

Municipal Planning Comparison Project

Municipal Strategic Plan, Official Plan and Comprehensive Zoning By-Law Comparison

Georgian Bay Association | December 2022

The purpose of the municipal planning comparison project is to compare the planning documents from the municipalities within the Georgian Bay Association member area to determine where there are similarities and differences and to provide commentary on where coastal protection could be enhanced.

This document contains:

1. Index and acronym tables
2. An executive summary which outlines the purpose and objective of the project, the process, the key findings, and commentary from GBA, and the next steps for the project
3. An introduction that includes an overview of the project, and the planning documents that were used for the comparison
4. Summary tables of key findings
5. Methodology which outlines how each stage of the project was completed

This is followed by detailed tables setting out how the planning regulations of the five coastal municipalities compare:

6. The strategic plan section includes the goals, visions, and principles
7. Waterfront residential policies and by-laws, including lot and building requirements, accessory buildings, and septic systems
8. Waterfront commercial policies and by-laws, including marina, resorts and tourist operations, and their lot requirements
9. Environmental protection and open space policies and by-laws, including permitted uses and lot requirements
10. General development policies and by-laws that cover other policies that are important to coastal protection but do not fall under the above designations
11. Additional municipality information, including population and planning hierarchy structure

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| Acronym | Term |
|------------------------|--|
| SP | Strategic Plan |
| OP | Official Plan |
| CZB | Comprehensive Zoning By-law |
| TOA | Township of the Archipelago |
| TOC | Township of Carling |
| TGB | Township of Georgian Bay |
| NEMI | Town of Northeastern Manitoulin and the Islands |
| MOK | Municipality of Killarney |
| CPC | Coastal Protection Committee |
| MPCP | Municipal Planning Comparison Project |
| GBA | Georgian Bay Associations |
| CPC | Coastal Protection Committee |
| MNRF | Ministry of Natural Resources and Forestry |
| Coastal Municipalities | The municipalities of TOA, TOC, TGB, NEMI and MOK |
| GBA Area | Municipality along the north and east shores of Georgian Bay where GBA members are located |

1.0 Executive Summary

1.1 Purpose and Objectives

The Georgian Bay Association (GBA) has formed a Coastal Protection Committee (CPC) whose objective is to support protection of the natural environment, biodiversity and ecology of the lands and waters of the eastern and northern coasts of Georgian Bay. The CPC aims to benefit the public by promoting and defending sound planning standards and protecting the integrity of municipal planning regulations in order to ensure that development is sustainable and environmentally responsible.

The Municipal Planning Comparison Project (MPCP) is a key component of the CPC strategy. The MPCP examines the Strategic Plans (SP), Official Plans (OP), and Comprehensive Zoning By-laws (CZB) of each municipality along the north and east shores of Georgian Bay where GBA members are located (“GBA Area”)

The overall purpose of the project is to initiate a discussion amongst the GBA Area municipalities on understanding how they align and differ on their policies related to waterfront and island development and land use standards. The primary focus is identifying sound practices on addressing environmental protections and concerns with increased development pressures. We reviewed and compared the SPs, OPs and CZBs of the five municipalities in the GBA Area as of December 2022. These are (alphabetically): Township of the Archipelago (TOA), Township of Carling (TOC), Township of Georgian Bay (TGB), Town of Northeastern Manitoulin and the Islands (NEMI), and Municipality of Killarney (MOK) (collectively the “Coastal Municipalities”).

The MPCP also aims to:

- Benchmark planning standards across the Coastal Municipalities to identify potential sound practices in planning rules and standards and address any gaps in those regulations;
- Identify opportunities to increase harmonization of planning regulations among the Coastal Municipalities, where considered beneficial for a given municipality, and
- Identify opportunities to enhance protection of the environment and natural landscapes in the GBA Area.

The goal of the comparison is to:

- Highlight key similarities and differences among these Coastal Municipalities' planning regulations within the waterfront designations/zones;

- Provide commentary on how working to address differences between Coastal Municipalities and establishing sound practices might improve coastal protection, and
- Share these key insights with the Coastal Municipalities, local communities, and the public to inform future discussions on improving coastal protection.

GBA understands that the regulations in each municipality vary according to population, geographic location, historical development, demographics, etc. GBA is not putting forward recommendations but rather commentary on the findings through the lens of coastal protection. However, highlighting the differences will enable municipalities and communities to see how others regulate certain planning matters, which could lead to discussions on a more consistent approach that draws on the sound practices identified by the project.

1.2 Process

The SPs, OPs and CZBs were collected from each municipality's website and a comparison strategy was developed and implemented. Additional input and information were obtained from the municipalities where needed. A comprehensive table setting out all the relevant information was then compiled (see sections 5-10) and analyzed to determine key findings, which were then summarized. See [section 4](#), methodology, for more details of the process followed.

1.3 Key Findings & Commentary

The key findings are pulled from the summary comparison table, [section 3.0](#). The commentary is generated from observations on the differences between municipalities on topics that relate to coastal protection and are in line with the aims and purpose described above.

1.3.1 Waterfront Residential

The primary finding was that there is a **lack of consistency** among the Coastal Municipalities in several important areas, which are summarized below:

Lot/Island minimum size

Over the years planning regulation changes to minimum island/lot size have reflected how best to preserve the environment and have generally chosen 1 hectare (or more in some community plans) as the minimum size for residential development. The primary considerations are/were safely locating:

- The septic system bed where there is sufficient soil and capacity
- Dock(s) without disturbing important fish habitat
- Buildings, without disturbing species at risk and other sensitive habitat, and avoiding intruding on neighbours (sightlines)

Minimum lot area varies among municipalities, from 0.4 ha to 2 ha (depending on zone and municipality). Minimum island sizes (for municipalities that have a minimum island size for residential development) vary from 0.4 to 1.4 ha (depending on the zone and municipality). TOC and TGB are the only municipalities that have a specific zone for islands. TOA does include a minimum island size within their OP, but not in their CZB. It is important to note that all of NEMI's zones are on islands. It should be noted that many islands/lots that are smaller than the specified minimums for new lot/island development are legal noncomplying lots to permit development based on legal noncomplying use. Consideration should be given to harmonizing how minimum lot/island sizes are determined throughout the GBA Area to optimize the protection of the environment for the reasons set out above. For more information refer to [section 3.2](#), [section 6.3](#) and [section 6.4](#).

Lot/Island maximum coverage

There is a lack of consistency among the municipalities, with maximum coverage ratios varying from 5% to 20% (5-7% for TGB's island zones). TOC does not specify maximum coverage for waterfront or islands. For maximum gross floor area of the main dwelling, TOA has a set maximum of 300 m². TOC and TGB have specific calculations based on lot size. NEMI and MOK do not specify a maximum gross floor area for the main dwelling in the waterfront residential designation/zone. For more information refer to [section 3.2](#), [section 6.3](#) and [section 6.4](#).

It is important to constrain the maximum building coverage permitted on smaller lots/islands for the following reasons:

- Ensuring that a septic system bed can be located in the optimum location, unless an alternative septic solution is used. For more information visit our GBA Septic System Guide to learn about alternatives and OBC requirements
- Reducing the impact on species at risk and other sensitive habitat
- Reducing the impact of buildings on the natural land and waterscapes and the sight lines of neighbours

For larger lots, coverage provisions that address the above constraints could be increased relative to the lot/island size up to a reasonable maximum; i.e. % coverage ratios subject to a maximum total building area.

Lot minimum frontage

Sufficient lot frontage can be an important consideration for locating a dock, particularly where the shoreline contains sensitive fish habitat that limits dock location. Minimum lot frontages vary widely among municipalities from 45.5 m to 210 m. For island zones (TOC and TGB) the minimum frontage ranges from 60 m to 210 m (depending on municipality and zone). For more information refer to [section 3.2](#), [section 6.3](#) and [section 6.4](#).

Setbacks

With the onset of increased water levels variability, the high-water mark set by each municipality, and the setbacks and elevations from that high water mark, will become increasingly important considerations in order to protect septic systems (water quality) and buildings from flooding. Other setback considerations include protecting water quality and sensitive habitat, preserving the character of the shoreline, and limiting intrusions (visual impacts) on neighbours.

Setback provisions for building and accessory buildings (excluding docks and boathouses)

There is a lack of consistency between the municipalities on setback provisions for buildings which vary as follows:

- Front yard/high water mark: 7.5 m to 20 m (20 m to 30 m for island zones)
- Side yard (interior/exterior): 3 m to 15 m (5 m to 8 m for island zones)
- Rear yard: 5 m to 15 m (10 m to 15 m for island zone)

An elevation from high water mark is not specifically stated in the setback specifications for waterfront/island zones. Consideration should be given to including a horizontal elevation setback from the high water mark. For more information refer to [section 3.2](#), [section 6.3](#) and [section 6.4](#).

Septic System Setbacks

TOA, TOC and NEMI do not specifically provide setbacks for septic systems; in TGB and MOK it ranges from 20 m to 30 m. The Ontario Building Code requires a minimum setback from a lake of 15 m for a class 4 and 5 system. TGB is the only municipality to include elevation above the high water mark for septic system setbacks which is 1 m. It is important to note that certain municipalities have site specific setbacks within community plans but due to the scope of the only the “waterfront designation” was reviewed. For more information refer to [section 6.8](#) and the [Ontario Building Code](#).

Sleeping cabins

Sleeping cabins allow for additional accommodation but can lead to overdevelopment of a property and will require a review of the septic system capacity under OBC requirements. The number and size of sleeping cabins allowed vary by municipality. TOA and TGB allow for additional sleeping cabins depending on lot size, with the maximum for a lot being 3 in TOA. The maximum gross floor area for all buildings ranges from 46.5 m² to 390 m² depending on the municipality and lot/island size. For more information refer to [section 3.2](#) and [section 6.5](#).

Dwelling Type - Additional / Secondary Dwelling - Permitted Uses

The challenge in applying these provisions is to find the balance between allowing reasonable flexibility for property owners’ uses for buildings, such as operating a business, and ensuring that both the environment is protected and neighbours are not unduly affected (sight lines, noise etc.).

All municipalities allow for a main dwelling and accessory structures and home occupation* (small businesses from home - which are subject to some criteria), but many differences exist:

- Marked differences in what additional dwellings are permitted and for what reason
- A lack of clarity on when a secondary dwelling is permitted in the waterfront designation
- Significant variations in the different types of additional/secondary dwellings permitted in different waterfront zones by municipality
Wording such as garden suite, seasonal dwelling, and residential compound are used in certain municipalities
- Major differences in the rules governing what types of business can be run from homes, although “bed and breakfast” are permitted in all the municipalities

* Home occupations were listed as a permitted use in all the municipalities (except in TGB island zones in their CZB). TOC is the only municipality to list examples of “home occupations” within their waterfront zones and within the waterfront designation section of their OP. All

municipalities except for TOA restrict the storage of materials and goods outside of buildings. For more information refer to [section 3.2](#) and [section 6.2](#)

It is important to note that with the passing of Bill 23, that allows for up to 3 residential units per lot, municipalities should consider the impact on un-serviced lots/islands. The extra stress on services, specifically septic systems, may lead to negative environmental impacts. Municipalities should consider establishing clear policies regarding additional residential units on un-serviced lands.

Community plans and Site-specific policies

Under the waterfront designation, each municipality has at least one site specific policy or community plan. These additional policies and regulations reflect the specific planning values and interests of local communities. We did not include specific details of these plans within the review due to the scope of the project. It is important to note that having community plans and site-specific policies provide neighbourhoods and communities with more control over their local planning rules and development. They also allow for differences in geography and the type of developments permitted historically in different areas. When a community plan or site-specific policy has more restrictive rules and regulations than the general rules for the municipality, the more restrictive rules apply. TOA and TGB have community plans and a process for developing community plans. For more information refer to [section 3.2](#), [section 6.2](#) and the [Official Plans](#) of each municipality.

Boathouses and docks

The main issues related to rules governing boathouses and docks are the expected increase in water levels variability, avoiding intruding on neighbours (sight lines) and preserving the natural shoreline as much as possible. There is a lack of both consistency and clarity on new development rules for boathouses in the Coastal Municipalities' OPs and CZBs on how they address these issues.

Please refer to the ***GBA Planning Regulations Guide*** to see MNR's requirements for new docks (floating and crib) and the replacement of existing crib docks.

1.3.2 Waterfront Commercial

We noted that for waterfront residential designations, certain municipalities differentiated between islands and mainland. We noted a lack of clarity on permitted uses in commercial waterfront between islands and mainland. TGB was the only municipality that clarified waterfront commercial zones on islands and the regulations required. It could be beneficial to provide more clarity on island vs mainland waterfront commercial zones, to ensure appropriate development occurs on islands.

Marinas

TOA, TOC, and TGB have specific marina commercial zones, and NEMI and MOK have commercial zones that permit marinas.

Marinas are considered an essential service by all municipalities, in particular, for water access only properties. They face challenges as water levels variability increases, such as:

- flooding of crib docks, parking areas, ramps, walkways and shoreline structures;
- beaching of crib docks;
- loss of storage space; and
- changes to launching locations, ramps and walkways.

Consideration could be given to a relaxation in the regulations, within reasonable limits, to allow marinas to adapt to more extreme high and low water levels. This would help ensure that marinas are able to continue operation. It is important to note that any relaxation of regulations would have minimal adverse impact on the environment. We noticed that lot specifications vary significantly between municipalities for minimum lot frontage (40 m to 150 m) and area (0.2 ha to 2 ha), and maximum coverage (20%* to 30%). For more information refer to [section 3.4](#), and [section 7.2](#).

Resort and Tourist

Policies on new resort and tourist development vary between municipalities according to existing densities and business development strategies. This is challenging because most seasonal businesses experience low margins which lead to difficulties sustaining the business, whereas local residents support the continuation of the service (i.e., accessible restaurants). Shoreline businesses face the added threat of increasing water levels variability. If consistent with the strategy of the municipality, existing operations would benefit from more flexible

regulations to ensure that they can continue in operation, such as the ability to expand/modify/relocate their docks and modify/relocate buildings to improve efficiency and reduce costs.

The lot specifications vary between municipalities for minimum lot frontage (60 m to 150 m) and area (0.2 ha to 2 ha), and maximum coverage (10% to 30%). For more information refer to [section 3.4](#), and [section 7.3](#).

1.3.3 Environmental Protection, Natural State, and Open Space Zones

The permitted uses vary between municipalities, but each municipality has a specific “open space/natural state” zone that is specifically for conservation. TOA, TOC and TGB have specific environmental protection/sensitive zones that are used for environmental protection and have strict regulations on the uses. There is a lack of clarity on the differences between natural state and open space. Consideration could be given to adopting similar terminology and permitted uses. For more information refer to [section 3.5](#) and [section 8.1](#).

1.3.4 General Development Policies and By-laws

In addition to the above there are certain general policies that should be highlighted:

Lot subdivisions

Municipalities have the option to put in place more restrictive regulations than apply under the Ontario Planning Act, in order to better protect the environment from over-development, where appropriate. TOA allows for 0-4 new lots, TOC and MOK allow for 3, TGB allows for 5 and NEMI does not specify. TGB mentions the use of wetland mapping in reviewing new subdivision requests. The inclusion of specific wetland and natural heritage areas policies on applications for subdivisions would be beneficial for coastal protection. For more information refer to [section 3.8](#) and [section 9.1](#).

Blasting and dredging

Blasting and dredging can be an important tool to allow for water access in periods of extreme low water levels. Clear blasting and dredging policies and procedures are beneficial, particularly for marinas, to allow for flexibility to deal with low water levels and ensure that marinas can still provide the essential service of providing water access to properties. Careful assessment of applications for permits is important to avoid unnecessary environmental impacts.

There is a lack of consistency in policies in this area however:

- TOA, TOC and TGB have dredging and blasting policies. For NEMI and MOK it is not specified;
- Each municipality is different in terms of what the policies cover, but each includes protection of the natural shoreline;
- TOA and TGB have policies against using dredging to increase minimum frontage for new lots;
- TGB has additional blasting policies related to the proximity to the shoreline;
- TOA has a specific policy for marina access, and
- TOC and MOK have specific infilling policies.

For more information refer to [section 3.8](#) and [section 9.1](#).

1.4 Next Steps

A goal of this project is to share the comparison, key findings and commentary with each municipality, local communities, GBA member associations and their members. The project consists of three deliverables, which are the executive summary, the SP, OP and CZB comparison, and the presentation of findings.

The goal of sharing the findings from the MPCP summary is to initiate discussion amongst the Coastal Municipalities and their stakeholders. Consistent with the aims of the MPCP, as listed above, the key points to discuss are the following:

- The key similarities and differences between the Coastal Municipalities' planning regulations in the waterfront designations/zones;
- Working collaboratively to develop benchmark planning standards, sound practices regarding planning regulations, and addressing current gaps in the regulations under the principles of coastal protection.
- Can increased harmonization of planning regulations occur among the Coastal Municipalities, where considered beneficial?

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- Will this lead to enhanced protection of the environment and natural landscapes in the GBA Area?

The MPCP was designed to be a "living" document that can be updated to reflect changes in the municipalities' SPs, OPs and CZBs. As new policies and by-laws are adopted, this report can be updated with the assistance of the municipalities.

2.0 Introduction

2.1 Overview

This document contains two of the deliverables of the MPCP, which are the executive summary and the comparison of the SPs, OPs and CZB. The executive summary, which can be found in section 1.0, highlights the objective, process, key findings, commentary and next steps. The following sections of this document are content for the second deliverable, the long-form comparison of the SPs, OPs, and CZBs, and are organized as follows:

2.1.1 Introduction ([section 2.0](#))

The purpose is to provide context on how the document is organized, a brief description of the content in each section and an overview of the individual municipality's planning documents.

2.1.2 Summary Tables ([section 3.0](#))

The summary tables highlight the key findings and GBA commentary from comparisons of the OP and CZB focusing on waterfront residential and commercial designations/zones, open space and environmental protection zones and general development (sections 6.0 to 9.0).

2.1.3 Methodology ([section 4.0](#))

Describes how the project was developed, the process followed for the comparison, how the summary tables and commentary was produced, how the documents were reviewed and the next steps for the presentation of the findings.

2.1.4 Strategic Plan Comparison ([section 5.0](#))

Identifies those municipalities that have a strategic plan and those who do not have one and summarizes the differing priorities and focus of each municipality.

2.1.5 Waterfront Residential Comparison ([section 6.0](#))

The waterfront residential comparison charts consist of policies and by-laws from the OP and CZB relating to residential development in the waterfront designations/zones. The charts indicate if a policy/by-law is present or absent and has the policy or by-law directly copied into the chart to limit misinterpretation. The comparison was split into multiple charts that were deemed important topics that fall under “residential development” which include, waterfront residential development, lot and building specifications, islands designation (lots and building specifications), sleeping cabins, docks, boathouses and ramps, decks, and general accessory buildings.

2.1.6 Waterfront Commercial Comparison ([section 7.0](#))

The waterfront commercial comparison charts consist of policies and by-laws from the OP and CZB relating to commercial development in the waterfront designations/zones. The charts indicate if a policy/by-law is present or absent and has the policy or by-law directly copied into the chart to limit misinterpretation. The comparison was split into multiple charts that were deemed important topics that fall under “commercial development” which include, marina, resort, and tourist zones.

2.1.7 Environmental Protection, Open Space and Natural State Comparison ([section 8.0](#))

The environmental protection, open space and natural state comparison charts consist of policies and by-laws from the OP and CZB relating to development in these designations/zones. The charts indicate if a policy/by-law is present or absent and has the policy or by-law directly copied into the chart to limit misinterpretation.

2.1.8 General Development Comparison ([section 9.0](#))

The general development comparison charts consist of policies and by-laws from the OP and CZB relating to development. The charts indicate if a policy/by-law is present or absent and has the policy or by-law directly copied into the chart to limit misinterpretation. The comparison includes dredging, blasting, fill policies, and subdivisions.

2.1.9 Additional Municipality information ([section 10.0](#))

Provides information on each municipality's population and the Northern Ontario planning board they are associated with.

2.2 Overview of Documents

2.2.1 Strategic Plans, Official Plans, and Comprehensive Zoning By-laws

A municipality's strategic plan is a guiding document that overviews vision, goals, objectives and principles for the community. The municipality is able to develop this document through multiple forms of community input and the content covers a variety of topics, including planning direction and principles. The GBA believes having a strategic plan is an important tool for a municipality as it allows it to put forward strong guiding principles for development and construction and confirms its priorities, such as environmental protection, economic prosperity, and delivering high quality services.

An official plan provides a vision for the future and a policy framework to realize that vision through land use planning direction. It guides a municipality's planning strategies and infrastructure master plan. The MPCP review of each of the municipalities official plans has identified what policies are present and absent in each municipality, and the relevant information gaps.

A zoning by-law is a municipality's primary tool for implementing the vision of its official plan. A zoning by-law establishes specific land use designations prescribing how properties may be used and sets out standards for the physical form and organization of buildings on those properties. It addresses details such as lot dimensions and coverage, building height and setbacks, parking requirements, and amenity space.

The comprehensive zoning by-laws detail how the specifics of the SP and OP are being applied at the development/construction level. The MPCP comparison has determined the similarities, differences and/or absence of key by-laws that would best preserve the natural environment of the GBA coastal area.

