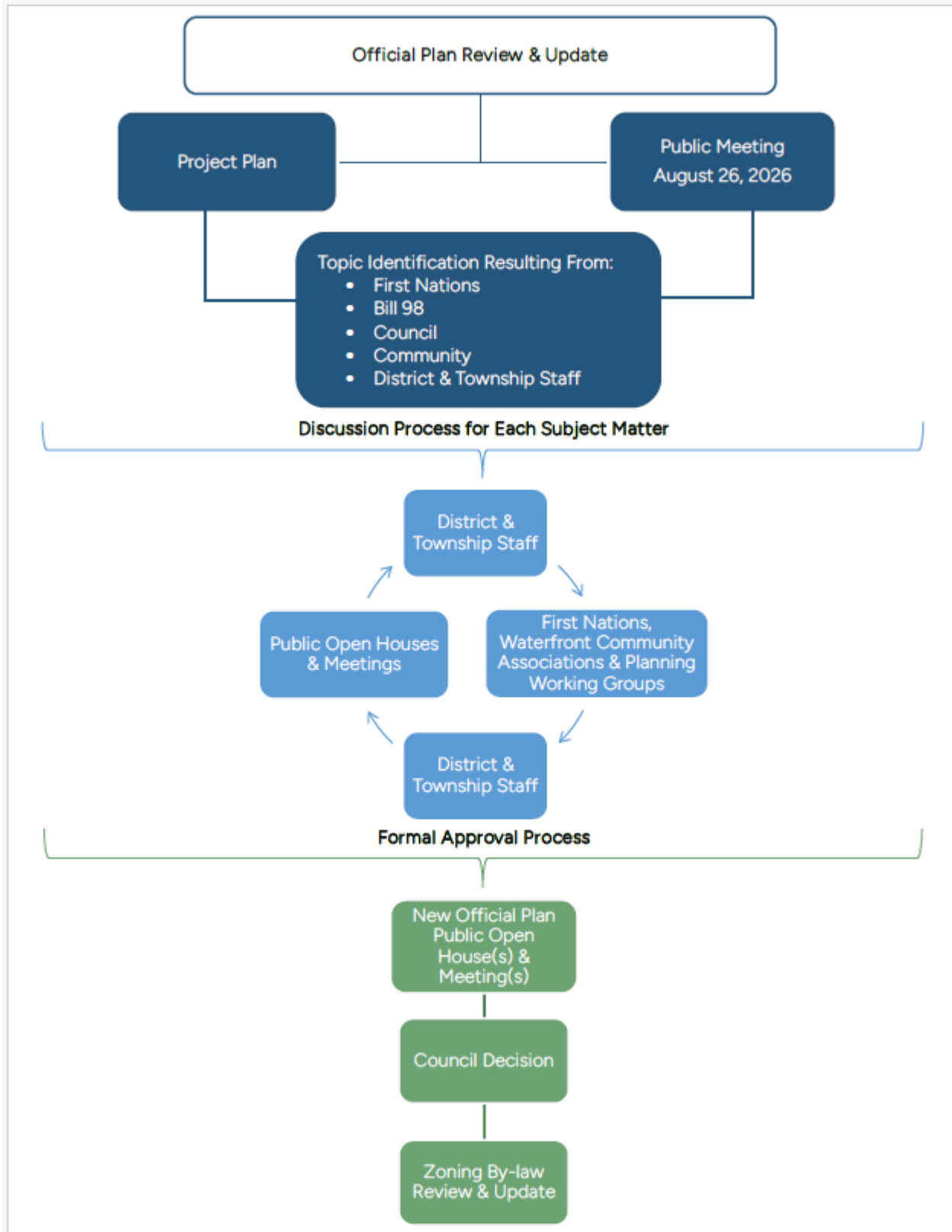
Analysis and Options

The 2026/28 Georgian Bay Official Plan and Zoning By-law Review and Update terms of reference are to:

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.

Agenda Item #10.(a)

3. Identify timelines and budgets including any request(s) for proposal(s) 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).



However, Bill 98 makes it impossible to concurrently review and update both the Official Plan and Zoning By-law.

Agenda Item #10.(a)

Instead, the 2026/28 Georgian Bay Official Plan Review and Bill 98 Update must be complete before starting a review and update of the Zoning By-law. As illustrated in the image, the outline includes three processes, being:

1. A public meeting on August 26, 2026;
2. Discussions of topics; and
3. A formal approval process for the Bill 98 Update.

Public Meeting - 9 a.m. Wednesday, August 26, 2026:

If Council approves July 2026 outline, the first process begins with the public meeting of GBT Planning Council at 9 a.m. on Wednesday, August 26, 2026. Planning staff will give a presentation providing the public with information regarding the "new official plan framework" required by Bill 98, and listen to comments from First Nations, the District of Muskoka, GBT Council, Planning Working Groups, Waterfront Community Associations, and everyone in the Community who wishes to participate.

If First Nation partners are not available to attend the public meeting, Planning staff will be available at other dates/times/locations to meet with them.

Topics & Discussions:

The second set of topic-specific processes for the Review and Update will most likely continue throughout 2027 and perhaps into 2028. The processes will be iterative, with GBT Planning staff drafting discussion reports with input from District Planning staff. After those reports are discussed with First Nations, Community Associations, and Planning Working Groups, staff will make adjustments to the reports before discussions at public open houses.