2.2.2 The Township of the Archipelago

| Document | Date Published | Status of Review | Reference/Link |
|--|---|---|--|
| Township of the Archipelago Strategic Plan | 2021 | To be reviewed each term of council | Link: Strategic plan |
| Official Plan of The Township of The Archipelago Planning Area | January 1, 2019 | No confirmed data: potential for review to occur in 2024 - information provided by Mr. Cale Henderson | Link: Official plan |
| Consolidated version of Comprehensive Zoning By-Laws | June 22, 2007 Consolidated December 31, 2020 | Currently in the process | Link: comprehensive zoning by-laws |

2.2.3 Township of Carling

| Document | Date of Published | Status of Review | Reference/Link |
|---|-------------------------------|---|--|
| No strategic plan found | n/a | n/a | n/a |
| Township of Carling Official Plan | Consolidated January 11, 2011 | Underway, public consultation phase has been completed and council needs to pass the by-laws - information provided by Mr. Kevin McIlwain | Link: Official plan |
| Township of Carling Consolidated - Comprehensive Zoning By-Laws | 2011 | Unconfirmed | Link: comprehensive zoning by-laws |

2.2.4 Township of Georgian Bay

| Document | Date of Published | Status of Review | Reference/Link |
|---|---|---------------------------------|---|
| Township of Georgian Bay: Strategic Plan 2022 - 2023 Township of Georgian Bay: Strategic Plan Summary Township of Georgian Bay: Strategic Plan Values | July 2023 | To be reviewed 2026/7 | Link: Strategic plan Link: Strategic plan summary Link: Strategic plan values |
| Township of Georgian Bay: Approved Official Plan | March 17, 2014 Consolidated March 2, 2021 | Planned for 2024 | Link: Official plan |
| Township of Georgian Bay Zoning By-Laws 2014-75 | November 10, 2014 Consolidated March 8, 2021 | Planned to follow the OP Review | Link: comprehensive zoning by-laws |

2.2.5 Town of Northeastern Manitoulin and the Islands

| Documents | Date Published | Status of Review | Reference/Link |
|--|------------------|--|--------------------------------------|
| Town of Northeastern Manitoulin and the Islands 2019-2022 Strategic Plan | December 2020 | Updated in August 2022 (next update unconfirmed) | Link: Strategic plan |
| Town of Northeastern Manitoulin and the Islands: Official Plan | November 3, 2016 | Update due by 2026 | Link: Official plan |

| | | | |
|---|------------------|-------------|--|
| Town of Northeastern Manitoulin and the Islands Comprehensive Zoning By-Law 2018-41 | November 6, 2018 | Unconfirmed | Link: comprehensive zoning by-laws |
|---|------------------|-------------|--|

2.2.6 Municipality of Killarney

| Documents | Date Published | Status of Review | Reference/Link |
|---|-----------------------------|--|--|
| Strategic Plan for the Municipality of Killarney: Phase 4 of the strategic planning process | October 2014 | Unconfirmed | Link: Strategic plan |
| Official Plan for the Sudbury East Planning Area | Approved September 28, 2010 | OP will be submitted to the Ontario Government in 2023 for approval. | Link: Official plan |
| Zoning By-law Municipality of Killarney | June 17, 2014 | Updated once MMAH approves OP. | Link: comprehensive zoning by-laws |

3.0 Summary Tables

3.1 Overview of Waterfront Residential Zones

The following section highlights the policies and zoning by-laws for residential development on properties in a waterfront designation. This includes residential development on the mainland, inland lakes, and islands. Each municipality has a residential zone that includes waterfront residential property. Certain municipalities have multiple waterfront zones that vary in requirements and restrictions. TOC and TGB have a specific zone for islands. For the other three municipalities, it is assumed residential development on islands falls under their waterfront residential zones. When a specific zone has more restrictive requirements than a general zone then the more restrictive requirements apply. Individual community development plans were noted but not compared due to the scope of this project.

The following waterfront residential summary is broken into two main sections. The first deals with lots (on islands or on the mainland, including inland lakes) and islands. The second addresses accessory buildings and structures on these lots or islands. For municipalities that have multiple zones, only the lowest and highest variables are shown. The information was taken from the municipality’s official plan and comprehensive zoning by-laws. More in-depth information on this can be found in section 6 or in the municipality’s official plan and comprehensive zoning by-law.

3.2 Waterfront Residential Summary

| | TOA | TOC | TGB | NEMI | MOK |
|--|---|----------------------------|----------------------------|----------------------------|------------------------|
| Waterfront Lots (mainland, inland lakes, and islands) | | | | | |
| Zone (CZB) | | | | | |
| Shared | Each municipality has different residential zone types in their waterfront designations, but they all have a waterfront zone for residential lots on any body of water. | | | | |
| Waterfront | Coastal/island | Waterfront residential: WF | Shoreline residential zone | Shoreline residential zone | Waterfront residential |

| | TOA | TOC | TGB | NEMI | MOK |
|-----------------------------|--|-----------------------------|---|---|-------------------|
| lots | residential zone (CR) | 1, 3 - 5 | SR 1 - 7 | (SR) *note, all waterfront lots occur on islands | zone (WR) |
| Islands | No specified zone | Waterfront 2 (islands): WF2 | Shoreline residential island: SRI 1 – 7 | All zones are on islands (no mainland in NEMI) | No specified zone |
| Inland Lakes | Inland lakes residential (LR) | No specified zone | No specified zone | No specified zone | No specified zone |
| Community Plans | Further information on community plans and additional site-specific plans can be found within section 6.1. Certain municipalities have community plans within their waterfront designation to reflect the interests of said community. Full details are not included within this review. | | | | |
| GBA Comments | TOA and TGB have community plans, and a process for developing community plans for any communities within TOA and TGB who are interested in developing a community plan. Full details of current community plans can be found in the OPs of TOA and TGB. | | | | |
| Permitted Uses (CZB) | | | | | |
| Shared | All municipalities allow for a main dwelling and accessory structures and home occupation* | | | | |
| Additional uses | Bed and breakfast | Not specified | *home occupation is not listed as a permitted use in shoreline residential island zones | - bed and breakfast - public park / playground - public utility | Bed and breakfast |
| GBA Comments | Home occupations were listed as a permitted use in all the municipalities (except in TGB island zones in their CZB). TOC is the only municipality to list examples of “home occupations” within its waterfront zones and within the waterfront designation section of its OP. All municipalities except for TOA restrict the storage of materials and goods outside of buildings. | | | | |

| | TOA | TOC | TGB | NEMI | MOK |
|--|--|-----------------------|---|---|---------------------------------|
| Dwelling Type (OP) | | | | | |
| Shared | All municipalities allow one single detached dwelling (dwelling does not refer to an accessory building) | | | | |
| Additional dwellings | Second (under set criteria) | A “seasonal” dwelling | Residential compound (under set criteria) | Second (under set criteria) Garden suite & secondary unit | Not specified |
| GBA Comments | The different types of additional/secondary dwellings/buildings permitted in different waterfront zones varies by municipality. Wording such as garden suite, seasonal dwelling, and residential compound are used in certain municipalities. | | | | |
| Lot Specifications | | | | | |
| For municipalities with multiple zones the requirement ranges depending on the zone, the lowest and highest requirement is shown | | | | | |
| Frontage (min) | Set by <i>Planning Act</i> or as existing | 100 m to 200 m | 60 m to 210 m | 45.5 m | 60 m |
| Area (min) | Set by <i>Planning Act</i> or as existing | 0.6 ha to 2 ha | 0.4 ha to 1.4 ha | 0.4045 ha | 0.8 ha |
| Minimum Island Area | 0.81 ha *this is in op not specified in czb | 0.8 ha | 0.4 to 1.4 ha | As above* all zones are on islands | N/a *no specific island zone |
| Depth (min) | Not specified | 80 m to 100 m | Not specified | Not specified | Not specified |
| Coverage (max) | 7.5 % to 800 m ² (also depends on lot size) | Not specified | 5% to 8% | 20% | 15% |

| | TOA | TOC | TGB | NEMI | MOK |
|--|--|--|--------------------------------------|--|-------------------------------------|
| Coverage for Islands (max) | N/a *no specific island zone | Not specified | 5% to 7% | As above* all zones are on islands | N/a *no specific island zone |
| Building Specifications | | | | | |
| For municipalities with multiple zones the requirement ranges depending on the zone, the lowest and highest requirement is shown | | | | | |
| Height (max) | 6 m or 9 m (CR) and 9 m (LR) | 9 m | 6 m to 8 m | 9 m | 11 m |
| Gross Floor Area (max) | 300 m ² (total floor area) | 75 + 1% lot area (<750 m ²) or 93 m ² + 2% of lot area (<750 m ²) | Each zone has a specific calculation | Not specified under shoreline residential zone | Not specified under waterfront zone |
| Ground Floor Area (min/max) | - 40 ² or 50 m ² (min) - 80% of total lot coverage for properties > 1800 m ² (max) | - Not specified (WF1, 3-5) - 55 m ² (WF2) (min) | Not specified | Not specified under shoreline residential zone | Not specified under waterfront zone |
| Minimum setbacks from lot lines | | | | | |
| For municipalities with multiple zones the requirement ranges depending on the zone, the lowest and highest requirement is shown | | | | | |
| Front Yard/High Water Mark | 7.5 m | 20 m | 20 m to 30 m | 7.5 m | 20 m |
| Interior Side | 6 m (described as side) | 5 m | 5 m to 8 m | 3 m | 3 m |

| | TOA | TOC | TGB | NEMI | MOK |
|---|--|--|---------------------------|---------------------------|-----------------------|
| Yard Exterior Side Yard | yard) n/a | 10 m | 8 m to 10 m | 7.5 m | 6 m |
| Rear Yard | 6m | 15 m | 10 m | 3 m | 6 m |
| GBA Comments | The specifications for lots, buildings and setbacks vary widely among municipalities. Consideration should be given to harmonizing how minimum lot/island sizes and setbacks are determined throughout the GBA Area to optimize the protection of the environment. The main concerns are for the development of septic system beds, impact on sensitive habitats and species at risk, and impact on the Georgian Bay aesthetic. | | | | |
| Accessory Buildings and Structures | | | | | |
| Sleeping Cabins | | | | | |
| Amount | 2-3 | 1 | 1-2 (depends on lot area) | Not specified | 1 |
| Height (max) | 5 m | 6 m (accessory building) | 4 - 4.5 m or 1 story | 5 m (accessory building) | 5 m or 1.5 storeys |
| Gross floor area (max) | 80 m ² or 150.48 m ² (depending on number of cabins/ lot) | 390 m ² or 280 m ² | 56 m ² | 46 m ² | ≤ 46.5 m ² |
| GBA Comments | The number and size of sleeping cabins allowed vs. lot/island size varies by municipality. Clearer and more consistent rules that avoid over development and stresses on services such as septic systems should improve environmental protections. New development of sleeping cabins trigger septic system reviews and must compile with OBC requirements. | | | | |
| Boathouses | | | | | |
| New | Approval from | Not specified in OP or CZB | OP suggests new | Approval from appropriate | OP suggests new |

| | TOA | TOC | TGB | NEMI | MOK |
|---------------------|--|-------------------------------|--|-------------------|---|
| development | appropriate authority | | development is permitted | authority | development is permitted |
| Amounts | 1 | Not specified | 1 | 1 | 1 (one accessory building with sleep accommodations) |
| Height | 1.5 m + 4.5 m Total height above water is 6 m | A storey (accessory building) | 3.5 to 4 m (depending on type and lot coverage in CZB) | 1.5 storey or 6 m | 1.5 storey |
| Habitable | Not permitted | Not specified | Not permitted | Permitted | Permitted (counts in total number of permitted sleeping accommodations) |
| GBA Comments | The main issues related to rules governing boathouses and docks are the expected increase in water levels variability, avoiding intruding on neighbours (sight lines) and preserving the natural shoreline as much as possible. There is a lack of both consistency and clarity on new development rules for boathouses in the Coastal Municipalities’ OPs and CZBs on how they address these issues. | | | | |
| Docks | | | | | |
| Amount | 2 -3 | 2-3 | 2-4 | Not specified | Not specified |
| GBA Comments | Please refer to <i>GBA Planning Regulations Guide</i> to see MNR requirements for new docks (floating and crib) and replacement of existing crib docks. | | | | |

3.3 Waterfront Commercial Overview

The following section highlights the commercial zones, policies and zoning by-laws. We have focused on marina and resort/tourist zones; the table below is organized into these two sections. TOA, TOC, and TGB have a specific marina commercial zone, NEMI and MOK have tourist zones for marinas, and all municipalities have a resort/tourist zone.

3.4 Waterfront Commercial Zones

| | TOA | TOC | TGB | NEMI | MOK |
|---|---|------------------------|--|--|------------------------------------|
| Marina Zone | | | | | |
| Zone Types | | | | | |
| Zones | - marina commercial zone - marina/resort commercial zone | Commercial marina zone | - marina commercial zone: CM 1 - 4 - marina landing | - tourist commercial zone - open space zone | Waterfront commercial tourist zone |
| Permitted Uses | | | | | |
| Primary | Each of these municipalities allow for a marina and a residential dwelling on the marina property. | | | | |
| Secondary | All municipalities have a variety of secondary uses zoned within the marina (and waterfront commercial) zones. The additional uses can be found in expanded section 7 and the OPs and CZBs. | | | | |
| Policies (OP) | | | | | |
| New Development | TOA, TOC, TGB, and NEMI have policies within the official plan that support new development under set criteria. MOK does not have a specific policy on new marina development. | | | | |
| Lot Specifications and Minimum Lot Line Setbacks | | | | | |

| | TOA | TOC | TGB | NEMI | MOK |
|--|---------------|-------------|----------------|--|--|
| Frontage (min) | 100 m | 60 m | 40 m - 120 m | 60.0 m or 70 m | 150 m |
| Area (min) | 1 ha | 0.4 ha | 0.4 ha to 1 ha | 0.2 ha | 2 ha |
| Depth (min) | n/a | 50 m | n/a | n/a | n/a |
| Coverage (max) | 20% or 30% | 20% | 4% to 30% | 30% | 25% |
| Front yard/high water mark | 0 m or 7.5 m | 0 m | 0 m or 20 m | Front yard: 9 m or 20 m of high-water mark depending on zone | Front yard: 0 m or 20 m of high-water mark depending on zone or 3 m under set criteria |
| Interior side yard Exterior side yard | 3 m or 6 m | 5 m 15 m | 5 m 10 m | 4.5 m 4.5 m | 10 m 10 m |
| Rear | 5 m | 15 m | 5 m or 10 m | 7.5 m | 10 m |
| Municipal road | not specified | n/a | 8 m or n/a | 8 m or n/a | 8 m or n/a |
| Distance from residential zone | 6 m | n/a | n/a | Uses are prohibited in side yard if residential zones are abutting | 30 m |

| | TOA | TOC | TGB | NEMI | MOK |
|---------------------------------|---|--|---|---|---|
| GBA Comments | The specifications for lots, buildings and setbacks vary significantly between municipalities. Consideration could be given to a relaxation in the regulations, within reasonable limits, to allow marinas to adapt to more extreme high and low water levels. This would help ensure that marina can continue to operate. It is important to note that any relaxation of regulations would have minimal adverse impact on the environment. Examples could include: relocating, expanding and/or redesigning shoreline structures, paring lots, ramps, walkways, storage buildings and docks. | | | | |
| Resort and Tourist Zones | | | | | |
| Zone | Resort commercial | Tourist commercial | - tourist commercial type one - tourist commercial type two | Tourist commercial | Waterfront commercial tourist |
| Permitted Use | | | | | |
| Primary (consistent) | All municipalities allow for cabin/cottage rentals, tourist establishments, all but MOK allow for hotel/motel & lodges, and a dwelling unit for residential use | | | | |
| Primary Use | - restaurant - retail store | - accessory restaurant - auxiliary retail/service establishment - children's summer camp | - restaurant & mobile seasonal eatery - accessory retail store - assembly hall - service shop - travel trailer and recreational vehicle storage | - restaurant - commercial campground - commercial trailer park - golf course | - campground - trailer park - youth or adult camp - watercraft mooring facility - golf course |
| If pre-existing, then | n/a | tent and trailer park | - camping establishment - trailer or recreational vehicle park | n/a | n/a |

| | TOA | TOC | TGB | NEMI | MOK |
|--|-------------------------------|--|---|------------------------------|------------------------------|
| permitted | | | | | |
| New commercial development (OP) | New development is restricted | No new tourist commercial establishments | No new resort commercial land use in waterfront designation | Permitted under set criteria | Permitted under set criteria |
| Lot Specifications and Minimum Setbacks and Building Specifications | | | | | |
| Frontage (min) | 100 m | 70 m | 75 m or 100 m | 60.0 m or 76.0 m | 150 m |
| Area (min) | 1 ha | 0.4 ha | 1 ha or 4 ha | 0.2 ha | 2 ha |
| Depth (min) | n/a | 60 m | n/a | n/a | n/a |
| Coverage (max) | 20% | 10% | 10% or 20% | 30% | 25% |
| Front yard/high water mark | 7.5 m | 20 m | 20 m | 9 m | 0 m or 20 m |
| Interior Side Yard Exterior Side Yard | 6 m | 5 m 15 m | 10 m or 20 m 20 m | 4.5 4.5 m | 10 m 10 m |
| Rear Yard | 5 m | 15 m | 10 m or 20 m | 7.5 m | 10 m |

| | TOA | TOC | TGB | NEMI | MOK |
|-----------------------|--|-------------------|-------------|------|------|
| Building Height (max) | 15 m | 15 m | 5 m or 10 m | 9 m | 11 m |
| Building Area (min) | n/a | 55 m ² | n/a | n/a | n/a |
| GBA Comments | <p>Policies, such as the specifications for lots, buildings, and setbacks, for new/existing resort and tourist development vary between municipalities, according to existing densities and business development strategies. This is challenging because seasonal businesses experience low margins and face difficulties sustaining their businesses, but local residents support the continuation of the service (i.e., accessible restaurants). If consistent with the strategy of the municipality, existing operations would benefit from more flexible regulations to ensure that they can continue to operate, such as the ability to expand/modify/relocate their docks and modify/relocate buildings to improve efficiency/reduce costs.</p> | | | | |

3.5 Environmental Protection and Open Space Zones Overview

The following comparison chart highlights the natural state, open space and environmental protection zones, policies and by-laws. The permitted uses vary between zone types, as well as the level of development restrictions.

3.6 Environmental Protection and Open Space Zones Summary Tables

| | TOA | TOC | TGB | NEMI | MOK |
|--|--|---|--|---------------|---------------|
| Environmental Protection, Natural State, and Open Space Zones (CZB) | | | | | |
| Zones and Permitted Uses | | | | | |
| Environmental Protection Zones | | | | | |
| Zone type | -environmentally sensitive - environmentally sensitive one - environmentally sensitive two | - environmental protection zone (fish habitat) - environmental protection one zone - environmental protection two zone (wetland/flood plains) | - environmental protection one - environmental protection two - environmental protection wetland - environmental protection provincially significant wetland - fish habitat – type one | Not specified | Not specified |
| Permitted uses | Conservation, passive recreational uses, existing structures, and flood control (all zones) | Conservation, areas of natural and scientific interest, important fish habitat and existing structures (all zones) | Depending on the sub-zone the permitted uses range from conservation, existing structures, and education | n/a | n/a |

| | TOA | TOC | TGB | NEMI | MOK |
|----------------------------------|---|--|---|--|--|
| Open Space/ Natural State | | | | | |
| Permitted Uses | - natural state - natural state conversation | - open space - crown land | - open space - golf course - crown land - lakeside zone - natural state conservation - natural state islands | - open space zone - open space conservation zone | - open space zone - waterfront open space zone - waterfront landing zone |
| Permitted uses | Ranges from conservation to existing uses | Ranges from conservation, public uses and structures, MNRF uses, and existing uses | Ranges from conservation, education, public uses and structures, golf courses, marina uses and existing uses | Ranges from conservation, education, public uses and structures, golf courses, and existing uses | Ranges from conservation, education, public uses and structures, golf courses, marina uses and existing uses |
| GBA Comments | The permitted uses vary between municipalities, but each municipality has a specific “open space/natural state” zone that is specifically for conservation. TOA, TOC and TGB have specific environmental protection/sensitive zones that are used for environmental protection and have strict regulations on the uses. There is a lack of clarity on the differences between natural state and open space. Consideration could be given to adopting similar terminology and permitted uses. | | | | |
| Policies and Setbacks | | | | | |
| Adjacent Lands Setbacks | All municipalities have a setback of 120 m for development and site alterations on property adjacent to provincially significant wetland or coastal wetlands (unless under set criteria) | | | | |
| Natural Heritage | All municipalities have a policy section within the OP for Natural Heritage Feature Policies | | | | |

| | TOA | TOC | TGB | NEMI | MOK |
|---------------------------------|---|-----|-----|------|-----|
| Feature Policies | | | | | |
| Lot and Building Specifications | Lot specifications vary between municipalities and for those that allow for buildings the specifications also vary. The following details are within the full document, section 8.1.2 | | | | |

3.7 General Development Policies Overview

The following section outlines the general development policies that would impact the character of the shoreline.

3.8 General Development Policies Summary Table

| | TOA | TOC | TGB | NEMI | MOK |
|---|---|--|--|----------------------------------|---|
| General Development Policies and By-laws (OP& CZB) | | | | | |
| Lot Subdivision | | | | | |
| Shared | All subdivision regulations are subject to the Ontario Planning Act and each municipality has criteria regarding road/water access regulations. | | | | |
| Policies | Subdivision policies throughout OP | Policies in waterfront policy section for new lot creation and subdivision (for waterfront lots and islands) | Policies in waterfront policy section for subdivisions | Subdivision policy section in OP | Policy section in OP |
| Number of New Lots | 0-4 depending on the neighbourhood | 3 | 5 | Not specified | 3 |
| Parkland Dedication | Not specified | Not specified | Yes | Yes | Yes |
| Wetlands/ Natural Features | Yes Under Cultural and Natural heritage features in OP | Not specified | Yes Mapping of wetlands & impact of natural heritage features | Not specified | Yes Mentions consideration of environmental policies set out in OP |

| | TOA | TOC | TGB | NEMI | MOK |
|---------------------------|---|--|--|---------------|--|
| GBA Comments | Municipalities have the option to put in place more restrictive regulations than apply under the Ontario Planning Act, in order to better protect the environment from over-development, where appropriate. TGB is the only municipality to highlight the use of wetland mapping when reviewing potential development; this could be a useful policy inclusion for the other municipalities. | | | | |
| Land Modifications | | | | | |
| Authority | MNRF work permit | | | | |
| Dredging | Does not support dredging but may consider dredging under set criteria | Will support dredging under set criteria | Requires proper approval from authoritative bodies and set criteria | Not specified | Not specified |
| Blasting | Does not support blasting but may consider blasting under set criteria | Limited blasting along the shoreline | Addition to dredging criteria, TGB has blasting policies and by-laws | Not specified | Not specified |
| Fill | Does not support filling but may consider filling under set criteria | Limited filling | Requires proper approval from authoritative bodies and set criteria | Not specified | Permitted but not permitted to extend along waterfront |
| GBA Comments | Blasting and dredging can be an important tool to allow for water access in periods of extreme low water levels. Clear blasting and dredging policies and procedures are beneficial, particularly for marinas, to allow for flexibility to deal with low water levels and ensure that marinas can still provide the essential service of providing water access to properties. Careful assessment of applications for permits is important to avoid unnecessary environmental impacts. | | | | |

4.0 Methodology

The Municipality Planning Comparison Project has three set deliverables, and the completion of these deliverables were set into five main stages. The following section outlines how each stage and deliverable were completed. Please note that this Methodology section does not describe the content but lays out the process by which the project was put together.

4.1: Stage One: Development of the Project

The CPC put forward the initial project idea due to the growing developmental pressures within coastal municipalities. GBA drafted a proposal to the five municipalities, TOA, TOC, TGB, NEMI and MOK, to ask for their participation in the project. Once the municipalities individually agreed to the project, they provided a project contact as a resource. GBA wrote a proposal to the Northern Ontario Heritage Fund Corporation for funding to hire a project coordinator to facilitate the project.

4.2 Stage two: MPCP Framework Development and Research

The beginning stages included the initial research phase and review of the documents and the development of a framework based on the initial research. This initial research phase included compiling the current (and available) strategic plans, the official plans and the comprehensive zoning by-laws of each municipality in the database, section 2.0. A review of the Provincial Policy Statement, the Government of Ontario Census Data, the Government of Ontario Citizen Guide, and the Government of Ontario's planning board authorities was also completed.

The second part of stage two was to develop the MPCP framework which outlined the purpose, goals and objectives of the MPCP and the deliverables of the project. This document outlined sections, contents, and steps of each deliverable. This framework was reviewed internally by GBA members and externally by Ms. Andrea Miller, RPP.

4.3 Stage Three: Development of the Comparison Charts

The beginning of stage three was to complete a second review of the SPs, OPs and CZBs and to determine what categories the MPCP was interested in looking at to achieve the goals of the project. It was determined that the four main topics to look into included;

- Development in the waterfront residential designations/zone
- Development in the waterfront commercial designation/zone
- Environmental protection
- General development

A comparison chart was developed to directly compare the selected policies or by-laws between municipalities. The chart was organized by having the policy or by-law in the far-left column and having the corresponding policy or by-law for each municipality in the next five columns. Each row covered a different policy or by-law. The initial comparison determined if a policy or by-law was present or absent among the Coastal Municipalities by indicating a “yes” or “no” under the waterfront designation. The comparison continued further by excerpting the policy or by-law directly from the OP and/or CZB. The purpose for including the excerpted policy/by-law is to reduce misinterpretation of the information and try to maintain the integrity of the policy/by-law. If the policy was present but under a different section (not the waterfront designation/zone) it would be included but a note indicating the section. For the strategic plan it was determined to compare themes, goals and objectives that were related to the growth, waterfront development, environmental protection and climate change.

These comparison tables went through an internal review.

4.4 Stage Four: Summary and Commentary

An internal review of all comparison charts was used to generate the summary charts. The policies and by-laws included in the summary charts were based on “key topics/issues” related to waterfront development and protecting that environment. There was a strong focus on the built form and regulations around the built form. The commentary was based on what the GBA believes to be important topics on development in the waterfront and how to strengthen restrictions to ensure the protection of the Georgian Bay environment.

4.5 Stage Five: Executive Summary

The executive summary was produced from the summary and commentary tables, through an internal review process. It summarized key findings and commentary, as well as the purpose, objective, process, and next steps.

4.6 Stage Six: Review

The MPCP went through several internal and external review processes throughout its development. Internal GBA reviews happened throughout the process to develop deliverables, progress reports, and formatting, as well as reviews on included materials, removed information. The GBA hired an outside consultant, Ms. Andrea Miller RPP, to help the review process at several stages (one during the development of the framework) and the second for the final document review. Her role was to determine accuracy, gaps in content, and appropriate and fair representation of findings, in what was put forward.

The third deliverable, presentation of the findings, the review process will vary depending on participation from the individual municipalities.

4.7 Stage Seven: Communication and Dissemination

A goal of the project is to share the comparison and commentary with each municipality, GBA cottage associations and their members. The project consists of three key deliverables, which are the executive summary; the SP, OP and CZB comparison; and the presentation of findings.

The proposed actions include:

- Presenting the findings to the MPCP correspondent and municipal planning departments
- Developing PowerPoint presentations for municipalities and community associations
- Using the GBA communication channels for dissemination
- Publishing the executive summary and long-form comparison on the GBA website

4.8 Stage Eight: Next Steps

The MPCP was designed to be a "living" document that can be updated to reflect changes in the municipalities' SPs, OPs and CZBs. As new versions of these documents or new by-laws are made available, the updating of the MPCP can occur on a timetable to be determined and with the assistance of the municipalities.

The following outlines the future deliverables for the communication and dissemination plan of the MPCP and its key findings:

- Presentation

Draft Copy – content subject to change August 29, 2023

- Executive summary
- GBA webpage

These additional deliverables, along with this document, will be shared with municipalities, GBA members and other stakeholders.

5.0 Strategic Plan Chart

A municipality's strategic plan is a guiding document that overviews vision, goals, objectives and principles for the community. The GBA believes it is important that each municipality develops a strategic plan and includes the importance of preserving the Georgian Bay coastline and balancing development within the waterfront designation. The strategic plan chart includes which municipalities have a strategic plan and the areas of the plan that relate to waterfront development and environmental protection.

5.1 The Township of the Archipelago

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| Vision | The Township of The Archipelago in partnership with its community will ensure the continued guardianship of the Georgian Bay Shoreline and its inland lakes and watershed areas. |
| Mission | To preserve the unique and high-quality natural environment, leading to an experience that is both relaxing and aesthetically appealing to all, and as a community we share the responsibility of attaining this mission. |
| Core Value | “Environmental Guardianship: We protect and preserve the natural environment as our highest priority.” |
| Strategic priorities and goals | “Protect and Preserve: Adhere to the Township's mission and values centred on the continued preservation and protection of the Georgian Bay shoreline, inland lakes and watershed areas through environmental initiatives including prevention and removal of invasive species, responsible land use and controlled development.” |
| Strategic Objective | “The Archipelago Official Plan and Zoning By-Law will continue to limit the number of new lots, in addition to ensuring lot sizes have minimal impact on the natural surroundings.” |

5.2 Township of Carling

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| No strategic plan found | n/a |

5.3 Township of Georgian Bay

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| Vision | The Township of Georgian Bay is at the forefront of providing a safe, healthy, sustainable and welcoming community showcasing and preserving our historic natural beauty. |
| Mission | To demonstrate leadership in protecting our natural environment while providing sustainable services in an efficient and equitable manner. |
| Goal | <ul style="list-style-type: none"> - Environmental Protection: Protect and preserve our natural environment - Fiscal and technology connectivity: Enhance financial viability and operation excellence - Streamline planning process and procedures: Make planning more user-friendly, effective and efficient for both staff and residents - Customer experience: Better serve our residents - District and Township relations: Better ROI and value tax dollars - Engage with indigenous communities: Build stronger relations with, and support a safe environment for indigenous residents and neighbours |

5.4 Town of Northeastern Manitoulin and the Islands

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| Vision / Mission | “Naturally beautiful, NEMI will strive to enhance, diversify and expand its economic base and entrepreneurial spirit; strengthen the health and well-being of all ages; honor its past and welcome its future, while maintaining its ‘unique’ quality of life on the Island.” |
| Strategic direction | The strategic directions identified through the planning process are as follows: <ul style="list-style-type: none"> - Enhance community infrastructure - Create an Age Friendly Community - Strengthen the local economy - Improve tourism promotion - Ensure a livable, healthy and sustainable community |
| Goal | <ul style="list-style-type: none"> - Protect the Natural Environment and make NEMI more sustainable - Waterfront development: Complete a study to assess and define mitigation strategies to deal with the impacts of water levels (high and low) on our community and municipal waterfront infrastructure. |

5.5 Municipality of Killarney

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| Vision / Mission | Participants in the vision and mission building session suggested the following concepts as part of a mission statement: Secure private investment to revitalize local properties. Attract seniors to the community. Promote Killarney as a world class destination. Protect the environment. Diversify the economic base. Partnerships, investment, & strategy to market the community. Identify our cultural assets. Identify needs; build local skills to help establish and grow businesses. |
| Strategic Direction | There are three directions in the plan: |

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| | <ul style="list-style-type: none">- Enhance Community Experience: Residents of Killarney will be informed and able to participate meaningfully in community life.- Strengthen Local Economy: The community will work with local businesses to foster a strong local economy.- Improve Visitor Experience: Visitors will be able to experience unique, year-round activities. |
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6.0 Waterfront Residential Policies and Zoning By-laws

6.1 Overview

The following section contains the comparison charts for the waterfront residential policies and zoning by-laws obtained from the municipalities' official plans and comprehensive zoning by-laws. The purpose of these comparison charts is to highlight the presence or absence of policies and/or zoning by-laws within a municipality's official plan and/or comprehensive zoning by-law. Furthermore, it will compare similarities and differences between these municipalities. The policies and zoning by-laws in the summary chart and comparison charts were chosen to be relevant to the MPCP main objective, to understand development and zoning within the waterfront designations of participating municipalities. The goal of the comparison is to determine if there is alignment among the waterfront development policies and zoning by-laws across municipalities and, if there are major differences, the MPCP can provide commentary on potential sound practices.

6.1.1 Reading the Charts

This section looks at residential development within the municipalities waterfront designations, therefore the information provided within the charts are taken from the waterfront residential policy and zoning by-law sections (unless otherwise specified). The charts should be read in order. If a policy/by-law is present under the waterfront designation/zone the excerpt will be taken directly from the OP/CZB to ensure that the policy is not misunderstood. If the policy/by-law is present but not under the waterfront designation/zone it will be indicated and the section it does fall under will be shared. If the policy/by-law is absent it will be represented by a "no", "not specified" or "n/a". The summary table includes the summarized information of the comparison chart and the GBA's commentary. The information from the Official Plan will be indicated by an "(OP)" and information from the comprehensive zoning by-laws will be indicated by a "(CZB)".

6.1.2 Waterfront Residential Zones

Each municipality has a specific waterfront residential zone within the comprehensive zoning by-laws. Depending on the municipality, there can be specific zones under the waterfront residential zone. This is shown in the comparison charts.

6.2 The overview of waterfront designations for development (OP) and waterfront residential zones (CZB)

| | TOA | TOC | TGB | NEMI | MOK |
|--|---|--|--|--|--|
| Waterfront Designations and Waterfront Development (OP) | | | | | |
| Waterfront Designation (OP) | | | | | |
| Policy Section | No specific waterfront designation (“land use policy section”) | Waterfront - Under Land Use Policy & Waterfront Development | Waterfront Designation | Shoreline Area Concept | Waterfront |
| Boundary Definition (OP) | Not specified | “these lands are generally considered to be within the first three hundred metres of any recreational waterway.” | “defined as those lands, extending inland 150 metres from any standing waterbody greater than 8 hectares in area or any substantive river, except as further provided herein” | “defined as those lands, extending inland 150 metres from any standing waterbody greater than 8 hectares in area” “lands location on Manitoulin island and border on Lake Huron, Lake Manitou or other inland lakes” | *not officially defined by OP but OP states “...prior to a consent or the subdivision of any lands that would permit the principal use within 300 metres of a waterbody or river, the lands will be required to be redesignated to waterfront.” |
| Permitted Land Use (OP) | - residential - commercial | - residential, - tourist commercial, - open space, - recreation, and - waterfront facilities | - residential development - commercial development - home occupations - open space - mainland waterfront landings - individual water access points - public use | - recreational dwellings - limited residential - tourist commercial - other commercial uses (related to waterfront area) | - residential - water-oriented recreational and tourist commercial uses |
| Waterfront Development Principles | “The Eastern Georgian Bay Coast is an excellent ecological and cultural landscape that should be maintained, enhanced and restored, where necessary. The Coast incorporates important ecological values, supports vibrant seasonal and year round communities, provides excellent tourism/recreation opportunities, and fosters unique and valuable economies. The future for the | “The principles to preserve the existing character of open space, low residential land uses along the waterfront with a sprinkling of tourist commercial uses include the following: (a) assessing any potential environmental impacts and protecting against any negative impacts on any ecological functions; | “The waterfront is a unique recreational resource and land and water asset, and as such, the limited development permitted should enhance and protect these natural heritage qualities, which contribute to the attraction of the Waterfront Designation. The water is a valued resource and it is important to protect Recreational <i>Water</i> | The Town’s many shoreline areas are composed of significant natural features, wilderness landscapes, and characterized by low density and intensity of development. These areas are valued for their individual sense of place, protection of the natural environment and water quality, and careful management of change and development. The Town encourages | Waterfront development will continue to prevail as one of the largest opportunities for seasonal and limited permanent residential development because of the Planning Area’s pristine lakes and rivers, and its beautiful scenery. |

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| | <p>Coast depends on careful integration of protection of ecological resources with maintenance and desirable development of communities and local economies. Coordination and cooperation among municipal, provincial and federal governments and First Nations and Métis is essential. For this to be successful best practices and highest quality information for planning and management must be adopted and utilized, data and information sharing must occur openly and freely, and appropriate public processes must be encouraged.”</p> | <p>(b) ensuring that development is within any relevant carrying capacity parameters including water quality and recreational carrying capacity;</p> <p>(c) minimizing the impact of development on water quality;</p> <p>(d) minimizing the obtrusiveness of built form by controlling building location, height, coverage and natural vegetation protection measures;</p> <p>(e) ensuring that there are no hazards to navigation;</p> <p>(f) assessing the impact of development on the character of a shoreline in a particular area or neighbourhood in the Township; and</p> <p>(g) evaluating the risk of any development on persons and property from natural (flooding, erosion) or man-made causes.”</p> | <p><i>Quality.</i></p> <p>The Waterfront Designation has developed traditionally with a mix of Residential, limited Resort Commercial and other Commercial uses in specific Waterfront Communities, and Open Space uses. This <i>Character</i> is recognized and all development shall have regard to such <i>Character</i>.</p> <p>Development shall have regard to the aesthetic quality of the waterfront area.</p> <p>Development shall be compatible with existing land uses in the area.</p> <p>Development within the Waterfront Designation shall not be permitted where it would contribute to the demand for public services which are uneconomical to provide, improve, or maintain.</p> <p>Municipalities presently do not have jurisdiction over surface water usage. As a statement of policy, the Township will not permit floating dwellings or similar structures which are substantially unpowered and supported by a barge type hull or piers capable of remaining in the water year round and which are used for either Residential or Commercial purposes.</p> <p>The waterfront, which is directly connected to the Township’s water resource and lands defined as the Waterfront Designation will be subject to the policies of Section D.2 (Water Resources) which provides for additional policies, among other matters.”</p> | <p>development to occur in a responsible manner while protection and preserving the significant natural heritage features and ecological functions of the shoreline areas.</p> | |

| | TOA | TOC | TGB | NEMI | MOK |
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| Site Specific Policies in the Waterfront Designation (OP) | | | | | |
| Waterfront Community Policies | | | | | |
| Policy Section | Neighbourhood Waterbody Use Policy | Special Development Areas | Waterfront Community Development Policies | Lake Huron Shoreline: Site Specific Policy: | Waterfront: Site Specific Policies |
| Community Plans | <ul style="list-style-type: none"> - Bayfield - Nares - Sturgeon Bay - Pointe au Baril Station - Lake Neighbourhoods in the North - Five Mile Bay Neighbourhoods - Long Sault-Amanda and Sandy and Martyr Islands Neighbourhoods - Sans Souci-Copperhead and Manitou Neighbourhoods - North Moon Channel Neighbourhood - Woods Bay Neighbourhoods - Healey Lake Neighbourhoods - Crane Lake Neighbourhoods - Kapikog Lake Neighbourhoods - Blackstone Lake Neighbourhoods | <ul style="list-style-type: none"> - Lake Shebeshekong - Deep Bay - Mowat Island | <ul style="list-style-type: none"> - Go Home Bay - Honey Harbour - Six Mile Lake - Cognashene - Wah Wah Taysee - Palisade Bay / East Bone Island | <ul style="list-style-type: none"> - Davis and McLay Subdivision - Red Lodge Red - Lake Manitou | <ul style="list-style-type: none"> - Badgeley Point Subdivision |
| Other | <ul style="list-style-type: none"> - waterbody use policy - neighbourhood growth policies - lake at capacity | <ul style="list-style-type: none"> - small water bodies - ICI lands - Frankland island - Inverloch lands - lakes at capacity - inland water bodies and sustainability enclosed bays | <ul style="list-style-type: none"> - specific lake policy - lakes at capacity | <ul style="list-style-type: none"> - site specific policy: fisher harbour - lake at capacity - site specific policy: Davis and Mclay Subdivision, red lodge road, Lake Manitou | n/a |
| Inland Lakes (specific section) | | | | | |
| Lake Management Plans | Not specified as a general section | Yes “The Township of Carling will require the establishment of regulations and development design criteria that | Yes “The District of Muskoka models and monitors Recreational <i>Water Quality</i> as part of the District’s Lake System Health | Not specified | Yes “Lake Management Plan” section under waterfront policies |

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| | | represent best management practises that minimize or mitigate against the loading of phosphorus into waterbodies.” | program. The program is a comprehensive approach of land use policies and stewardship initiatives designed to protect the <i>Water Quality</i> and lake environment within the District of Muskoka. The District of Muskoka advises that the single most significant impact on Recreational <i>Water Quality</i> is increased levels of man-made phosphorus that enter waterbodies as a result of development. The Township supports the District of Muskoka’s water quality monitoring system and the Township shall continue to provide <i>Water Quality</i> monitoring data which is collected within the Township to the District of Muskoka and applicable agencies.” | | “Lake Management Plans (LMPs) are an essential planning tool to effective environmental stewardship of lakes and rivers in the Planning Area. The Planning Board and the local municipalities recognize the need to develop LMPs for all lakes experiencing development pressures.” |
| Lakes at Capacity | <p>Yes</p> <p>“No new development application shall be approved unless it is demonstrated that development can occur with no unacceptable impacts on groundwater and surface water quality or quantity. Council may require the demonstration of the following requirements in one or more reports that shall be completed by qualified professionals...C) Assessment of impacts on water quality of Sturgeon Bay, based on the Lakeshore Capacity Assessment Handbook, including a quantification of nutrient loading into the Bay...”</p> <p>And</p> <p>“Before approving waterfront development on lakes identified as sensitive or near capacity, Council must</p> | <p>Yes</p> <p>“Where the carrying capacity of a lake or substantially enclosed bay is being assessed for development, it shall be assessed with regard to the “fair share” principle, and if the carrying capacity of a lake or substantially enclosed bay is being approached, Council shall apportion remaining density development on a fair share basis and may enforce more strict regulations (i.e. lot frontage and area) to ensure new development does not exceed the carrying capacity as determined through the Lakeshore Capacity Assessment Model as outlined in the Lakeshore Capacity Assessment Handbook.</p> | <p>Not specified</p> <p>*mentioned in Six Mile Lake Policy Section</p> <p>“The policies in this Section are intended to deal with development trends on the lake. These policies build on planning policies at both the Township and District of Muskoka levels. The District of Muskoka Official Plan has focused on such issues as <i>Water Quality</i> and Lake Carrying Capacity. Policies related to carrying capacity, including the establishment of the <i>Water Quality</i> objectives for various parts of Six Mile Lake are provided in the <i>Water Quality</i> Section of this Official Plan (Section D.2.2).”</p> | <p>Yes</p> <p>“Certain lakes may be sensitive to new development, or “at capacity”. Lake capacity is determined through the completion of a Lakeshore Capacity Assessment in accordance with the Lakeshore Capacity Assessment Handbook 2010”</p> | <p>Yes</p> <p>“...shall, in accordance with the Province’s Lakeshore Capacity Assessment Handbook, be accompanied by a study based on the Province’s Lakeshore Capacity Assessment Model to predict the impact of the proposed development on water quality and to confirm the available capacity for further lake development.”</p> |

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| | be assured that the proposed development will not exceed the capacity of the lake to accommodate development. This shall be determined in accordance with the Ministry of Environment’s Lakeshore Capacity Assessment Handbook. This applies to lot creation, change to a more intensive use, and development resulting in intensification.” | | | | |
| Georgian Bay (specific section) | | | | | |
| Policy Section | The eastern Georgian Bay coast | - Georgian Bay (waterfront development section) - Georgian Bay (harmonized planning) | Not specified | Lake Huron shoreline* | Not specified |
| Policy | <p>“The policies of this section shall be implemented through the combined actions of public and private interests.</p> <p>- The Township of The Archipelago will consult with the numerous organizations in addition to political jurisdictions that have an interest in coastal-wide issues including ratepayer organizations, land trusts, research councils, watershed planners/councils, joint commissions, education institutions and any other environmental or economic bodies having an interest in the Coast.</p> <p>- The Township of The Archipelago will continue to communicate with the Province on the Eastern Georgian Bay Coast to ensure that the Province’s and the municipalities’ vision and policies for the Coast remain in harmony with one another and to ensure that the appropriate mechanisms are in place to</p> | <p>Waterfront development: Georgian Bay</p> <p>“In addition to the general policies of this Plan, the lands and islands on Georgian Bay will be subject to the additional policies set out below.”</p> | n/a | <p>- site specific policy: fisher harbour</p> <p>- lake at capacity</p> <p>- site specific policy: Davis and Mclay Subdivision, red lodge road, Lake Manitou</p> | n/a |

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| | implement and enforce these Coastal protection policies. - The Township is committed to continuing to meet with its municipal partners and interest groups to monitor the success of the Guiding Principles for the Eastern Georgian Bay Coast and to review shared issues, problems and/or concerns facing the Coast.” | | | | |
| Islands (OP) Residential | | | | | |
| Policy | <p>*island development is built within the official plan and additional policies are in the “neighbourhoods” for site specific</p> <p>“Minimum lot standards set out in the Zoning By-law implementing this Plan will recognize that islands are more appropriately controlled by lot areas while coastal areas are controlled by lot frontage standards. Peninsulas will be treated as islands which require a larger lot area than that required on mainland lots.”</p> | <p>“There are numerous islands in Carling Township along the shores of Georgian Bay and on inland lakes. Islands have a number of characteristics that distinguish them from conventional waterfront development on the mainland. In some circumstances, islands require special development considerations apart from typical waterfront development. These policies are set out below.</p> <p>Islands or lots on islands often require larger lot standards to preserve the high level of privacy and isolation normally associated with islands.</p> <p>Development on islands requires suitable docking facilities in safe harbours.”</p> | <p>“The following shall have general application to all development on Islands on inland lakes and on Georgian Bay except where there is a conflict between this policy and the Specific Lake Policy (Section F.4) or Waterfront Communities Policies (Section F.5). Section F.3.3.5.2 (Island Policy for Inland Lakes) also outlines the island policy for Inland Lakes and Section F.3.3.5.3 (Island Policy for Georgian Bay) also outlines the island policy for Georgian Bay. The general application policies are as follows”</p> | <p>*no specific section but the “shoreline area” applies to the islands</p> <p>“it should be recognized that for many small islands the shoreline designation may apply to the entire island.”</p> | <p>“All islands that are privately-owned shall be designated “Waterfront” unless otherwise specified herein.”</p> |
| Waterfront Residential Zones (CZB) | | | | | |
| Waterfront Zone | | | | | |
| Shoreline Residential Zone | Coastal/island residential zone (CR) | <ul style="list-style-type: none"> - waterfront 1 (wf1) - waterfront 3 (wf3) - waterfront 4 wf4) - waterfront 5 (wf5) | <ul style="list-style-type: none"> - shoreline residential type one (sr1) - shoreline residential type two (sr2) - go home bay residential (sr3) - shoreline residential type four (sr4) | Shoreline residential zone (sr)* *all zones in NEMI occur on islands, no mainland in NEMI | Waterfront residential zone (wr) |