It remains important for the Planning Working Group to have membership representative of the community. Given the diversity of GBT topics, working groups and membership will require adjustments throughout these processes. Therefore, Planning staff continue to request that Council authorize the Director of Planning to set and adjust the membership of and purpose for working group(s). That is, there may be unique working group(s) by topic.

The list of topics will not be finalized until a report to Council in either October or December of 2026 provides a summary of the public meeting to take place on August 26, 2026. On a preliminary basis, Planning staff suggest the following topics, being:

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:

In 2028, the formal approval process will start with GBT Planning staff preparing a draft new Georgian Bay Official Plan. Although the Bill 98 "new official plan framework" poses a challenge, some sort of changes-tracked version will be prepared.

GBT staff will consult with District staff followed by Council before releasing a first draft of the Bill 98 Update. It will likely take three (3) months for this part of the formal approval process.

Next, at least one public open house and one public meeting will take place before Planning staff provide a report to Council recommending the Bill 98 Update to the Georgian Bay Official Plan. Realistically, there will be two open houses and public meetings. This is likely a four (4) month part of the process before adoption by Council.

Lastly, the District has 6 months to consider an adopted Georgian Bay Official Plan. During this time, GBT Planning staff will propose to Council the project plan for the review and update of the Zoning By-law.

Therefore, a new Georgian Bay Official Plan should be in effect soon after the Bill 98 "transition date" of January 1, 2029.

Environmental Consideration

Bill 98 and related reforms are not consistent with the Environmental Protection pillar described in the GBT 2022-2026 Strategic Plan. GBT must conform to Bill 98 during the Review and Update of the Georgian Bay Official Plan.

Financial Considerations

GBT Council approved a \$200,000.00 budget for the Review and Update that continues to be carried forward. Thus far, Planning staff have not spent any of the budget. Planning staff anticipate the Bill 98 Update will include costs for expert services (e.g., mapping, housing study, employment lands study, etc.). Financial considerations will be discussed in later report(s) as appropriate.

Conclusion

Approval of the July 2026 version of the outline for a 2026/28 Georgian Bay Official Plan Review and Update is intended to satisfy the Bill 98 "new official plan framework" on or before January 1, 2029. The updated Official Plan will comply with the *Planning*

Act, be consistent with the PPS, conform to the MOP, and be good and proper planning in the public interest.

Report Supported By

This recommendation report is in alignment with the following strategic pillars:

- Environmental Protection
- Fiscal Responsibilities and Technology Efficiencies
- Streamline Planning Policies and Procedures
- Customer Experience and Community Engagement
- District and Township Relationship
- Engage with Indigenous Communities

Relevant Background Report

- [Planning Services Staff Report 2026-036](#)
- [Planning Services Staff Report 2026-091](#)

Reviewed By/Collaborated With:

- Chief Administrative Officer
- Chief Building Official
- Director of Corporate Services / Clerk
- Director of Finance / Treasurer
- Director of Fire and Emergency Services / Fire Chief
- Director of Human Resources
- Director of Operations
- Director of Planning
- Director of Sustainability
- Other

Reviewed By

Derek Witlib, Director of Planning
Karen Way, Director of Corporate Services / Clerk

Status:

Approved - 29 Jun 2026
Approved - 03 Jul 2026

**THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY**

BY-LAW 2026-XXX

Being a By-law to confirm the proceedings of the Council of the Township of Georgian Bay at the Planning Council Meeting held July 14, 2026

(Confirming July 14, 2026)

WHEREAS pursuant to Section 5 (1) of the *Municipal Act, S.O. 2001*, as amended, the powers of a municipality shall be exercised by its Council; and

WHEREAS pursuant to Section 5 (3) of the *Municipal Act, S.O. 2001*, as amended, a Municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

WHEREAS it is deemed expedient that proceedings of the Council of Township of Georgian Bay as herein set forth be confirmed and adopted by by-law;

NOW THEREFORE the Council of the Township of Georgian Bay enacts as follows:

1. The actions of the Council of the Township of Georgian Bay at the Meeting held on July 14, 2026 in respect of each recommendation contained in the minutes of Standing and Special Committees as adopted or amended and each motion and resolution passed and other action taken by the Council of the Township of Georgian Bay at this meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Mayor and proper officials of the Township of Georgian Bay are hereby authorized and directed to do all things necessary to give effect to the actions of the Council of the Township of Georgian Bay referred to in the preceding section hereof.
3. The Mayor and Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Township of Georgian Bay.

4. Section 1 does not apply to any action or matter that is required by law to be done by resolution.
5. Section 1 does not apply to any action or matter to which the Ontario Land Tribunal approval is required until such approval is obtained but Section 2 applies for the purpose of obtaining such approval.
6. For the purposes of the exercise of the authority of the head of council to veto a by-law in accordance with Section 284.11 of the Municipal Act, 2001, as amended, this Confirming By-law shall be deemed to be separate Confirming By-laws for each item listed on the meeting agenda.
7. This by-law shall come into force and take effect on the day it is passed.

READ AND ADOPTED in Open Council this 14th day of July, 2026.

DEEMED ENACTED on the date of signing this 16th day of July, 2026.

PETER KOETSIER, MAYOR

KAREN WAY, CLERK