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| | | | <ul style="list-style-type: none"> - shoreline residential type five (sr5) - six mile lake residential (sr6) - cognashene residential (sr7) | | |
| Island Residential Zone | Coastal/island residential zone (CR) | Waterfront 2 (wf2) (islands) | <ul style="list-style-type: none"> - shoreline residential island type one - shoreline residential island type two - go home bay shoreline residential island - shoreline residential island type four - shoreline residential island type five - cognashene shoreline residential islands | <p>All zones are on islands</p> <p>*crown islands are zoned open space conservation zone (o2)</p> <p>*privately owned islands at the date of passing are zoned shoreline residential (sr)</p> | Not specified |
| Inland Lake Residential Zone | Inland Lakes Residential (LR) | Not specified | Not specified | Not specified | Not specified |

6.3 Waterfront Residential Lot Requirements and Building Specifications Policies and By-laws

| | TOA | TOC | TGB | NEMI | MOK |
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| Permitted uses in the Waterfront Residential Designation / Zone | | | | | |
| Permitted Use (OP) | Below are the permitted types of residential development within the residential waterfront designation (as mentioned in table 6.2) | | | | |
| Development Type (OP) | - Single detached dwellings | “low density, single detached residential development;” | - single dwelling - residential compound - backlot development - island development | - limited residential - recreational dwellings | Water-oriented single detached dwellings |
| Permitted Uses | Below are the permitted types of development for the waterfront residential zones (and associated policy section in OP if required) | | | | |
| Residential (CZB) | - single, detached dwelling - accessory structures and buildings | - a single detached dwelling - a seasonal dwelling; - an additional seasonal dwelling and accessory uses thereto, as permitted by provisions relating to the number of dwelling units on one lot; - a maximum of 1 sleeping cabin; | Dwelling | - a single detached dwelling - a garden suite, subject to section 7.1.3 - a secondary unit, subject to section 7.1.3 | - dwelling, single detached - boathouse - sleeping cabin |
| Additional uses (CZB) | - accessory residential uses, - bed and breakfast - home occupation | Home occupation. | Home occupation (depending on the zone) | - a home occupation use - a public park - a playground - a public utility - a bed and breakfast establishment | - bed and breakfast establishment - home occupation |
| Home occupation (OP) | “Home occupations may be a permitted use subject to the provision of the Zoning By-law implementing this Plan. Home occupations will include trapping. The principal use of any lands qualifying for home occupation use must be residential. Entrances serving home occupations located adjacent to provincial highways require the approval of the Ministry of Transportation.” | Note not under waterfront* “Home occupations are businesses that are conducted entirely within a residential dwelling on a residential property and such businesses are considered to be secondary to the principal residential use of the property. Home occupations are permitted in all designations where residential uses are permitted and subject to the following: | “Waterfront: Home Occupations are subject to the general policies of this Official Plan and may be permitted on shoreline properties as an accessory use to a permitted residential use on a site specific basis provided they do not have an adverse impact on the lake or surrounding properties. The Zoning By-law shall provide an appropriate range of uses and development standards to regulate Home Occupations. Such Home Occupations shall not include any automotive or marine related uses” | Note: not under waterfront Home based businesses: home based businesses are an important means of realizing small business start-ups and stay-at-home self-employment - home based businesses are permitted in any land use designation that permits a residential use, subject to performance standards that will be established in the zoning by-laws - where permitted, home-based businesses shall be secondary to the | Note: not under waterfront Home occupations providing professional or personal services are permitted as an accessory use to a residential use without requiring an amendment to this Plan, provided: - the home occupation is incidental and secondary to the residential use; there are no visible changes to the residential character of the building; - outside storage and display is prohibited |

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| | | <p>a) the business must satisfy all statutory requirements for emissions and waste management;</p> <p>b) the business will clearly be secondary and incidental to the residential use;</p> <p>c) the business will be conducted by those persons who occupy the dwelling on a permanent basis with not more than two additional employees;</p> <p>d) there will be sufficient lot area to accommodate a residence, the associated business and any parking;</p> <p>e) only a limited portion of the dwelling not to exceed 25% will be used for the business;</p> <p>f) the business must generally be located entirely within the dwelling and not in an accessory building;</p> <p>g) the residential character and appearance of the property and the neighbourhood will be maintained;</p> <p>h) the external residential appearance of the dwelling will be maintained and any signs are restricted in size subject to the Municipality's sign by-law;</p> <p>i) the business will be compatible with adjacent residences and the neighbourhood particularly in regard to noise and unsightly conditions;</p> <p>j) the business will have no negative or adverse environmental impacts;</p> <p>k) the business will not be a high traffic</p> | <p>“Implementation Section: Home Occupations are generally small-scale personal service or artisan uses which are appropriate to be located within an existing Residential dwelling unit. Home Occupations may also include small contractors’ operations where the business generally takes place off-site and where the administration of the business takes place in the form of a home occupation.</p> <p>Expansions to existing Residential dwelling units to permit home occupations shall generally not be permitted but may be considered where the extension is small and inclusion of the Home Occupation within the existing dwelling unit would constitute a hardship to the unit owner.</p> <p>The use shall be conducted by individuals residing in the dwelling unit.</p> <p>Where Home Occupations are a permitted use, the following policies shall also apply:</p> <p>a) The use is required to be located within an existing Residential dwelling.</p> <p>b) The use is accessory to the Residential use;</p> <p>c) The use does not have a detrimental impact on the shoreline, <i>Water Quality</i>, or <i>Natural Heritage Features and Areas</i> as may be applicable;</p> <p>d) The use is compatible with the surrounding community;</p> | <p>residential use of the property and shall not generate adverse impacts on surrounding properties. Home-based businesses which can no longer be considered secondary to the residential use of the property shall be subject to a zoning by-law amendment or required to relocate to an appropriately zoned commercial or industrial site.</p> <p>- home based businesses located along highways 6 and 540 shall require the approval of the ministry of transportation (MTO). Typically, the MTO will require the property owner obtain an entrance and sign permit. As a condition of these permits, the MTO requires that property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future if the MTO's safety requirements are not met and that an additional entrance will not be permitted to accommodate a home-based business.</p> | <p>and exterior signage is restricted;</p> <p>- the home occupation is compatible with abutting and/or adjacent dwelling units and other sensitive land uses with respect to traffic generation and parking, as well as potential nuisances such as noise and odour; and</p> <p>- the home occupation is contained entirely within the dwelling unit.</p> |

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| | | <p>generator;</p> <p>l) the business traffic will not impact negatively upon a provincial highway;</p> <p>m) the business will be a low water user and sewage effluent producer;</p> <p>n) there will be no outdoor storage or display;</p> <p>o) there shall be limited retail or minimal manufacturing uses permitted; and</p> <p>p) any home businesses proposed in the waterfront areas, excepting those permitted in the zoning by-law, will require rezoning.</p> | <p>e) The use is buffered from adjacent uses where appropriate;</p> <p>f) Signage is to be small scale, compatible with the <i>Character</i> of the area, and no lighting of the sign is permitted;</p> <p>g) The use does not generate substantive traffic or parking requirements;</p> <p>h) The use provides for sufficient parking;</p> <p>i) The use has appropriate access;</p> <p>j) Outside storage is prohibited except for the storage of contractor equipment and where permitted in the implementing Zoning By-law; and</p> <p>k) The Zoning By-law shall provide an appropriate range of uses and development standards to regulate Home Occupations. Additional site specific policies may also apply'</p> | | |
| Home occupation (CZB) | <p>"Definition: Shall mean an occupation or business accessory to a legally established single detached dwelling with no show/display room, such as, but not limited to the following: a service (eg: accountant, lawyer) a carpentry shop, a metal working shop, a machine shop, a welding shop or a tool and die shop that provides services or wares. For the purposes of this By-law, the repairing of motor vehicles, mobile homes, trailers and/or boats is not a home occupation. A</p> | <p><i>Home occupations</i> where permitted by this By-law, are businesses that are conducted entirely within a residential dwelling on a residential property by <i>persons</i> residing therein subject to the following provisions:</p> <p>(a) the business must be clearly secondary to the residential use;</p> <p>(b) there is no external display or advertising other than a sign <i>erected</i> in</p> | <p>"Where a Home Occupation is a permitted use, the following provisions shall apply:</p> <p>a) No person, other than a person living on the premises, shall be engaged in the occupation of providing merchandise and/or services to customers with the exception of one assistant who is not a resident in the dwelling;</p> <p>b) There shall be no display, other than a</p> | <p>"No home industry, occupation, or profession shall be permitted unless it complies with the following provisions:</p> <p>- there is no external storage of goods, materials or equipment</p> <p>- such use is clearly secondary to the main residential use and does not change the residential character of the dwelling unit or creates or becomes a public nuisance, particularly in regards to noise,</p> | <p>"A home occupation shall be permitted as an accessory use to a residential dwelling, subject to the following provisions:</p> <p>- no person, other than resident the dwelling unit and one non-resident employee may be employed in the home occupation;</p> <p>- there is no display, other than an unlit sign not greater than 0.2 square metres in size, to indicate to persons outside that any part of the dwelling unit or lot is being used for a</p> |

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| | <p>home occupation shall occur within the legally established single detached dwelling or within an accessory structure to the legally established single detached residence.”</p> <p>“Home occupation (not under waterfront residential - general provisions)</p> <p>A home occupation is a permitted use within a main dwelling or within a legally established accessory residential structure on any lot zoned for residential use provided that:</p> <p>a) The home occupation or business activity use occurs within a legally established main dwelling or within a legally established accessory building. A home occupation is not permitted within a sleeping cabin;</p> <p>b) There is no external display or advertising, other than a sign erected in accordance with any by-laws of the Township regulating signs;</p> <p>c) The home occupation is clearly secondary to the main residential use and does not change the character of the main dwelling or residential land use nor create or become a nuisance in regard to noise, traffic or parking;</p> <p>d) The lot has direct access to and fronts upon a public or private road and/or has frontage on a navigable waterway;</p> <p>e) Not more than 25% of the floor area of the main dwelling shall be used for the home occupation use if the home occupation is located within the main</p> | <p>accordance with the <i>Township -law</i>;</p> <p>(c) there is no external storage of goods, materials or equipment;</p> <p>(d) not more than 25 percent of the <i>floor area</i> of the residence is used for the <i>home occupation</i> use;</p> <p>(e) the business must be conducted by the <i>persons</i> residing in the residents with no more than two employees;</p> <p>(f) the provision of adequate parking;</p> <p>(g) no noise, dust or other nuisances resulting from business; and</p> <p>(h) in a WF1 through WF5 zone, the home occupation is limited to an office, accountant, lawyer, hairdresser or any such similar business.</p> | <p>sign having a maximum surface area of 0.2 square metres, to indicate to persons outside that any part of the dwelling or dwelling unit is being used for a home occupation;</p> <p>c) There shall be no goods, wares, or merchandise offered for sale or rent from the dwelling which are not manufactured or processed on the premises. The resale of products not manufactured or processed on the property is prohibited;</p> <p>d) Not more than 25 percent of the gross floor area of the dwelling shall be used for the purposes of a home occupation, and such home occupation shall be conducted entirely within the dwelling or dwelling unit;</p> <p>e) There shall be no outdoor storage of goods or materials in conjunction with the home occupation use;</p> <p>f) A home occupation shall not include a bed and breakfast establishment, boarding or lodging house, a restaurant, a kennel, a motor vehicle or marine related use or a group home; and,</p> <p>g) The home occupation shall be secondary to the principal residential use of the property and shall not change the character of the lot.</p> | <p>noxious odious or emissions of smoke, traffic, parking, or television or radio reception.</p> <p>In addition, no home industry shall be permitted unless it complies with the following provisions:</p> <p>- there is no external advertising other than a sign erected in accordance with any by-laws of Town regulating signs</p> <p>- such home industry is not an obnoxious trade, business or manufacture</p> <p>- not more than 2 persons, other than the owner, are employed therein on a full-time basis</p> <p>- the lot shall be an existing lot with no less than 60 m of lot frontage and 120 m of lot depth</p> <p>No home occupation or profession shall be permitted unless it complies with the following provisions:</p> <p>- no person, other than a resident of the dwelling unit is engaged in canvassing, delivering, or as a go-between in distributing merchandise to customers</p> <p>- there is no display, other than unilluminated sign not greater than 1 sqm in size, to indicate to persons outside that any part of the dwelling, dwelling unit or lot is being used for a purpose other than a dwelling or dwelling unit.</p> <p>- not more than twenty-five percent of the gross floor area of the dwelling unit is</p> | <p>purpose other than a dwelling unit;</p> <p>- there is no outdoor storage of goods or materials;</p> <p>- retail sales are limited to those products produced on- site;</p> <p>- not more than 25.0% of the gross floor area of the dwelling unit or 46.0 square metres, whichever is the lesser, is used for the purposes of a home occupation;</p> <p>- such home occupation uses may include a repair or service shop, a personal service shop, tradesperson, the office of a doctor, dentist, lawyer, or a real estate agent, insurance agent, planner, architect, or engineer, professional offices; and</p> <p>- clinics, hospitals, nursing homes, a tearoom and a veterinary establishment shall not be deemed to be home occupations.</p> |

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| | <p>dwelling. If the home occupation is located in an accessory structure, a maximum of 25% of the total floor area of the main dwelling may be used for the calculation of the maximum floor area of the home occupation. The total maximum floor area allowable for a home occupation is 25% of the floor area of the main dwelling.</p> <p>f) Only persons residing in the main dwelling may operate the home occupation;</p> <p>g) The operation of a barber or beauty shop shall be limited to one operator in a single detached dwelling; and;</p> <p>h) The home occupation shall not have a display or show room;</p> <p>i) An accessory outdoor storage area for the home occupation may be located in the rear yard provided it occupies no more than 100 m2 of lot area;</p> <p>j) In no case shall two home occupations be located on the same lot;</p> <p>k) if the home occupation is located in an accessory building, the accessory structure must be located behind the main dwelling;</p> <p>l) The owner of the home occupation must enter into a site plan agreement with the municipality;”</p> | | | used for the purposes of home occupation uses; and - such home occupation uses may be carried out in an accessory building | |
| Waterfront Residential Lot Requirements (OP & CZB) | | | | | |
| Lot Formation (OP) | Yes | No* | No* | No* | Yes* |

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| | | Not under the specific waterfront development residential but under “Growth Policy (waterfront) Section | Not under the specific waterfront development residential but under “Under Natural Constraint Areas (under the waterfront development section) | Not specified under waterfront development residential | Under Waterfront Policy Area (not shoreline area) |
| Policy | <p>- “Most islands, depending on the neighbourhood, are eligible for only one or two new lots to be created by consent. However, in isolated cases in some neighbourhoods where three or four new lots are permitted, the proponent or the Township may consider the appropriateness of proceeding by subdivision in contrast to a consent.”</p> <p>- “All future development in The Archipelago including undeveloped existing lots of record and new lots created by consent or subdivision shall be considered for the purpose of this section to gain access from the lot's water frontage. The only exception to this section shall be for:</p> <p>a) those lots where other policies apply as noted in Section 14.4;</p> <p>b) a lot in public or private ownership that is specifically zoned for the purposes of providing marina facilities and/or multiple parking spaces.”</p> <p>- criteria set in different zones / designations and specific neighbourhood + Section 10 of the Official Plan for lot creation policies & appendix C of OP.</p> | <p>Under Growth Policy (waterfront)</p> <p>“The waterfront areas of the Township of Carling are receiving the greatest pressure for new development. Both the mainland and island areas are capable of limited additional development. About two thirds of the entire population of Carling is seasonal consisting of property owners that have principal residences elsewhere primarily in the greater Toronto area. New dwelling unit development occurs at a rate of about 15 units per year while new lot formation is about 12 lots per year (building department and planning board). The principal concern for new growth in the waterfront areas will be the assessment of impacts on the environment and not the rate of growth. For the purpose of this Plan Council will assume that development pressure will intensify as access to the area becomes easier and more people want waterfront properties and Council will try to ensure that through this Plan, any development is orderly and measured.”</p> | <p>*not specified under waterfront development residential</p> <p>Under Natural Constraint Areas (under the waterfront development section)</p> <p>b) New lot creation or construction of the principal residence on an existing vacant lot in areas identified as Natural Constraint Areas on Schedule F-1 may require the submission of an Impact Assessment as per Section 1.2.2 (Impact Assessments) of this Official Plan to the satisfaction of the Township. The purpose of the Impact Assessment will be to demonstrate how development can occur without adversely impacting the natural feature and provide specific recommendations on the development standards that would be the most appropriate for the site.</p> | <p>*not specified under waterfront development residential</p> | <p>Infilling, and the rounding out of existing Waterfront Policy Areas are permitted to continue; however, the outward expansion of a Waterfront Policy Area as determined by the Planning Board and/or the applicable municipality or a proposal to designate a new Waterfront Policy Area shall require an amendment to this Plan. The amendment shall be accompanied by a report that demonstrates:</p> <p>h) An Official Plan amendment to expand an existing Waterfront Policy Area, to create a new Waterfront Policy Area, or to create a new lot within 300 m of a lake in the Planning Area that is:</p> <p>i) known to be at capacity;</p> <p>ii) located where significant development exists;</p> <p>iii) upstream of an at-capacity lake; or,</p> <p>iv) exhibiting signs of being near capacity, shall, in accordance with the Province's Lakeshore Capacity Assessment Handbook, be accompanied by a study based on the Province's Lakeshore Capacity Assessment Model to predict the impact of the proposed development on water quality and to confirm the available capacity for further lake development.</p> |

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| Lot Formation Requirements (OP) | No new non-waterfront lots permitted other than within “settlement area of Pointe au Baril Station” | “New lots created in the Waterfront areas shall be required to be a minimum of 0.6 hectares in size and have a minimum lot frontage of 100 metres.” “New lots to be created on islands in the Waterfront area shall be required to be 0.8 hectares in size and have a minimum lot frontage of 120 metres.” | Not specified under waterfront designation | Not specified under shoreline area or waterfront development | “An Official Plan amendment to expand an existing Waterfront Policy Area, to create a new Waterfront Policy Area, or to create a new lot within 300 m of a lake in the Planning Area that is: - known to be at capacity; - located where significant development exists; - upstream of an at-capacity lake; or - exhibiting signs of being near capacity, shall, in accordance with the Province’s Lakeshore Capacity Assessment Handbook, be accompanied by a study based on the Province’s Lakeshore Capacity Assessment Model to predict the impact of the proposed development on water quality and to confirm the available capacity for further lake development. |
| Lot Area | | | | | |
| Policy (OP) | “Minimum lot size required for development of all existing lots of record with water frontage will be established in the implementing Zoning By-law.” | - “New lots created in the Waterfront areas shall be required to be a minimum of 0.6 hectares in size and have a minimum lot frontage of 100 metres. If these lands are located within a deer yard, a minimum lot area of 0.8 hectares, a minimum frontage of 100 metre frontage and a minimum depth of 90 metres is the recommended lot size.” | - Min 0.4 hectares - Island development (Georgian bay) No less than 1 hectare based on the HWM - (inland Lakes) No less than 0.8 hectare based on the HWM | Min 0.4 hectares | *not specified under waterfront development residential |
| Minimum Lot Area (CZB) | “As existing at the date of passing of this By-law or adjusted through a lot line adjustment as approved through the Planning Act” | The minimum lot area varies between 0.6 ha to 2 ha depending on the specific zone | The minimum lot area varies between 0.4 ha (4,000 m) to 1.4 ha (14,000 m) depending on the specific zone | 0.4045 ha (or 4,045 m ²) | 0.8 ha |
| Lot Frontage | | | | | |

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| Minimum lot frontage (OP) | <p>“Development will only be permitted where the water frontage is deemed to be navigable. Navigability, in this context, refers to one’s ability to gain convenient access to and from a proposed lot, based on a water elevation of 176.44 metres G.S.C. above sea level on Georgian Bay and the controlled water level of the inland lakes, without environmental degradation in an appropriate-sized runabout.”</p> <p>“Wherever land division policies allow for consents for the creation of new lots in the various neighbourhoods (except for the Pointe au Baril Station Neighbourhood), and minimum lot standards are not identified, the minimum lot size will be 100 metres of water frontage and 1 hectare of lot area. These numerical figures are not absolute and may in appropriate circumstances be varied slightly to accommodate individual applications.”</p> <p>“Minimum lot standards set out in the Zoning By-law implementing this Plan will recognize that islands are more appropriately controlled by lot areas while coastal areas are controlled by lot frontage standards. Peninsulas will be treated as islands which require a larger lot area than that required on mainland lots.”</p> | <p>- “New lots created in the Waterfront areas shall be required to be a minimum of 0.6 hectares in size and have a minimum lot frontage of 100 metres. If these lands are located within a deer yard, a minimum lot area of 0.8 hectares, a minimum frontage of 100 metre frontage and a minimum depth of 90 metres is the recommended lot size.”</p> | <p>“The minimum water <i>Frontage</i> shall be 60 metres”</p> <p>“Water <i>Frontage</i> and lot area shall be defined as that <i>Frontage</i> and area which existed at the date of adoption of this Official Plan. Dredging, filling or other alteration designed to artificially increase the <i>Frontage</i> or area shall not confer additional development density based on that increased <i>Frontage</i> or area.”</p> <p>“While within the Waterfront Designation, specific Waterfront Communities host specific policies within this Official Plan. Where the setback, severance, lot <i>Frontage</i>, built form, and form of development policies outlined within the Waterfront Community Policies differ from the general policies of Section F (Waterfront) of the Official Plan, the Waterfront Community Policies shall prevail.”</p> | Not specified under shoreline area | Not specified |
| Minimum Lot Frontage (CZB) | <p>“As existing at the date of passing of this By-law or adjusted through a lot line adjustment as approved through the Planning Act”</p> | <p>The minimum lot frontage varies between 100 m to 200 m depending on the specific zone</p> | <p>The minimum lot frontage varies between 60 m to 210 m depending on the specific zone</p> | 45.5 m | 60 m |
| Lot Depth | | | | | |

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| Minimum Lot Depth (OP) | Not specified for waterfront | “New lots created in the Waterfront areas shall be required to be a minimum of 0.6 hectares in size and have a minimum lot frontage of 100 metres. If these lands are located within a deer yard, a minimum lot area of 0.8 hectares, a minimum frontage of 100 metre frontage and a minimum depth of 90 metres is the recommended lot size.” | Not specified under waterfront designation | Not specified | Not specified |
| Minimum Lot Depth (CZB) | Not specified | The minimum lot depth varies between 80 m to 100 m depending on the specific zone | Not specified | Not specified | Not specified |
| Lot Coverage | | | | | |
| Lot coverage (OP) | “Height restrictions will assist in achieving harmony between buildings and the natural environment. Height restrictions are believed to be the principal tool for effectively mitigating the impact of new development. Height controls may be made more effective when supplemented with other planning tools including setbacks, lot coverage, and site plan requirements. In the first instance, height restrictions have been imposed and in the future, additional tools and procedures may be adopted to assist in achieving the goals and objectives of the Official Plan.” | Under “Principles of Waterfront Development” “minimizing the obtrusiveness of built form by controlling building location, height, coverage and natural vegetation protection measures;” | “Lot coverage by buildings and structures is expected to be kept to a minimum.” “The application of a “sliding-scale” for building size based on lot area and lot <i>Frontage</i> , with a maximum size, will assist in ensuring that an appropriate balance between the natural and Built Form is maintained. On smaller lots, a maximum dwelling size will be used to limit Built Form. The Zoning By-law shall provide standards to regulate building sizes, building height, number of buildings, lot coverage and setbacks.” | Not specified | Not specified |
| Maximum Lot Coverage (CZB) | Varies on lot size & zone <u>waterfront residential</u> - Lots with an area of 1,800 m ² or less: maximum total floor area is 7.5% of lot area; - Lots with an area greater than 1,801 m ² up to 16,187 m ² : 140 m ² + 3% of lot | n/a | The maximum lot coverage varies between 5 % to 8 % depending on the specific zone | 20% | 15% |

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| | <p>area;</p> <ul style="list-style-type: none"> - Lots with an area greater than 16,188 m² up to 32,374 m²: 625 m² + 1% of lot area that is over 16,187 m²; - Lots with an area of greater than 32,375 m² up to 34,400: 787 m² + 1/2% of the lot area over 32,374 m² - Lots with an area greater than 34,401 m²: 800 m². <p><u>Inland lake residential</u></p> <ul style="list-style-type: none"> - Lots with an area of 1,800 m² or less: maximum total floor area is 7.5% of lot area; - Lots with an area greater than 1,801 m² up to 16,187 m²: 140 m² + 3% of lot area; - Lots with an area greater than 16,188 m² up to 32,374 m²: 625 m² + 1% of lot area that is over 16,187 m²; - Lots with an area of greater than 32,375 m² up to 34,400: 787 m² + 1/2% of the lot area over 32,374 m² -Lots with an area greater than 34,401 m²: 800 m² | | | | |
| Yards requirements | | | | | |
| Policy (OP) | Not specified in waterfront designation development | Not specified | Not specified | Not specified under shoreline area | Not specified |
| Minimum Front Yard Setback | 7.5 m | 20 m | The minimum yard setback varies between 20 m to 30 m depending on the specific zone | 7.5 m | High water mark setback* Minimum distance from Optimal Summer Water Level 20 m (unless shore road |

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| | | | | | allowance is not owned by property owner or crown, then its 3 m) |
| Front Lot Line (CZB) | <p>“On a lot where a lot line abuts a navigable waterway, the front lot line shall be the following:</p> <p>a) In the case of a lot on an island or a Single Ownership Island, the high water mark shall be the front lot line.</p> <p>b) In the case of a lot that is not located on an island but abuts a navigable waterway and/or a road or laneway, the highwater mark shall be the front lot line.</p> | <p>“In the case of a lot with water <i>frontage</i> on a <i>navigable waterway</i>, the <i>front lot line</i> shall be the <i>high water mark</i> of the <i>navigable waterway</i>.”</p> | <p>“the lot line that abuts the road, but in the case of any lot abutting a navigable waterway, or an unopened shore road allowance, the front lot line shall be the high water mark of the navigable waterway or the lakeward side of the open shore road allowance, whichever is higher in elevation.”</p> | <p>“in the case of a lot with frontage on a navigable stream, river or lake, or marine road allowance the front lot line shall be either the line of the established high water mark of such stream, river or lake, or the line of the inner limit of the original marine road allowance along the shore of such stream, river or lake; and</p> <p>in the case of a lot with frontage on a navigable stream, river or lake, or marine road allowance and an open and maintained road allowance, the front lot line shall be either the line of the high water mark of such stream, river or lake, or the inner line of the original marine road allowance along such stream, river or lake or the lot line adjacent to the open and maintained municipal road allowance.”</p> | <p>“Optimal Summer Water Level shall mean the normal or controlled high water mark.”</p> <p>“a lot abutting a navigable waterway or an original shore road allowance, the line formed by the Optimal Summer Water Level except where the side lot lines are not parallel, the shoreline is to be measured by either a line measured back the minimum front yard from and parallel to the chord of the front lot line, or by the chord of the front lot line, whichever is greater, and for the purposes of this paragraph, the chord of the front lot line shall be measured as a straight line joining the 2 points where the side lot lines intersect the front lot line”</p> |
| Minimum Interior Side Yard Setback | 6 m* *Side (not interior or exterior specific) | 5 m | The minimum yard setback varies between 5 m to 8 m depending on the specific zone | 3 m | 3 m |
| Minimum Exterior Side Yard Setback | | 10 m | The minimum yard setback varies between 8 m to 10 m depending on the specific zone | 7.5 m | 6 m |
| Minimum Rear Yard Setback | 6 m | 15 m | 10 m | 3 m | 6 m |
| Waterfront Residential Building Specifications (OP & CZB) | | | | | |
| Number of Dwellings | | | | | |

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| Policy (OP) | <ul style="list-style-type: none"> - One dwelling is allowed on one parcel of land. - Second dwelling is permitted on a lot where the lot is eligible for a land division (meeting set criteria) | <p>*Not specified under waterfront development residential but under “housing” section</p> <ul style="list-style-type: none"> - “Carling Township is a rural-waterfront community where the form of housing is almost exclusively single detached dwellings. It is expected that the single detached dwelling will continue to be the only form of housing proposed in the municipality. No multiple dwelling units are anticipated or permitted in the township except conversions as described below.” - “Unless otherwise provided, only one dwelling is generally permitted on each parcel of land.” - “Council may provide for a second dwelling on some lots that are eligible for a consent, so long as the second dwelling is sited on the lot in a way which would qualify for a future land division.” | <ul style="list-style-type: none"> - One dwelling *Secondary living dwelling are prohibited - residential compound + Multiple single detached dwellings when creating separate lots is not feasible on the piece of land | <ul style="list-style-type: none"> - *Assumed one dwelling (not specifically stated) - Secondary dwelling units may be allowed (meeting set criteria) | One primary dwelling is permitted on each residential lot |
| Waterfront Zone (CZB) | Single, detached dwelling | <ul style="list-style-type: none"> - A <i>single detached dwelling</i> subject to the <i>Frontage Requirements</i>; - A <i>seasonal dwelling</i>; | Dwelling, detached | <ul style="list-style-type: none"> - A single detached dwelling - A garden suite, subject to section 7.1.3 - A secondary unit, subject to section 7.1.3 | Dwelling, single detached |
| General Provisions (CZB) | <p>Only one main dwelling shall be permitted on any residential lot, with the exception that a second main dwelling may be permitted provided that:</p> <ul style="list-style-type: none"> - the subject lot or island has a minimum lot area of 2 hectares; - the lot is eligible for consent to sever; - each main dwelling has its own | <p>“In a Waterfront Zone, an additional detached <i>seasonal dwelling</i> and <i>accessory buildings</i> thereto is permitted on a <i>lot</i> having an area of at least 1.2 hectares in a WF1, WF3, WF4, WF5 Zone and at least 1.6 hectares in a WF2 Zone; and a frontage of 200 metres or greater provided there is a minimum separation of 60 metres between dwellings and further provided the second dwelling is equipped with its own separate sewage disposal system approved by the</p> | <ul style="list-style-type: none"> - Unless specifically permitted by this By-law, only one dwelling unit shall be permitted per lot. - Unless specifically permitted by this By-law, only one kitchen shall be permitted per dwelling unit. - An accessory dwelling unit shall not be permitted in a Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone.” | <p>“Not more than one (1) single detached dwelling shall be erected on one lot, except where a secondary unit, accessory dwelling unit, or garden suite is permitted.”</p> | <p>“Secondary dwelling units” section under general provisions – not permitted in waterfront</p> |

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| | <p>separate water supply and sewage system approved by the appropriate authority; and</p> <p>- the second main dwelling unit has a minimum 50 m. separation distance from the main dwelling unit (to accommodate future division of the lots)</p> <p>.</p> <p>Where a lot contains two legally existing main dwellings, each dwelling which exceeds a Total Floor Area of 40 sq. m. in Wards 5 and 6 or 50 sq. m. in Wards 1,2,3 and 4 and the main dwellings and the subject property comply with Subsection 5.24 a) above, then one or both of the main dwellings may be enlarged provided compliance is maintained with all other applicable provisions of this By-law.</p> <p>Where a lot contains two legally existing main dwellings, each dwelling which exceeds a Total Floor Area of 40 sq. m. in Wards 5 and 6 or exceeds a Total Floor Area of 50 sq. m. in Wards 1, 2, 3 and 4 but does not comply with Subsection 5.24 a) above, the one main dwelling with the larger Total Floor Area may be enlarged up to a maximum of the total permitted for the property or 300 m2 Total Floor Area, whichever is the lesser.”</p> | <p>appropriate authority; and”</p> | | | |
| Housing Type | | | | | |
| Policy | Single detached dwellings | <p>- Only single detached housing in municipality</p> <p>- Low density, single detached residential development;</p> | Single detached dwellings | *not specified under waterfront development residential | “Water-oriented single detached dwellings” |

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| CZB | Single, detached dwelling | - A single detached dwelling subject to the <i>Frontage Requirements</i> ; - A seasonal dwelling; | Dwelling, detached | - A single detached dwelling - A garden suite, subject to section 7.1.3 - A secondary unit, subject to section 7.1.3 | Dwelling, single detached |
| Building Height | | | | | |
| Policy (OP) | “Height restrictions will assist in achieving harmony between buildings and the natural environment. Height restrictions are believed to be the principal tool for effectively mitigating the impact of new development. Height controls may be made more effective when supplemented with other planning tools including setbacks, lot coverage, and site plan requirements. In the first instance, height restrictions have been imposed and in the future, additional tools and procedures may be adopted to assist in achieving the goals and objectives of the Official.” | Under “Principles of Waterfront Development” - “minimizing the obtrusiveness of built form by controlling building location, height, coverage and natural vegetation protection measures” | “Buildings or structures more than two (2) stories, plus a roof, in height, shall not be permitted.” | Not specified | Not specified |
| Max Building Height (CZB) | 6 m or 9 m | 9 m | The maximum building height varies between 6 m to 8 m depending on the specific zone | 9 m | 11 m |
| Building Area | | | | | |
| Policy (OP) | Not specified | Not specified | “Dwellings shall generally be limited to a maximum <i>Gross Floor Area</i> of 200 square metres and 1.5 storeys (6 metres) in height;” “Dwellings may be permitted to reach a maximum <i>Gross Floor Area</i> of 265 square metres, with the permission of the Committee of Adjustment through the Minor Variance process in accordance with the Goals and Objectives outlined in | Not specified | Not specified |

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| | | | <p>Section F.5.7.2 (Go Home Bay – Goals and Objectives) of this Official Plan;”</p> <p>“In general, the size of a dwelling shall not exceed the following standards: a) A maximum <i>Gross Floor Area</i> of 275 square metres, maximum height of 2 1/2 storeys...”</p> | | |
| Ground Floor Area (Min) | Waterfront & Inland Lakes Residential 40 m ² or 50 m ² (depending on the ward) | 55 m ² *consistent for all zones | Not specified | Not specified | Not specified |
| Ground Floor Area (max) | Waterfront & Inland Lakes Residential 80% of total lot coverage for properties > 1800 m ² | Not specified | Not specified | Not specified | Not specified |
| Gross Floor Area (max) | 300 m ² *Total floor area | 93 m ² + 2% of lot area with a maximum of 750 m ² (depending on the zone) Or 75 + 1% of lot area with a maximum of 750 m ² (depending on the zone) | <p>The maximum building area varies depending on the specific zone</p> <p>a) SRI3 Zone - 200 square metres</p> <p>b) Shoreline Residential Island (SRI) Zones in the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law - Lots less than 5,600 square metres of total lot area or less than 70 metres of lot frontage – 140 square metres</p> <p>c) Shoreline Residential Island (SRI) Zones in the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law - Lots more than 5,600 square metres of total lot area and more than 70 metres</p> | Not specified | Not specified |

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| | | | <p>lot frontage - 25 square metres per 1000 square metres of lot area or 2 square metres per metre of lot frontage, whichever is more restrictive. In no case shall a dwelling exceed a gross floor area of 325 square metres.</p> <p>d) Shoreline Residential Island (SRI) Zones in the Wah Wah Taysee Coastal Waterfront Community, as delineated on Schedule A of this By-law</p> <p>- Calculated based on 20 square metres of gross floor area per 1,000 square metres of lot area or 1.25 square metres of gross floor area per metre of lot frontage, whichever is more restrictive. In no case shall a dwelling exceed a gross floor area of 300 square metres.</p> | | |
| Building Width | | | | | |
| Policy | Not specified | Not specified | | | |
| Maximum building width (CZB) | Not specified | Not specified | The maximum building width varies between 25% of lot frontage or 23 m (whatever is more restrictive) and 25% of lot frontage or 25 m (whatever is more restrictive) depending on the specific zone | Not specified | Not specified |

6.4 Island Residential Lot Requirements and Building Specifications Policies and By-laws

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| Island Development Designation & Zone and Permitted uses (OP and CZB) | | | | | |
| Island Designation and zone | | | | | |
| Island Development Designation Section (OP) | No specified island designation “The Plan applies to all of the lands and islands making up the Township of The Archipelago which was formed on April 1st, 1980 by Ministerial Order pursuant to the District of Parry Sound Local Government Act.” | No specific island designation “additional policies for islands fall under the “Georgian Bay section of waterfront development” “In addition to the general policies of this Plan, the lands and islands on Georgian Bay will be subject to the additional policies set out below.” | No specific island designation but island development falls under waterfront designation with a specific island development policy section | privately owned islands at the date of passing are zoned Shoreline Residential (SR) | No specific island designation “All islands that are privately-owned shall be designated “Waterfront” unless otherwise specified herein.” |
| Zone (CZB) | No specified island zone | Waterfront 2 (Islands) (WF2) | - shoreline residential island type one - shoreline residential island type two - go home bay shoreline residential island - shoreline residential island type four - shoreline residential island type five - cognashene shoreline residential islands | All zones within NEMI are on islands and the following requirements follow under the waterfront designation as stated above. | No specified island zone |
| Permitted Uses (CZB) | | | | | |
| CZB | No specified island zone | No <i>person</i> shall within the Waterfront Residential (WF1, WF2, WF3, WF4, WF5) Zones use any <i>lot</i> , or <i>erect</i> , alter or use any <i>building</i> or <i>structure</i> for any purpose except one or more of the following uses: a) Residential Use - a <i>single detached dwelling</i> subject to the <i>Frontage Requirements</i> ; - a <i>seasonal dwelling</i> ; - an additional <i>seasonal dwelling</i> and <i>accessory uses</i> thereto, as permitted by provisions relating to the <i>Number of</i> | Dwelling | No specified island zone | No specified island zone |

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| | | <p><i>Dwelling Units on One Lot;</i> - a maximum of 1 <i>sleeping cabin;</i> - a <i>home occupation.</i></p> | | | |
| Island Development Policy (OP & CZB) | | | | | |
| Island Development (OP) | | | | | |
| Island Policy Section | No specified island policy section | <p>“There are numerous islands in Carling Township along the shores of Georgian Bay and on inland lakes. Islands have a number of characteristics that distinguish them from conventional waterfront development on the mainland. In some circumstances, islands require special development considerations apart from typical waterfront development. These policies are set out below.</p> <p>Islands or lots on islands often require larger lot standards to preserve the high level of privacy and isolation normally associated with islands.</p> <p>Development on islands requires suitable docking facilities in safe harbours.”</p> | <p>The following shall have general application to all development on Islands on inland lakes and on Georgian Bay except where there is a conflict between this policy and the Specific Lake Policy (Section F.4) or Waterfront Communities Policies (Section F.5). Section F.3.3.5.2 (Island Policy for Inland Lakes) also outlines the island policy for Inland Lakes and Section F.3.3.5.3 (Island Policy for Georgian Bay) also outlines the island policy for Georgian Bay. The general application policies are as follows:</p> <ul style="list-style-type: none"> - The minimum lot size shall be no less than 1 hectare based on the High Water Mark as identified in Section D.3.4.6 (High Water Mark), subject to further policy contained within this Section; - A plan of survey prepared by an Ontario Land Surveyor shall be submitted by the applicant in order to confirm that the applicable minimum lot size requirements specified above can be satisfied; - An <i>Individual On-Site Sewage Service</i> system can be accommodated on- site and such system shall be setback from the High Water Mark as per Section D.2.2.4.4 (<i>Individual On-Site Sewage</i> | No specified island policy section | No specified island policy section |

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| | | | <p>Services Bed Setback from High Water Mark);</p> <ul style="list-style-type: none"> - Island lot cover shall maintain vegetation prior to and after development. The vegetation can only be removed to accommodate the building and <i>Individual On-Site Sewage Service System</i> envelopes along with construction and permanent access. Minor, selective tree removal and pruning to permit views may be permitted. Vegetation can be removed provided a landscaping plan is submitted detailing a planting program that will achieve no net loss in tree density. The other vegetation retention policies of this Official Plan shall also apply; - Development shall proceed by Site Plan Approval, to ensure that the structures are set on the lot/land appropriately to fit the <i>Character</i> of the immediate neighbourhood; - A Site Evaluation Report shall accompany any application for a Zoning By-law Amendment and support the proposed development of the lands; - Residential Compounds are permitted as per the Residential Compound policies of Section F.3.3.3 (Residential Compound) of this Official Plan; and - Backlot development is not permitted on Islands on Georgian Bay. <p>Island Policy for Inland Lakes</p> <p>The following additional policy shall apply to all development on inland lakes:</p> | | |

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| | | | <p>- The minimum size for existing lots of record, specifically islands and lots on islands, shall be 0.8 hectares above the High Water Mark as identified in Section D.3.4.6 (High Water Mark).</p> <p>Island Policy for Georgian Bay</p> <p>The following additional policies shall apply to all development on Georgian Bay:</p> <p>- For existing island lots of record the minimum lot size shall generally be 1 hectare, but in all circumstances be not less than 0.8 hectares provided they generally conform to all other policy contained herein; and</p> <p>- The island size shall be no less than 1 hectare above the 177.0 C.G.D. of which 0.8 hectares of area must be above the 177.46 C.G.D. and 0.4 hectares must be above the 178.3 C.G.D. A plan of survey prepared by an Ontario Land Surveyor shall be submitted by the applicant in order to confirm that the applicable minimum lot size requirements specified above can be satisfied.</p> | | |
| Additional | No specified island policy section | <p>Growth Policy: Waterfront Development Section</p> <p>“The waterfront areas of the Township of Carling are receiving the greatest pressure for new development. Both the mainland and island areas are capable of limited additional development. About two thirds of the entire population of Carling is seasonal, consisting of property</p> | n/a | No specified island policy section | No specified island policy section |

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| | | owners that have principal residences elsewhere primarily in the greater Toronto area. New dwelling unit development occurs at a rate of about 15 units per year while new lot formation is about 12 lots per year (building department and planning board). The principal concern for new growth in the waterfront areas will be the assessment of impacts on the environment and not the rate of growth. For the purpose of this Plan Council will assume that development pressure will intensify as access to the area becomes easier and more people want waterfront properties and Council will try to ensure that through this Plan, any development is orderly and measured.” | | | |
| Islands available for development | Not specified | Vacant 66 Potential 366 | Not specified | Not specified | Not specified |
| Island Zoning Requirements (CZB) | | | | | |
| Island Requirements (CZB) | | | | | |
| Island Requirements (CZB) | “Notwithstanding any other provision of this By-law to the contrary, a one owner island shall be deemed to comply to the lot area, frontage and depth requirements of this By-law if the island has an area of 4000 m ² or more above the high water mark (176.44 metres G.S.C. above sea level) and is zoned for Residential use’; or a one owner island shall be deemed to comply to the lot area, frontage and depth requirements of this By-law if the island has an area of 8100 m ² or more above the high water | “Island Requirements: Notwithstanding the provisions of this By-law, a one owner island shall be deemed to conform to the lot area, frontage and depth requirements of this By-law if it has an area of 2500 square metres or more above the high water mark.” | Not specified | Not specified | Not specified |

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| | mark (176.44 metres G.S.C. above sea level) and is zoned 'Natural State (NS)' and is eligible under Official Plan policies for rezoning to a 'Residential Zone'." | | | | |
| Island Measurement (CZB) | Not specified | "For the purpose of calculating the <i>lot area</i> of any <i>lot</i> fronting upon, or <i>island</i> located in a <i>navigable waterway</i> , the water level to be used shall be the <i>high water mark</i> ." | Not specified | Not specified | Not specified |
| Un-zoned Islands | "Any lands or islands shown on the Schedules to this By-law, which are not identified as being in any Zone category, whether privately owned or Crown Land shall be classified as being in a Natural State (NS) Zone. | Not specified | "All islands not identified as being within a Zone on the Zone Schedule shall be zoned Natural State Island (NSI)." (CZB) | "All Crown Lands on islands located outside of McGregor Bay and Bay of Islands are zoned Open Space Conservation (O2) Zone regardless of whether they are specifically identified as such on the schedules or not. Conversely, lands that are held in private ownership on the date of passing of this By-law shall be zoned Shoreline Residential (SR) Zone unless they have a special exception or other zone (other than O2) and any such discrepancies shall be considered as technical errors to the By-law and the Municipality may pass By-laws to address these issues." | Not specified |
| Island Specifications (residential development) (OP & CZB) | | | | | |
| Island Area | | | | | |
| Policy (OP) | "Single islands in private ownership at the date of Council adoption of this Plan that are zoned 'Natural State (NS)' will be eligible to apply for a zoning by-law amendment to rezone the island to a residential zone if the minimum area of the island is at least 8100 square metres in area above the "high water mark" (176.44 metres G.S.C. above sea level)." | "Measurement of <i>Lot or Island Area</i> : For the purpose of calculating the <i>lot area</i> of any <i>lot</i> fronting upon, or <i>island</i> located in a <i>navigable waterway</i> , the water level to be used shall be the <i>high water mark</i> ." - New lots to be created on islands in the Waterfront area shall be required to be 0.8 hectares in size and have a minimum | " <i>Lot Area</i> : "means the total horizontal area within the lot lines of a lot or island above the normal high water mark. On Georgian Bay, an elevation of 177.4 m Canadian Geodetic Datum shall be used as the normal high water mark. A shore road allowance in front of a lot that is not stopped up and closed can be included as lot area." | Not specified | Not specified |

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| | Single island: residential zone if the minimum area of the island is at least 8100 square metres in area above the “high water mark” | lot frontage of 120 metres. If these lands are located within a deer yard, a minimum lot area of 0.8 hectares, a minimum frontage of 120 metres and a minimum depth of 90 metres is the recommended lot size.” | <p>“Where an island lot has multiple areas above the high water mark, separated by areas below the high water mark, each such area shall be considered separately, and not cumulatively, for the purposes of calculating lot area.”</p> <p>“The minimum lot size shall be no less than 1 hectare based on the High Water Mark as identified in Section D.3.4.6 (High Water Mark), subject to further policy contained within this Section”</p> <p>“Island Policy for Georgina Bay: The island size shall be no less than 1 hectare above the 177.0 C.G.D. of which 0.8 hectares of area must be above the 177.46 C.G.D. and 0.4 hectares must be above the 178.3 C.G.D. A plan of survey prepared by an Ontario Land Surveyor shall be submitted by the applicant in order to confirm that the applicable minimum lot size requirements specified above can be satisfied.”</p> | | |
| Minimum Lot Area (CZB) | “As existing at the date of passing of this By-law or adjusted through a lot line adjustment as approved through the Planning Act” | 0.8 ha (min) | The minimum lot area varies between 0.4 ha (4,000 m) to 1.4 ha (14,000 m) depending on the specific zone | Not specified | “Where a lot zoned Waterfront Residential (WR) lot is comprised of all of an island that has less area than is required by the zone, then the lot shall be deemed to comply with the requirement of this By-law with regard to lot area.” |
| Lot Frontage (min) | | | | | |
| Frontage (OP) | Not specified | - New lots to be created on islands in the Waterfront area shall be required to be 0.8 hectares in size and have a minimum lot frontage of 120 metres. If these lands are located within a deer yard, a minimum lot area of 0.8 hectares, a | Not specified | Not specified | Not specified |

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| | | minimum frontage of 120 metres and a minimum depth of 90 metres is the recommended lot size.” | | | |
| Single ownership frontage (CZB) | Single ownership frontage (CZB) “In the case of a single ownership island or a peninsula (lot with no side lot lines), the lot frontage shall be the distance of maximum separation between any two points on the boundary of the lot.” | Not specified | Single ownership frontage (CZB) “Frontage: means the straight-line distance between the intersection of the side lot lines and the front lot line, except as follows: where there are no side lot lines and no rear lot lines, such as on an island, the greatest distance between any two points.” | Not specified | “Where the lot occupies all of an island, the lot frontage shall be the horizontal distance between the 2 most distant points on the island. |
| Lot Front Line (CZB) | Not specified | Not specified | “On unsubdivided islands the front lot line shall be the entire shoreline of the island surrounded by water.” | Not specified | Not specified |
| Minimum Lot Frontage | “As existing at the date of passing of this By-law or adjusted through a lot line adjustment as approved through the Planning Act” | 100 m (min) | The minimum lot frontage varies between 60 m to 210 m depending on the specific zone | *The variable varies depending on the shoreline residential zone, below are the lowest and highest range of the variable | |
| Lot Coverage (max) | | | | | |
| Maximum Lot Coverage | No specified island zone/designation therefore not specified | n/a | The maximum lot coverage varies between 5% to 7% depending on the specific zone | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |
| Yards Requirements | | | | | |
| Minimum Front Yard Setback | No specified island zone/designation therefore not specified | 20 m | The minimum yard setback varies between 20 m to 30 m depending on the specific zone | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |
| Minimum Interior Side Yard Setback | No specified island zone/designation therefore not specified | 5 m | The minimum yard setback varies between 5 m to 8 m depending on the specific zone | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |
| Minimum Exterior Side Yard Setback | No specified island zone/designation therefore not specified | 10 m | The minimum yard setback varies between 8 m to 10 m depending on the | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |

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| | | | specific zone | | |
| Minimum Rear Yard Setback | No specified island zone/designation therefore not specified | 15 m | 10 m | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |
| Setbacks | | | | | |
| Single ownership islands | “The entire shoreline of the single ownership island at the highwater mark is the front lot line. All yards on a single ownership island shall be front yards.” | Not specified | Not specified | Not specified | Not specified |
| Front yard | Not specified | Not specified | “On islands where there is only one lot, all yards shall be considered as the front yard.” | Not specified | Not specified |
| Island Waterfront Residential Building Specifications (CZB) | | | | | |
| Building Height | | | | | |
| Maximum Building Height | No specified island zone/designation therefore not specified | 9 m | The maximum building height varies between 6 m to 8 m depending on the specific zone | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |
| Building Area | | | | | |
| Gross floor area (max) | No specified island zone/designation therefore not specified | 75 m ² + 1% of lot area with a maximum of 750 m ² | The maximum gross floor area varies depending on the specific zone *Zones have specific calculations to determine GLA depending on shoreline residential zone, lot size and lot frontage | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |
| Ground Floor Area (min) | No specified island zone/designation therefore not specified | 55 m ² | | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |
| Ground floor area (max) | No specified island zone/designation therefore not specified | Not Specified | Not Specified | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |

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| Building Width | | | | | |
| | No specified island zone/designation therefore not specified | Not Specified | Max: 25% of lot frontage or 25 m (whatever is more restrictive) | No specified island zone/designation therefore not specified | No specified island zone/designation therefore not specified |
| Islands (OP & CZB) | | | | | |
| Definitions | | | | | |
| Island (CZB) | “Shall mean one or more parcels of land that is/are capable of being separately conveyed and that is/are, as an aggregate, entirely surrounded by water.” | “Island: means a parcel of land which is capable of being conveyed and is entirely surrounded by water.” | Not defined | Not defined | Not defined |
| Island (single ownership) | Island, One Owner: Shall mean an entire island, the whole of which is a single parcel or lot under the Planning Act, R.S.O. 1990, C.P. 13.” | Not defined | <p>“Unsubdivided Island” means an island that has not been subdivided and is comprised of only one lot.</p> <p>Use means:</p> <p>a) Any purpose for which a building or other structure or a parcel of land may be designed, arranged, intended, maintained, or occupied; or,</p> <p>b) Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.</p> | Not defined | Not defined |

6.5 Sleeping Cabins Policies and By-laws

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| Sleep Cabins and Sleep Camp (OP) | | | | | |
| Sleeping Cabin (OP) | The policies referring to sleeping cabins | | | | |
| Policy (OP) | <p>“Sleeping or guest cabins are permitted accessory uses so long as they remain subordinate and incidental to the main dwelling subject to the requirements of the Zoning By-law implementing this Plan. The Zoning By-law will include regulations that ensure that sleeping cabins are:</p> <p>a) subordinate in size to any residential use; b) retained as an accessory function (i.e. no cooking facilities); and c) restricted in number so as to preserve the residential use.</p> <p>These regulations may be neighbourhood-specific to respond to the varying circumstances that have evolved in different regions in the Township.</p> <p>*neighbourhood determine # of cabins, floor area and the total floor area of cabins permitted.</p> <p>Sleeping cabins are an integral component of the seasonal residential land use within the Township. The historical development of Georgian Bay has typically seen the construction of a principal cottage with two or three sleeping cabins for the use of the</p> | <p>“A sleeping or guest cabin is a permitted accessory use in the Waterfront area. Regulations governing the size and location of sleeping cabins will be included in the Zoning By-law. A second sleeping cabin may be permitted by a site-specific zoning by-law amendment.”</p> | <p>“Sleeping Cabins are a permitted accessory use to an existing Residential use and remain subordinate to the main dwelling. Sleeping Cabins are not permitted to have habitable space below grade.</p> <p>Sleeping Cabins shall not be permitted in the required shoreline or front yard setback as defined by the Township’s Zoning By-law, and shall be subject to the following policies:</p> <p>a) Freestanding Sleeping Cabins shall be a maximum of one storey in height. Notwithstanding this, Sleeping Cabins may also be permitted in the loft area of a permitted accessory detached Residential garage subject to the applicable Zoning Regulations being met;</p> <p>b) No Minor Variance or Zoning By-law Amendment is permitted to establish a Sleeping Cabin above an accessory detached Residential garage;</p> <p>c) For the purposes of this policy, a property containing an accessory detached Residential garage must have frontage onto and gain direct access from a public road. Where this is not the case, a Sleeping Cabins is not permitted in the loft area of an accessory detached Residential garage; and</p> | No | <p>“A single secondary sleeping cabin may also be permitted provided it complies with provisions of the implementing Zoning By-law.”</p> |

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| | <p>extended family. This heritage component of the development of the islands is reflected in the Comprehensive Zoning By-law regulations.</p> <p>Council is concerned that those undertaking new development or re-development of a property may seek to unduly exploit by-law regulations through a proliferation of minor variances to the sleeping cabin regulations. The result of a number of minor variances to sleeping cabin regulations could result in more obtrusive structures or a greater number of cabins than the intent of the by-law regulations.</p> <p>Through the review of the Comprehensive Zoning By-law, sleeping cabin regulations were examined with a neighbourhood approach used as a solution to the number of cabins allowed, the individual cabin floor area and the total floor area of cabins permitted.</p> <p>Site specific variations to the sleeping cabin regulations should generally proceed through a zoning by-law amendment process to properly assess the requested regulatory change. In some circumstances, a minor variance may be warranted to address minor regulatory changes for the site relating to sleeping cabins.</p> <p>Council will have regard for the general impact of the requested amendment, assess the extent of the change to the regulation being varied from the adjacent waterbody, the impact on the</p> | | <p>d) Sleeping Cabins are not permitted in a Boathouse.</p> <p>Notwithstanding Section F.3.3.6.2 (Sleeping Cabins not Permitted in Front Yard Setback), the reconstruction of existing Sleeping Cabins located within the front yard setback shall be permitted in accordance with the following criteria:</p> <ul style="list-style-type: none"> a) The existing Sleeping Cabin shall have existed prior to the date of adoption of this Official Plan; b) The new Sleeping Cabin shall not exceed the maximum total floor area provisions of the Township’s Zoning By-law; c) The Sleeping Cabin shall conform to all other relevant policies of this Official Plan; d) Only one Sleeping Cabin shall be permitted in the front yard setback; e) The conversion of Boathouses to Sleeping Cabins is prohibited; and f) A Minor Variance or Zoning By-law Amendment shall not be permitted to increase the size of the Sleeping Cabin. <p>Sleeping Cabins are required to have suitable provision for sewage and water on the site and are not permitted to have cooking facilities. Sleeping Cabins shall not function as a second Residential dwelling unit but shall be an accessory use on the lot.</p> <p>Sleeping Cabins, where practical, shall be screened from the lake. The Township Zoning By-law shall include regulations for the number, size and other regulations for Sleeping Cabins and shall address the following matters:</p> | | |

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| | <p>neighbourhood because of the change, and the cumulative effect of variances for sleeping cabins to evaluate the appropriateness of the change from the intent of the regulations.</p> <p>Sleeping cabins that are proposed to be:</p> <ul style="list-style-type: none"> i) larger than the regulated maximum total floor area for each sleeping cabin; or ii) larger than the total floor area on a lot collectively; or iii) greater in height than the regulated maximum height; or iv) increased in the number of sleeping cabins for the site, <p>will be assessed in accordance with the following criteria:</p> <ul style="list-style-type: none"> a) the size of the structure relative to the shoreline frontage and area of the property; b) a demonstrated need for the regulation change; c) the proposal will not have a significant adverse impact on the aesthetics of the area when viewed from adjacent properties or from waterways; d) the elevation of the sleeping cabins relative to existing landscaping and tree coverage to ensure buffering and screening from the waterways; e) special design features or landscaping that can be implemented to reduce the visual impact of the larger structure and increased number of structures; f) the internal use of the sleeping cabin and the assurance that the cabin will not be used for anything other than what the by-law permits; g) the conformity of the request with | | <ul style="list-style-type: none"> a) The use is accessory to and the size is subordinate to the permitted Residential use; b) A maximum <i>Gross Floor Area</i> is provided; and c) Appropriate setbacks are provided which maintain the waterfront <i>Character</i> and protect the natural heritage and natural hazard elements which are characteristic of the waterfront area. The development of more than one Sleeping Cabin shall address the following matters: <ul style="list-style-type: none"> a) The appropriateness and adequacy of sewage and water services; and b) Substantial retention of existing vegetation. <p>Where site specific conditions warrant and the policies of this Official Plan are maintained, relief from the Zoning Regulations, except as otherwise stated in this Official Plan, may be considered by the Township for Sleeping Cabins due to site development constraints. This policy does not apply to Sleeping Cabins proposed in residential garages. Notwithstanding the over-arching principle of Section F.5 (Waterfront Communities) that when in conflict, the Waterfront Community Policies regarding Sleeping Cabins shall prevail over the general Sleeping Cabin policies of the Official Plan, the requirements of policies F.3.3.6.1 (Sleeping Cabins a Permitted Accessory Use) and F.3.3.6.4 (Sleeping Cabin Services) shall prevail over any section of Waterfront Community Policies that deal with similar matters.</p> | | |

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| | other by-law regulations or neighbourhood policies; and h) detailed drawings will accompany any application to clearly demonstrate mitigation measures to reduce the visible impact of the modified cabin. | | | | |
| Setbacks (OP) | Not specified for sleeping cabins | Not specified for sleeping cabins | Yes "Sleeping Cabins shall not be permitted in the required shoreline or front yard setback as defined by the Township's Zoning By-law, and shall be subject to the following policies" | Not specified for sleeping cabins | Not specified for sleeping cabins |
| Sleeping Cabins and Sleep Camp (CZB) | | | | | |
| CZB | The section within the CZB where sleeping cabin by-laws/restrictions are found | | | | |
| Section | General Provisions - Residential | General Provisions - Waterfront Residential Zones | General Provisions Shoreline Residential (SR) Shoreline Residential Island (SRI) | Shoreline Residential (SR) Zone General Provisions | Waterfront Residential (WR) |
| General Provisions & definition | <p>General Provisions</p> <p>"Shall mean an accessory building designed and built for human habitation that excludes cooking facilities and is not made available for remuneration and is incidental and subordinate to the main dwelling."</p> <p>"Subject to the provisions of Section 5.1, Accessory Uses, sleeping cabins are a permitted accessory use on any lot zoned for residential use, provided that: Wards 1, 2, 3 and 4:</p> <p>i) The maximum Total Floor Area of each sleeping cabin, including the floor area of</p> | <p>"A sleeping cabin is a permitted accessory use, on any lot zoned for residential use, provided that the maximum gross floor area does not exceed 56 square metres or does not exceed the ground floor area of the principal dwelling on the lot, whichever is the lesser."</p> <p>"Cabin, Sleeping: means a building for overnight accommodation accessory to a single detached dwelling, which contains no cooking facilities and having a floor area at least 10 square metres and no greater than 56 square metres."</p> <p>"A sleeping cabin is permitted as a stand-alone structure or in the</p> | <p>General Provisions</p> <p>Sleeping cabins shall be permitted on lands within all Shoreline Residential (SR) Zones and Shoreline Residential Island (SRI) Zones, subject to the following regulations:</p> <ul style="list-style-type: none"> - On lots less than 0.3 hectares in lot area, no sleeping cabins shall be permitted. - On lots 0.3 to 1.0 hectares in lot area, a maximum of one (1) sleeping cabin shall be permitted. - On lots greater than 1.0 hectare in lot area, a maximum of two (2) sleeping cabins may be permitted. - The maximum gross floor area of a sleeping cabin shall be 56 square metres. | <p>Sleep Camp / Sleep camp</p> <p>*no specifics for sleeping camp / sleeping cabins and all requirements and specifications are for accessory buildings</p> <p>"ACCESSORY BUILDING shall mean a detached building located on the same lot as the main building, the use of which is incidental or secondary to that the main building and which is not used for permanent human habitation, and may include a sleep camp, a private garage, a boathouse, a tool shed, a storage building, or a warehouse."</p> | <p>Sleeping Cabin</p> <p>Sleeping Cabin shall mean an accessory building not attached to the principal residential dwelling unit, for the non-commercial accommodation of persons, and which may include a bathroom but does not contain kitchen facilities."</p> <p>"Sleep cabins are permitted on lots in the Waterfront Residential (WR) Zone and Rural (RU) Zone, where such lots abut a navigable waterway, in accordance with the following provisions:</p> |

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| | <p>any basement, does not exceed 50.16 m² or the ground floor area of the main dwelling on the lot, whichever is the lesser;</p> <p>ii) The maximum number of sleeping cabins permitted on one lot is three cabins; and</p> <p>iii) The maximum Total Floor Area of all sleeping cabins on a lot, including the floor area of any basement, shall not collectively exceed 150.48 m².</p> <p>b) Wards 5 and 6:</p> <p>i) The maximum Total Floor Area of each sleeping cabin, including the floor area any basement, does not exceed 40 m² or the ground floor area of the main dwelling on the lot, whichever is the lesser;</p> <p>ii) The maximum number of sleeping cabins permitted on one lot is two cabins; and</p> <p>iii) The maximum Total Floor Area of all sleeping cabins on a lot, including the floor area of any basement, shall not collectively exceed 80 m².</p> <p>c) Such sleeping cabins do not contain any cooking facilities;</p> <p>d) Sleeping cabins shall have a floor area greater than 10 m²;</p> <p>e) The maximum height of the sleeping cabin shall be 5 metres;</p> | <p>half-storey above a private residential detached garage.”</p> | <p>- A sleeping cabin shall not include a kitchen or any cooking facilities but may include washroom facilities.</p> <p>- On a lot where a sleeping cabin is permitted, the sleeping cabin location must meet the front yard setback requirement for the principal use and the accessory structure yard requirements for all other yards, of the zone in which the sleeping cabin is located.</p> <p>In the SR4 and SRI4 zones, a sleeping cabin shall be located no closer than 30.0 metres to the front lot line.</p> <p>- The maximum height of a sleeping cabin is 4.5 metres. In the Cognashene Coastal Waterfront Community, the Wah Wah Taysee Coastal Waterfront Community and Go Home Bay Coastal Waterfront Community, as delineated on Schedule A of this By-law, the maximum height of a sleeping cabin shall be 4.0 metres. Height shall be measured in accordance with the definition of building height.</p> <p>- A sleeping cabin shall be limited to one (1) storey in height.</p> <p>- A sleeping cabin shall not be permitted to have a loft, basement, or cellar.</p> <p>- On one wall of a sleeping cabin, the maximum eave projection shall be 1.2 metres. On all other walls, the maximum eave projection shall be 0.6 metres.</p> <p>- A sleeping area shall be permitted in the upper half storey of a one and one half storey detached garage, subject to the provisions of Section 4.1.15. A sleeping area in the upper half storey of a one and one half storey detached garage shall be subject to the sleeping cabin provision of Section 4.1.14 and shall be considered a sleeping cabin for the purposes of this By-law.</p> | <p>“SLEEP CAMP shall mean a non-commercial building for sleeping accommodation accessory to a dwelling in the Shoreline Residential Zone and which contains no provisions for cooking or washroom facilities.”</p> | <p>(a) Only one sleep cabin shall be permitted for each existing lot which contains a principal dwelling unit.</p> <p>(b) The maximum height of the sleep cabin shall be 5.0 metres or 1.5 storeys, whichever is the lesser.</p> <p>(c) The maximum gross floor area of the sleep cabin shall not exceed 46.5 square metres.</p> <p>(d) The sleep cabin, unless located in a boathouse, shall not be located closer to a navigable waterway than the minimum setback for the principal dwelling unit, whichever is the greater.</p> <p>(e) The sleep cabin may have bathroom facilities provided the same are connected to a sewage disposal system.</p> <p>(f) For the purpose of calculating the number of sleep cabins on a lot, a boathouse or a detached garage with sleeping accommodations is deemed to be a sleep cabin.</p> |

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| | <p>f) Such sleeping cabins are clearly subordinate and incidental to the main residential use on the lot;</p> <p>g) No deck attached to a sleeping cabin, excluding any accessory ramps, stairs, walkways or landings, shall exceed the ground floor area of the sleeping cabin;</p> <p>h) No sleeping cabin or deck attached to a sleeping cabin on a lot zoned for residential use shall be erected within 7.5m of a front lot line and within 6 metres of a side or rear lot line. An attached deck to a sleeping cabin, if 1.2 metre or less from grade, may encroach a maximum of 1.5 metres into a side or rear yard;</p> <p>i) If an existing sleeping cabin contains a legal non-conforming kitchen or cooking facilities, then such sleeping cabin may be expanded to the maximum allowable Total Floor Area stated in Subsection 5.36 a) or b) above. If the existing sleeping cabin ceases to be used as a sleeping cabin, the re-constructed sleeping cabin shall not contain cooking facilities and shall comply with all applicable regulations of the By-law.</p> | | <p>- A sleeping area shall be permitted on the main level of a detached garage, subject to the provisions of Section 4.1.15. A sleeping area in a detached garage shall be subject to the sleeping cabin provision of Section 4.1.14 and shall be considered a sleeping cabin for the purposes of this By-law. The combined maximum ground floor area of the sleeping area in a detached garage and detached garage shall be the maximum permitted ground floor area of a detached garage.</p> | | |
| Number of Cabins | | | | | |
| Not permit | Not specified | Not specified | Lot area < 0.3 ha | Not specified | Not specified |
| 1 cabin | Yes | “Any lot zoned for residential use is permitted a maximum of one (1) sleeping cabin which is to be used for human habitation, including any sleeping cabin | Lot area 0.3 to 1 ha | n/a | Only one sleep cabin shall be permitted for each existing lot which contains a principal dwelling unit. |

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| | | located above a detached garage, subject to all other provisions of this by-law.” | | | |
| 2 cabins | Ward Specific: The maximum number of sleeping cabins permitted on one lot is two cabins | n/a | Lot area > 1 ha | n/a | n/a |
| 3 cabins | Ward Specific: The maximum number of sleeping cabins permitted on one lot is three cabins | n/a | n/a | n/a | n/a |
| Specifications | | | | | |
| Total floor Area (max) | <p>Depends on the ward</p> <p>2 Cabins per lot: The maximum Total Floor Area of each sleeping cabin, including the floor area of any basement, does not exceed 40 m² or the ground floor area of the main dwelling on the lot, whichever is the lesser; AND The maximum Total Floor Area of all sleeping cabins on a lot, including the floor area of any basement, shall not collectively exceed 80 m².</p> <p>3 Cabins per lot: The maximum Total Floor Area of each sleeping cabin, including the floor area of any basement, does not exceed 50.16 m² or the ground floor area of the main dwelling on the lot, whichever is the lesser; AND The maximum Total Floor Area of all sleeping cabins on a lot, including the floor area of any basement, shall not collectively exceed 150.48 m².</p> | <p>General Provisions</p> <p>“Notwithstanding the Maximum <i>Floor Area</i> for <i>Accessory Buildings</i>, in the case of a <i>lot</i> zoned WF1 to WF5 inclusive, 56 square metres of the <i>accessory building</i> entitlement or any portion thereof may be allocated to the main dwelling provided that the entitlement for an accessory entitlement shall be reduced by the area allocated to the main <i>dwelling</i>.”</p> <p>Waterfront Residential Zones</p> <p>“WF1, WF3, WF4, WF5- 93 square metres plus 1% of <i>lot area</i>, maximum 390 square metres</p> <p>WF2- 47 square metres plus 0.5% of <i>lot area</i>, maximum 280 square metres”</p> | 56 m ² (gross floor area) | <p>46 m²</p> <p>“Up to one sleep camp having a gross floor area, not exceeding 46 sqm may be erected after the main dwelling has been constructed and used on the same lot as a dwelling”</p> <p>“Maximum building floor area for an accessory building 89 sqm”</p> | ≤ 46.5 m ² (gross floor area) |
| Total floor Area (min) | Sleeping cabins shall have a floor area greater than 10 m ² | Not specified | Not specified | Not specified | Not specified |

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| Height | Max height of 5 m | <p>“Such <i>accessory building or structure</i> shall not exceed one <i>storey</i>, except for private residential detached garages which are permitted to be one and one half storey, where the half storey is used for the purposes of human habitation in the form of a sleeping cabin, subject to all other provisions of this by-law.”</p> <p>Accessory Building Height Waterfront Zone 6 m (max)</p> | 4 to 4.5 m (depending on zone) and no more than 1 story | <p>Not specified for sleeping cabin but specified for “accessory building”</p> <p>Maximum building height for an accessory building 5.0 m</p> | 5 m or 1.5 storeys |
| Amenities | | | | | |
| Kitchen/ cooking facility | Not permitted | Not permitted | Not permitted | Not permitted | Not permitted |
| Bathroom | Not specified | Not specified | Permitted (may include) | Not permitted | Permitted |
| Loft / basement / cellar | -Not specified (but mentions basement area in gross total area) - Second storeys are not permitted | Not specified | Not permitted | Not specified | Not specified |
| Deck | No deck attached to a sleeping cabin, excluding any accessory ramps, stairs, walkways or landings, shall exceed the ground floor area of the sleeping cabin | Not specified | Not specified | Not specified | Not specified |
| Setbacks (CZB) | | | | | |
| Navigable waterway | Not specified | Not specified | Not specified | Not specified | No closer than the minimum setback for the main dwelling unless a sleeping cabin is located within a boathouse |
| Yards | No sleeping cabin or deck attached to a sleeping cabin on a lot zoned for residential use shall be erected within 7.5m of a front lot line and within 6 metres of a side or rear lot line. An attached deck to a sleeping cabin, if 1.2 metre or less from grade, may encroach a | Accessory Building: 3 m | “On a lot where a sleeping cabin is permitted, the sleeping cabin location must meet the front yard setback requirement for the principal use and the accessory structure yard requirements for all other yards, of the zone in which the sleeping cabin is located. | <p>*Accessory buildings</p> <p>“3.0 m minimum distance to a lot line for an accessory building”</p> | Not specified (accessory building) “Any accessory building or use which is not part of the principal building shall not be erected in any of the required yards, except in accordance with the applicable provisions of this By-law pertaining to accessory |

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| | maximum of 1.5 metres into a side or rear yard | | In the SR4 and SR14 zones, a sleeping cabin shall be located no closer than 30.0 metres to the front lot line. | | buildings. |
| Distance between buildings | Not specified | Not specified | | Accessory building* “... nor be built within 2.0 m of the main building in all zones” | Min 2.0 m (of main dwelling) “No accessory building shall exceed 5.0 m in height in a residential zone, nor be built within 2.0 m of the main building in all zones” |

6.6 Docks, Ramps, Boat Lifts and Boathouse Policies and By-laws

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| Docks, Ramps and Boat Lifts (OP) | | | | | |
| Docks (OP) | Yes | Yes | Yes | No | Yes |
| Policy (OP) | <p>“Standards regulating shoreline structures, such as docks and boathouses, shall be detailed in the Comprehensive Zoning By-law.”</p> <p>“Accessory buildings (e.g. docks and boathouses) may be permitted below the design elevation.”</p> | <p>“The Township of Carling will provide detailed regulations in the Zoning By-law to regulate docks including but not limited to the following:</p> <ul style="list-style-type: none"> - the number of docks permitted; - the length of docks; - the size of docks; - the location on the shoreline; - the need to consult relevant agencies; - the impacts on navigation; - safety; - restricting and prohibiting any structures placed on a dock; - limiting lighting; and - limiting de-icing where necessary. | <p>“The Zoning By-law shall generally regulate the number, width and length of docks, in order to protect the natural shoreline quality and <i>Character</i>. Dock length requirements may be varied throughout the Township based on the location of the dock in relation to the land, <i>Narrow Waterbodies</i>, interference with navigable waterways, and provision of appropriate access.”</p> | n/a | <p>“d) The type of docks shall generally be limited to floating, cantilevered or post dock construction. Other types of docks may be permitted where it is demonstrated that they will not have a negative impact on fish habitat. Docks shall be built of non-toxic building materials. The size of docks may be regulated by the zoning by-law and in no case shall limit or restrict safe navigation. The shoreline below the high water mark shall not be permanently altered through the construction of shoreline structures except to accommodate the placement or use of docks as approved by the authority having jurisdiction.”</p> |
| Docks, Ramps and Boat Lifts (CZB) | | | | | |
| Section / Policy | General Provisions | General Provisions | | General Provisions | |
| Definition | <p>Dock: Shall mean a structure in the form of a platform, floating or fixed, including a wharf or pier used for parking or mooring, loading, unloading, repair or storage of boats, located on or adjacent to water, and includes connecting ramps, stairs, walkways and landings within 3m of the landside of the highwater mark.</p> <p>Docking Envelope: Shall mean a surface area of land and water provided for docks and/or a boathouse or boatport, which is determined by the width of the dock(s), boathouse or boatport at their</p> | <p>“Dock: means a <i>structure</i>, floating or fixed, including a wharf or pier where <i>boats</i> can remain for loading, unloading, repair, or storage on or adjacent to water, but does not include connecting ramps, stairs or walkways.”</p> | <p>“Docks, ramps and boat lifts are only permitted as an accessory use, unless specifically permitted as a principal use.”</p> | Not specified | <p>“Building shall mean a structure, whether temporary or permanent consisting of a wall, roof, or floor, or any one or more of these which is used or intended to be used for the shelter, accommodation, or enclosure of persons, animals, goods, or materials, but shall not include a lawful boundary wall or fence. For the purposes of this By-law:</p> <p>(a) a deck or a dock shall be included within the meaning of the term ‘building’; and</p> <p>(b) the word ‘structure’ shall mean the same</p> |

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| | <p>widest dimension parallel to the chord of the lot frontage at the shore and the length perpendicular to said width provided that the determination of both dimensions shall include, where necessary, the permitted 3 metre encroachment area inland of the highwater mark.</p> <p>Docking Site: Shall mean a portion of a docking envelope that is separated from any other portion of a docking envelope by a minimum of 5 metres.</p> <p>Docking Slip: Shall mean a structure where boats can remain for loading, unloading, repair or storage, including the waterway adjacent to any dock that is capable of being occupied by a boat.</p> | | | | <p>as building.”</p> <p>“Dock shall mean an accessory structure floating on or anchored in water at which watercraft are berthed or secured to and which may provide a foundation for a boathouse.”</p> |
| CZB section | <p>“Docks i) Residential: Docks are permitted structures on adjacent waterways and nearshore lands where the lands are zoned Residential, subject to meeting the following provisions:</p> <p>a) A dock is considered an accessory structure that is incidental to the main dwelling on the lot and shall not be constructed unless: i) a main dwelling exists on the lot; or, ii) a building permit for the main dwelling has been issued by the Township</p> <p>Residential - Inland Lakes: b) Inland lakes are permitted 2 dock sites with: i) a maximum cumulative width of 15 metres</p> | <p>Docks Residential</p> <p>“(a) No more than two <i>docks</i> are permitted for each property.</p> <p>(b) <i>Islands</i> greater than 0.5 hectares may have up to three <i>docks</i>.</p> <p>(c) All <i>docks</i> must have a minimum 6 metre <i>side yard</i> including the straight-line extension of the <i>side yard</i> into the water up to a distance of 30m.</p> <p>(d) No <i>dock</i> can exceed 30 metres in length perpendicular to the <i>shoreline</i>.</p> <p>(e) No individual <i>dock</i> or <i>dock</i> system can exceed 100m².</p> <p>(f) The maximum cumulative area of all</p> | <p>“a) Docks, ramps and boat lifts are only permitted as an accessory use, unless specifically permitted as a principal use.</p> <p>b) A dock and ramp shall be setback a minimum of 5.0 metres from a side lot line and also the straight line projection of the side lot line from where it meets the front lot line at the water to a maximum projection of 20 metres, or 26 metres where a ramp and dock exist.</p> <p>c) Two (2) docks shall be permitted on lots with shoreline frontage of equal to or less than 122 metres.</p> <p>d) For lots with greater than 122 metres of frontage, one (1) additional dock shall be permitted for each additional 61 metres of shoreline frontage up to a maximum of four (4) docks.</p> | Not specified (no dock section) | Not specified (no dock section) |

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| | <p>ii) a maximum outer extent of 20 metres iii) a maximum in-shore extension (beyond controlled water mark) of 3 metres c) One of the permitted dock sites may have a near shore portion of the dock located no more than 6 metres in the water from the high water mark with a maximum area of 70 m² and within the maximum dimensions of 15 metres long (along the shore) and 6 metres wide. All other dock sites shall have no portion of a dock which exceeds 4 metres in width. Further, the height of such structure shall not be more than 1.5 metres above the high water mark or grade;</p> <p>Residential - Georgian Bay: d) Single Ownership Islands that are greater than 1 acre in area and lots with a frontage in excess of 200 metres on Georgian Bay are permitted 3 docking sites with:</p> <p>i) the maximum width of one dock site not to exceed 15 metres, measured at its widest width along or parallel to the shore, and a cumulative width of all dock sites not to exceed 30 metres</p> <p>ii) a maximum in-shore extension (beyond original high water mark) of 3 metres</p> <p>e) Single Ownership Islands that are equal to or less than 1 acre in area and lots with a frontage that is equal to or lesser than 200 metres on Georgian Bay are permitted 2 docking sites with:</p> | <p>docks cannot exceed 200m².</p> <p>(g) The maximum cumulative width of any dock or docks cannot exceed 25 metres or 30 percent of the lot frontage, whichever is lesser.</p> <p>(h) Walkways or stairways to the water's edge not exceeding 2 metres in width shall not be considered part of the total dock area.</p> <p>(i) No dock shall extend more than 25% of the total distance across an adjacent waterway.</p> <p>(j) All docks must be approved by the appropriate government authority where applicable.</p> <p>(k) No lights shall be permitted on a dock unless the light is authorized or required by the appropriate government authority.</p> <p>(l) A dock may be permitted in an Environmental Protection (EP) Zone where authorized by the appropriate government authority.</p> <p>(m) A dock is permitted use on Crown land where it has been authorized.</p> <p>(n) No buildings or structures are permitted on docks except as follows:</p> <p>(i) tent-like structures for the purpose of shade protection consisting of canvas or plastic material with open sides that have a maximum area of 60 square metres, a maximum mean height of 2.4 metres;</p> | <p>e) The maximum permitted width of a dock or ramp shall be 4.0 metres for properties with shoreline frontage on Georgian Bay, and shall be 3.1 metres for properties with shoreline frontage on all other navigable waterways. For the purposes of "U", "L", "T", "F" and "E" shaped docks and other finger docks, the width of each dock or ramp (or portion thereof) shall be measured individually.</p> <p>f) For properties with shoreline frontage on Georgian Bay, the maximum permitted projection or length of a dock shall be 20 metres not including the length of a ramp. Where a dock and ramp exist, the maximum projection or length shall be 26 metres. In addition to the foregoing, for properties on Quarry Island and Present Island, the maximum permitted projection of one existing dock per property shall be determined by measuring the water depth from the lake bed to the surface water on a calm, light air day, and the said water depth does not exceed 1.22 metres at the end of the dock.</p> <p>g) In the SR3 and SR13 Zone the maximum projection of a dock, or a dock and ramp, shall be 15.1 metres.</p> <p>h) In the Cognashene Coastal Waterfront Community as delineated on Schedule A of the By-law, the maximum projection and length of a dock, or a dock and ramp, shall be 20 metres.</p> <p>i) For properties with shoreline frontage on inland waterbodies and without shoreline frontage on Georgian Bay, the</p> | | |

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| | <p>i) the maximum width of one dock site shall not exceed 15 metres, measured at its widest width along or parallel to the shore, and a cumulative width of all dock sites not to exceed 20 metres</p> <p>ii) a maximum in-shore extension (beyond original high water mark) of 3 metres</p> <p>f) One of the dock sites permitted under (d) and (e) above may have a near shore portion of the dock with a maximum area of 70 m² and maximum dimensions of 15 m long (along the shore) and 6.5 metres wide and may be located no more than 10 metres into the water and 3 metres inland from the high water mark.</p> <p>Further, the height of such structure shall not be more than 1.5 metres above the high water mark or grade. All other dock structures shall have no portion of the dock that exceeds 4 metres in width.</p> <p>v) Any other near shore portion of a dock located in the water within 6 metres of the high water mark and 3 metres in land of the high water mark, shall not exceed a length of 7.5 metres (along the shore) and 4 metres wide. Further, the height of such structure shall not be more than 1.5 metres above the high water mark or grade.”</p> | <p>and where said <i>structures</i> are capable of being removed;</p> <p>(ii) water slide not exceeding 3.0 metres in <i>height</i> and 5 metres in length;</p> <p>(iii) a diving board not exceeding 1.0 meters in <i>height</i>.</p> <p>for the purpose of this section, <i>height</i> is measured from top of <i>dock</i> to peak of <i>structure</i>.</p> <p>(o) A <i>dock</i> is a permitted <i>accessory use</i> once the main use is established except that a <i>dock</i> is a permitted temporary use for vacant water access properties.</p> <p>(p) A building permit will not be required for the seasonal storage of a <i>dock structure</i> or minor locational changes to accommodate fluctuating water levels.</p> <p>(q) A marine railway will be subject to a 3 metres <i>side yard</i>.</p> | <p>maximum permitted projection or length of a dock shall be:</p> <p>i) SR1, SRI1, SR2, SRI2, SR4, SRI4, SR5 & SRI5 Zones – 15 metres</p> <p>ii) SR6 Zone – 10 metres</p> <p>j) Sections 4.1.13.2 c) and 4.1.13.2 d) do not apply to lands on Go Home Lake.</p> <p>k) Dock projection on all waterbodies is measured from the current water mark.</p> <p>l) Gazebos, hot tubs or whirlpools, pergolas, tents or other like or similar structures shall not be permitted on a dock.</p> <p>m) The maximum cumulative surface area of docks in the Shoreline Residential (SR) and Shoreline Residential Island (SRI) Zones in the Cognashene Coastal Waterfront Community as delineated on Schedule A of the By-law, shall be 160 square metres.</p> <p>n) The following maximum dock width provision apply:</p> <p>i) SR3, SRI3 and SR6 Zone - 3.1 metres</p> <p>o) The maximum number of docks permitted per lot shall be:</p> <p>i) SR3 and SRI3 Zone - 3 docks, provided the maximum cumulative area of all docks does not exceed 92.9 square metres.</p> <p>p) In the case of an “L” or “T” shaped dock, the maximum combined length of all fingers extending from the main dock shall be 15 metres from the main dock.</p> | | |

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| | | | <p>For “F”, “E” or “U” shaped docks, the maximum length of any finger shall be 15 metres from the main dock when located more than 5 metres from the current water mark on Georgian Bay or the high water mark on an inland lake.</p> <p>q) In the Cognashene Coastal Waterfront as delineated on Schedule A of this By-law, in the case of an “L” or “T” shaped dock, the maximum combined length of all fingers extending from the main dock shall be 10 metres from the main dock. For “F”, “E” or “U” shaped docks, the maximum length of any finger shall be 10 metres from the main dock when located more than 5 metres from the current water mark on Georgian Bay or the high water mark on an inland lake.</p> <p>r) The minimum required separation distance between docks shall be 2 metres.</p> <p>Cumulative Width of Docks, Boat Lifts, In-water Boathouses and Boatports</p> <p>a) The maximum cumulative width calculation of docks, ramps, boat lifts, in-water boathouses, boatports, and land based structures, where applicable, shall be calculated based only on the lot frontage where the structures exist.</p> <p>b) Where permitted on or appurtenant to a lot, the maximum cumulative width of all docks, ramps, boat lifts, in-water boathouses and boatports shall be as follows:</p> <p>i) SR3 and SRI3 Zone – 10% of the lot frontage to a maximum of 23 metres,</p> | | |

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| | | | <p>measured parallel to the shoreline. Included in the calculation shall be all land-based accessory structures within 10 metres of the high water mark. For the purposes of this section, all structures between the current water mark and the high water mark shall also be included.</p> <p>ii) SR6 –Zone - 15% of the total of one lot frontage, including lots with more than one frontage, or 23 metres, whichever is more restrictive. The cumulative width shall be measured parallel to the shoreline.</p> <p>iii) All Shoreline Residential (SR) and Shoreline Island (SRI) Zones in the Wah Wah Taysee Coastal Waterfront Community, as delineated on Schedule A of this By-law - 15% of the total of one lot frontage, including lots with more than one frontage, or 23 metres, whatever is more restrictive. Free-standing decks within 10 metres of the high water mark shall also be included in the calculation of cumulative width of shoreline structures. The cumulative width shall be measured parallel to the shoreline.</p> <p>iv) In the Shoreline Residential (SR) and Shoreline Residential Island (SRI) Zones in the Cognashene Coastal Waterfront Community as delineated on Schedule A of the By-law , 15% of the total of one lot frontage, including lots with more than one frontage, or 20 metres, whichever is more restrictive. Included in the calculation shall be all land-based accessory structures within 10 metres of the high water mark. For the purposes of this section, all structures between the</p> | | |

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| | | | <p>current water mark and the high water mark shall also be included. The cumulative width shall be measured parallel to the shoreline.</p> <p>Maximum Number of Boat Slips</p> <p>In the SR4 Zone, the maximum number of boat slips per dwelling shall be two (2). Boat Launching Ramps & Marine Railways Boat launching ramps and marine railways shall be permitted as an accessory use to a property abutting a navigable waterway, provided they are setback a minimum 5.0 metres from a side lot line and also the straight line projection of the side lot line where it meets the front lot line at the water.</p> <p>Docks, Ramps, Boathouses and Boatports in Narrow Waterbodies</p> <p>a) No in-water boathouse or boatport shall be permitted in a waterbody less than 61 metres in width.</p> <p>b) In a navigable waterbody less than 61 metres in width, a dock may project a maximum of 7.0 metres from the current water mark in accordance with the provisions of Section 4.1.13.2.</p> | | |
| Use | | | | | |
| Principal Use | Used for parking or mooring, loading, unloading, repair or storage of boats, located on or adjacent to water, and includes connecting ramps, stairs, walkways and landings within 3m of the landside of the highwater mark. | Not specified | Specifically permitted | Not specified | Not specified |

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| Accessory Use | Not specified | Permitted <i>accessory use</i> once the main use is established permitted temporary use for vacant water access properties. | Only permitted as accessory use | Not specified | Not specified |
| Setback | | | | | |
| Side Lot Line (min) | Not specified | 6 m "All <i>docks</i> must have a minimum 6 metre <i>side yard</i> including the straight line extension of the <i>side yard</i> into the water up to a distance of 30 m." | 5 m ...and also the straight line projection of the side lot line from where it meets the front lot line at the water to a maximum projection of 20 metres, or 26 metres where a ramp and dock exist. | Not specified | Not specified |
| Amount | | | | | |
| Docks / Lot | 2 dock sites for inland lakes 3 dock sites single ownership Georgian Bay Islands > 1 ha and with excess 200 m of frontage 2 dock sites for single ownership Georgian Bay Islands < 1 ha and ≤ 200 m of frontage | Residential (2 permitted) Islands > 0.5 (3 permitted) | 2 for frontage ≤ 122 m Frontage > 122 m +1 for each addition 61 m of frontage with a max of 4 docks | Not specified | Not specified |
| Boathouse/ Boat port | Lots or single ownership islands with boathouses / boat ports have docking sites reduced by one | Not specified | Cumulative width (docks + boathouses) with set criteria | Not specified | Not specified |
| Measurements | | | | | |
| Width (max) | Varies (see CZB section above) depending on location and number of docks Georgian Bay: "the maximum width of one dock site not to exceed 15 metres, measured at its widest width along or parallel to the shore, and a cumulative | "The maximum cumulative width of any <i>dock</i> or <i>docks</i> cannot exceed 25 metres or 30 percent of the <i>lot frontage</i> , whichever is lesser." | 4 m (Georgian Bay) 3.1 m (all other waterways) *finger docks will be measured individually | Not specified | Not specified |

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| | width of all dock sites not to exceed 30 metres” | | | | |
| Shape | Not specified | Not specified | “U” “L” “T” “F” and “E” | Not specified | Not specified |
| Length (max) | Not specified (in-shore exceed is no more than 3 m) | “No dock can exceed 30 metres in length perpendicular to the <i>shoreline</i> .” | 20 m (Georgian Bay) not including length of ramp 26 m (Georgian Bay) *with expectations | Not specified | Not specified |
| Projection | Not specified | Not specified | Measured from current high-water mark | Not specified | Not specified |
| Structures on Dock | Not permitted | “No <i>buildings</i> or <i>structures</i> are permitted on <i>docks</i> except as follows: (i) <i>tent-like structures</i> for the purpose of shade protection consisting of canvas or plastic material with open sides that have a maximum area of 60 square metres, a maximum mean <i>height</i> of 2.4 metres; and where said <i>structures</i> are capable of being removed; (ii) water slide not exceeding 3.0 metres in <i>height</i> and 5 metres in length; (iii) a diving board not exceeding 1.0 meters in <i>height</i> . for the purpose of this section, <i>height</i> is measured from top of <i>dock</i> to peak of <i>structure</i> .” | Not permitted gazebo, hot tubes, whirlpools, pergolas, tents and other similar structures | Not specified | Not specified |
| Cumulative Surface Area | Varies depending on dock location (see above) Georgian Bay: One of the dock sites permitted under (d) and (e) above may have a near shore portion of the dock with a maximum area | “No individual <i>dock</i> or <i>dock</i> system can exceed 100 m ² ” “The maximum cumulative area of all <i>docks</i> cannot exceed 200 m ² ” “Walkways or stairways to the water’s | *varied depending on the zone (see CZB section above) and frontage of property | Not specified | Not specified |

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| | of 70 m ² and maximum dimensions of 15 m long (along the shore) and 6.5 metres wide and may be located no more than 10 metres into the water and 3 metres inland from the high water mark. | edge not exceeding 2 metres in width shall not be considered part of the total <i>dock</i> area.” | | | |
| Distance Between Docks | > 5 m No closet then 2 m to parallel docks | Not specified | The minimum required separation distance between docks shall be 2 metres | Not specified | Not specified |
| Setbacks | - No closer than 6 m to side lot line - 25 m into the water from the high-water mark | “6 metres <i>side yard for docks</i> ” | A dock and ramp shall be setback a minimum of 5.0 metres from a side lot line | Not specified | Not specified |
| Waterway Width | If a waterway is less than 30 m wide, the dock will be positioned to allow the boat to be parallel to the centre line of waterway | “No <i>dock</i> shall extend more than 25% of the total distance across an adjacent waterway.” | In a navigable waterbody less than 61 metres in width, a dock may project a maximum of 7.0 metres from the current water mark | Not specified | Not specified |
| Environmental Protection Zones | Docking envelopes should be located outside of ES and/or ES1 zones. Any portion of a docking envelope located in an ES and/or ES1 Zone shall not exceed 50 m ² . | Not specified | Not specified | Not specified | Not specified |
| Establishment | | | | | |
| Main dwelling | Yes Main dwelling must exist or permit for main dwelling has been issued | “A <i>dock</i> is a permitted <i>accessory use</i> once the main use is established except that a <i>dock</i> is a permitted temporary use for vacant water access properties.” “A building permit will not be required for the seasonal storage of a <i>dock structure</i> or minor locational changes to accommodate fluctuating water levels.” | Not specified | Not specified | Not specified |
| Environmental protection zones | Not specified | “A <i>dock</i> may be permitted in an Environmental Protection (EP) Zone where authorized by the appropriate government authority.” | Not specified | Not specified | Not specified |

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| Government Agencies | Not specified | <p>"All <i>docks</i> must be approved by the appropriate government authority where applicable.</p> <p>(k) No lights shall be permitted on a <i>dock</i> unless the light is authorized or required by the appropriate government authority."</p> <p>"A <i>dock</i> is permitted use on <i>Crown land</i> where it has been authorized."</p> | | Not specified | Not specified |
| Boathouse and Boat port (OP) | | | | | |
| Boathouse (OP) | Yes | No* | Yes | No | Yes |
| Policy (OP) | <p>"Docks, boathouses and boatports that exceed the regulations set out in the Zoning By-law will be reviewed and assessed in accordance with the following criteria:</p> <p>a) the size of the structure relative to the shoreline frontage and area of the property;</p> <p>b) the need for such a structure;</p> <p>c) the visibility of the structure from adjoining channels and properties;</p> <p>d) the public reaction to the oversized structure as determined in the processing of a planning application to allow for the structure;</p> <p>e) the elevation of the boathouse and/or boatport and special design and locational features used to lessen its impact;</p> | <p>*only mention of boathouse development in Georgian Bay Flood Protection Policy:</p> <p>"Accessory building (e.g. docks, boathouses) may be permitted below the 178.3 metre (585 foot) elevation. However it should be recognized by the owner that such structures may be subject to damage from periodic flooding."</p> | <p>"Boathouses may form part of the <i>Character</i> of a waterfront area. Any Boathouse development is to consider the <i>Character</i> of the area in which it is proposed."</p> <p>*additional restrictions / requirements</p> | | <p>"A boat house may also be permitted on each residential lot designated Waterfront, subject to the proponent obtaining the required Land Use Permit, Lease or Patent from the Province. The specific siting of boathouses and the size of boathouses shall be in accordance with the standards established in the implementing Zoning By-law."</p> <p>*additional restrictions / requirements</p> |

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| | <p>f) the location and size of the structure relative to existing buildings and structures on the adjoining land;</p> <p>g) the proposed internal uses of the boathouse space; and,</p> <p>h) the neighbourhood policies that may affect limits of shoreline structures.</p> <p>All oversized boat houses will be subject to site plan control.</p> | | | | |
| Boathouse and Boatport (CZB) | | | | | |
| Section / Policy | General Provisions | General Provisions | General Provisions | General Provisions | Waterfront Residential & General Provisions |
| Definition | <p>Boathouse: Shall mean a detached accessory building or structure that is located over the lake bed and is designed or used for the sheltering of a boat or other forms of water transportation. A boathouse may be permanent or portable or floating in nature.</p> <p>Boatport: Shall mean a detached accessory building or structure that is located over the lakebed and is designed or used for the sheltering of a boat or other forms of water transportation. A boatport may be permanent or portable or floating in nature. In the case of a boatport at least one wall must be open.</p> | <p>“Boathouse: means an <i>accessory building</i> located on or immediately adjacent to water, intended to house, shelter or protect a <i>boat</i> or other form of water transportation, but it does not include a <i>storage building</i>.</p> <p>Boatport: means an <i>accessory building or structure</i> located on or immediately adjacent to water; which is not enclosed by more than one wall, which is designed and used only for the sheltering of <i>boats</i> or other forms of water transportation.”</p> | <p>Shoreline Accessory Structures - water-based</p> <p>Dry-land boathouse</p> | <p>BOATHOUSE, LAND BASED shall mean a building or structure or part thereof located on land and not more than one and one half storeys in height, used for the storage of private boats and equipment accessory to their use and accessory to a residential use, part of which may be used for sleeping accommodations.</p> <p>BOATHOUSE, WATER BASED shall mean a building or structure or part thereof located on a body of water and not more than one and one half storeys in height, used for the storage of private boats and equipment accessory to their use and accessory to a residential use, part of which may be used for sleeping accommodations.</p> <p>“ACCESSORY BUILDING shall mean a</p> | <p>“Boathouse shall mean a detached accessory building, used for the berthing or sheltering of watercraft or watercraft related equipment, floating on or anchored in water near the shoreline of a navigable waterway or on land and may include sleeping accommodation and a bathroom but no kitchen facilities.”</p> |

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| | | | | detached building located on the same lot as the main building, the use of which is incidental or secondary to that the main building and which is not used for permanent human habitation, and may include a sleep camp, a private garage, a boathouse, a tool shed, a storage building, or a warehouse.” | |
| CZB (section) | <p>“No person shall use land adjacent to a navigable waterway for the purpose of a boathouse or boatport unless the following provisions are met:</p> <p>a) Approvals for the boathouse or boatport have been obtained, where required, from any authority having jurisdiction;</p> <p>b) The boathouse or boatport including all attached docks shall not be located closer than 10 metres to the side lot line, including the straight line extension of the said side lot line into the water;</p> <p>c) The boathouse or boatport is not used for human habitation;</p> <p>d) The boathouse or boatport shall not occupy more than 25 percent or 15 metres, whichever is lesser, of the distance across the adjacent waterway measured from shoreline to shoreline with a straight line;</p> <p>e) Where a boathouse or boatport is proposed to be constructed in a waterway less than 30 metres in width, the boathouse or boatport shall be oriented so that the resultant boathouse or boatport slip will cause the boat, when docked, to be parallel to the centre line of the waterway adjacent to the boathouse or boatport;</p> | <p>No <i>person</i> shall use land adjacent to or on a <i>navigable waterway</i> for the purpose of a <i>boathouse</i> or <i>boatport</i>. means an <i>accessory building</i> located on or immediately adjacent to water, intended to house, shelter or protect a <i>boat</i> or other form of water transportation, but it does not include a <i>storage building</i>.</p> | <p>In-Water Boathouses and Boatports</p> <p>a) Where permitted by this By-law, a maximum of one in-water boathouse or one boatport shall be permitted appurtenant to a lot.</p> <p>c) In-water boathouses and boatports shall comply with the side yard setback requirements for a principal building in the zone in which it is located. The setback shall be measured from the straight-line projection of the side lot line where it meets the front lot line at the water .</p> <p>d) No portion of any in-water boathouse or part thereof shall be used for human habitation including sleeping, cooking, or living area, and shall not contain a sauna and/or washroom.</p> <p>e) A flat, gambrel or mansard roof shall not be permitted on an in- water boathouse or boatport.</p> <p>f) All cupolas or other ornamental roof structures shall have dimensions of a maximum 1.0 metre width by 1.0 metre length and a maximum of 1.2 metres height.</p> | <p>a) a land-based boathouse shall be subject to the provisions of Section 6.2 of this by-law and zone provisions applicable to accessory buildings</p> <p>b) a water-based boathouse may only be erected where approvals from the structure have been obtained, where required, from any authority having jurisdiction</p> <p>c) the maximum number of water-based boathouses shall be one on any lot with “SR” zoning or used for residential purposes</p> <p>d) the height of the water-based boathouse shall be no more than 1.5 storeys, as defined in the is by-law or 6.0 m, measured from the high water mark to the highest points of the roof, whichever is greater</p> <p>e) the high of the side walls of a water-based boathouse shall be no greater than 4.0 m measured from the high water mark or 3 m from the top of the attached deck or dock that is not more than 1 m above the water level, whichever is greater</p> | <p>(a) A boathouse may contain sleeping accommodations but shall not contain a kitchen, leisure room, a recreation room, or other similar uses. A boathouse containing sleeping accommodations is also deemed to be a sleep cabin for the purpose of calculating the number of sleep cabins on a residential lot.</p> <p>b) Any exterior floating deck or dock attached to a boathouse and no greater than 1.0 metres above water level is not deemed to be part of the boathouse for the purposes for calculating the gross floor area of the boathouse.</p> <p>c) No water-based boathouse, deck, dock, or other similar use shall encroach into a side yard setback of 3.0 metres, if the side lot lines were extended into the water.</p> |

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| | <p>In addition to the provisions set out in subsections (a) to (e), in the case of a lot zoned Residential:</p> <p>f) a boathouse or boatport shall be permitted within 3 m inland of the highwater mark and adjacent navigable waters;</p> <p>g) The maximum number of boathouses or boatports permitted is one;</p> <p>h) The maximum number of storeys of any boathouse or boatport shall be one storey; and the maximum height shall be 4.5 metres. No attic, second floor, or loft shall be permitted in a boathouse or boatport. In measuring height, final grade shall refer to the top of the deck/dock supporting the building and the supporting deck/dock shall not be greater than 1.5 metres above the highwater mark.</p> <p>i) On a single ownership island zoned for residential use, a minimum lot area of 8,000 m² is required in order to permit the construction of a boathouse or boatport. In the case of a lot, other than a single ownership island, and zoned for residential use, a minimum lot frontage of 100 metres and a minimum lot area of 8,000 m² shall be required to permit a boathouse or boatport.</p> <p>j) No boathouse or boatport can occupy an area exceeding 120 m²;</p> <p>k) The width of the boathouse or boatport measured as a straight line parallel to the chord of the lot frontage, including attached docks, shall not exceed 15m width.</p> <p>l) Where a boathouse or boatport is located on a lot, or on a single ownership island, the number of permitted docking sites shall be reduced by one division.</p> | | <p>g) The minimum eave projection on an in-water boathouse or boatport shall be 0.6 metres.</p> <p>h) The maximum projection of an in-water boathouse or a boatport shall be in accordance with the projection maximums for docks outlined in Section 4.1.13.2 of this By-law.</p> <p>i) On lots within the Palisade Bay / East Bone Island Coastal Waterfront Community, as delineated on Schedule A of this By-law, only one dryland boathouse or only one boatport located appurtenant to the lot shall be permitted. The dryland boathouse or boatport shall only be permitted if the lot has a lot frontage of more than 120 metres.</p> <p>k) Maximum permitted width of a dormer shall be 1.2 metres.</p> | <p>f) the width of the water-based boathouse shall be no wider than that required to accommodate up to two boat slips, plus internal access to the slips, plus the exterior walls of the boathouse</p> <p>g) a water-based boathouse may contain a sleeping accommodation in the upper half storey but shall not contain cooking facilities or sanitary facilities other than a sink and toilet connected to an approved sewage disposal system. Such sleeping accommodation is not deemed to be a sleeping cabin</p> | |

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| | <p>m) where a lot contains an ES and/or ES1 Zone along the entire length of the front lot line, or where a boathouse or boatport cannot be located on a lot in any location along the shoreline other than within the ES and/or ES1 Zone, a boathouse or boatport may be permitted within the ES and/or ES1 Zone provided it meets the requirements of the appropriate approval authority;</p> <p>n) Structures intended to house aircraft on floats or awning/fabric/air structures designed to house watercraft at the shoreline are subject to all of the above provisions, and any other applicable provisions of this By-law.</p> | | | | |
| Lot Size Requirement | <p>Single ownership island lot area > 8000 m² is required for a permit</p> <p>Cases other than single ownership > 100 m frontage + lot area > 8000 m² is required for a permit</p> | Not specified | Not specified | Not specified | Not specified |
| Lot Frontage | Min of 100 m for boathouses | Not specified | <p>< 31 m (dry-land and in-water boathouse prohibited)</p> <p>≥ 31 to 45 m</p> <p>≥ 46 to 60 m</p> <p>≥ 61 m</p> | Not specified | Not specified |
| Lot Line Setbacks | No boathouse and dock will be closer than 10 m from side lot line | Not specified | Permitted in front yard | "A boathouse may be located within a front, side or rear yard where a yard abuts a navigable stream, lake or river, or waterway (with all appropriate approval) and is not closer than 6m to the side lot line (where the side lot line doesn't have a navigable waterway or encroach on adjacent frontage when the lot boundaries are extended into the water) | No water-based boathouse, deck, dock, or other similar use shall encroach into a side yard setback of 3.0 metres, if the side lot lines were extended into the water. |

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| Inhabitation | Not permitted | Not specified | Not permitted | Water-Based boathouse: Sleeping accommodations in upper half | Sleeping accommodations (counts as a sleeping cabin when calculating sleeping cabins / lot) |
| Kitchen amenities | Not permitted | Not specified | Not permitted | Water-Based boathouse: Not permitted | Not permitted |
| Bathroom amenities | Not specified | Not specified | Not permitted | Water-Based boathouse: Only sink and toilet connected to approved sewage disposal | Not specified |
| Sleeping Accommodation Count | Not permitted | Not specified | Not permitted | Such sleeping accommodation is not deemed to be a sleeping cabin | Not specified |
| Waterway coverage | < 25% or 15 m from shoreline to shoreline in a straight line | "No person shall use land adjacent to or on a navigable waterway for the purpose of a boathouse or boatport." | Follows dock requirements (see above) | Not specified | Not specified |
| Length into waterway Georgian Bay | The boathouse or boatport shall not occupy more than 25 percent or 15 metres, whichever is lesser, of the distance across the adjacent waterway measured from shoreline to shoreline with a straight line; | Not specified | Dry-land boathouse 9 m (≥ 31 to 45 m) 11 m (≥ 46 to 60 m) 11 m (≥ 61 m) In-water boathouse 10.2 m (≥ 31 to 45 m) 12.2 m (≥ 46 to 60 m) 12.2 m (≥ 61 m) | Not specified | Not specified |
| Length into waterway all other water bodies | As above | Not specified | Dry-land boathouse 9 m (≥ 31 to 45 m) 9 m (≥ 46 to 60 m) 9 m (≥ 61 m) In-water boathouse 10.2 m (≥ 31 to 45 m) 10.2 m (≥ 46 to 60 m) 10.2 m (≥ 61 m) | Not specified | Not specified |
| Area / coverage | Cannot exceed 120 m ² | Not specified | not specified | Not specified | Not specified |

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| Building Width | Cannot exceed 15 m (including docks measured in a straight line) | Not specified | Dryland boathouse 4.6 m (lot coverage ≥ 31 to 45 m) 7.5 m (lot coverage ≥ 46 to 60 m) 11 m (lot coverage ≥ 61 m) In-water Boathouse 5.8 m (lot coverage ≥ 31 to 45 m) 8.7 m (lot coverage ≥ 46 to 60 m) 12.2 m (lot coverage ≥ 61 m) | No wider than to accommodate up to two boat slips + internal access to slips + exterior walls | Dryland Boathouse 6m In-water boathouse 11 m |
| Building Length | Not specified | Not specified | Not specified | Not specified | Dryland Boathouse 10 m In-water boathouse 13 m |
| Waterway width | If waterway is less than 30 m wide, the boathouse/port will be position to allow the boat to be parallel to the centre line of waterway | Not specified | Not specified | Not specified | Not specified |
| High water mark | Permitted within 3 m inland | Not specified | 20 m | Not specified | Not specified |
| Amount | 1 | Not specified | Not specified | 1 water-based boathouse in any lot zoned as SR | Not specified |
| Height | Storey or 4.5 m | A storey (accessory building) | Dryland & in-water Boathouse 3.5 m (lot coverage ≥ 31 to 45 m) 3.7 m (lot coverage ≥ 46 to 60 m) 4 m (lot coverage ≥ 61 m) | water based-boathouses 1.5 storey or 6 m (measured from the high water mark to the highest point of the roof) Side wall ≤ 4 m (measured from the high water mark) or ≤ 3 m measured from the top of an attached deck or dock (that is not more than 1 m above the high water mark) | Not specified |
| Docks with boathouse/ port | A lot or single ownership island with a boathouse/ port will reduce number of | Not specified | Not specified | Not specified | Not specified |

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| | docking permitted sites by one division | | | | |
| Environmental Protected Zones | If the entire length of front lot line is zoned ES / ES1 or the boathouse cannot be located outside of the ES/ ES1 zone it may be permitted if approved by the proper authorities and meets all criteria | Not specified | Not specified | Not specified | Not specified |
| Aircrafts | Subject to above provisions | Not specified | Not specified | Not specified | Not specified |

6.7 Waterfront Residential Decks Policies and By-laws

| Requirement | ToA | ToC | TGB | NEMI | MoK |
|---|-------------------|--------------------|--|------|--|
| Waterfront Residential Decks (OP) | | | | | |
| Decks | No | No | Yes: Waterfront Policy Shoreline Structure | No | Yes: Waterfront |
| Policy | n/a | n/a | <p>“The size and location of shoreline structures, including docks, decks, gazebos, boat ports and boathouses have a direct effect on both the natural heritage and visual impact of development on a property. The Zoning By-law shall provide standards to regulate the size and location of shoreline structures. These structures may be regulated through a combination of restrictions on the total footprint, floor area, width or height.”</p> <p>“Free standing decks (i.e. not attached to another structure) may be permitted in the front yard provided they do not exceed an area of 45 square metres.”</p> <p>“Free standing decks (not attached to another structure) may be permitted in the front yard provided they do not exceed an area of 40 square metres, are less than 1 metre above grade and maintain a minimum 5 metre setback from the High Water Mark.”</p> | n/a | <p>“The policies of this Section shall apply to shoreline structures abutting any lake or water body:</p> <p>a) With the exception of docks and (wet) boathouses, all shoreline structures shall be constructed within the confines of the property boundaries of a lot.</p> <p>c) Construction of a second storey addition for any shoreline structure shall not be permitted.</p> <p>e) No shoreline structure which will adversely impact fish habitat shall be permitted.</p> <p>f) Other shoreline structures may include a gazebo, pumphouse, utility or storage shed, stairs, deck or viewing area subject to the standards set out above.”</p> |
| Waterfront Residential Decks (CZB) | | | | | |
| Zone | | | | | |
| | General Provision | General Provisions | Shoreline Residential Shoreline Residential Island | | General Provisions |

| Requirement | ToA | ToC | TGB | NEMI | MoK |
|-------------|--|--|---|--|---|
| Definition | | | | No* porch | |
| General | <p>“ Shall mean a floor structure without a roof that is level or has a level surface area capable of accommodating persons or furniture that may be attached to or detached from a main building or an accessory building.”</p> | <p>“Deck: means a floor <i>structure</i> without a roof that has a level surface area to accommodate <i>persons</i> or furniture that may be freestanding or attached to a <i>main building</i> or an <i>accessory building</i>.</p> | <p>“Deck means an open, non-roofed and unenclosed accessory structure which is designed for lounging or sunbathing and is attached to a building.”</p> | <p>Unenclosed porch, balcony, patios, pr steps</p> <p>“Notwithstanding the yard and setback provisions of this by-law to the contrary, an unenclosed porch, balcony, patios or steps may project into required yard a maximum distance of 1.5 m provided that in case of a porch or steps such uses are not more 1.8 m above grade</p> | <p>“Deck shall mean a structure with no solid roof or walls, which may be constructed on piers or foundations and which includes landings and stairs but does not include a balcony, porch/verandah.”</p> |
| Attached | Not specified | <p>“Decks, Attached</p> <p>(a) Where a <i>deck</i> is attached to the main dwelling, it may project into the required rear and <i>side yards</i> so long as a minimum 3 metre <i>yard</i> is maintained.</p> <p>(b) Any <i>deck</i> attached to an <i>accessory building</i> or <i>structure</i> may encroach into a <i>side yard</i> up to 2 metres provided said <i>decks</i> are not more than 3 metres above grade.</p> <p>(c) Any stairs, including landings, providing access on to and off of an attached <i>deck</i> may encroach in to a front or <i>side yard</i> provided that the maximum width of the stairs is 2 metres.”</p> | Not specified | Not specified | Not specified |
| Detached | Not specified | <p>“Decks, Detached Notwithstanding the <i>yard</i> and <i>setback</i> provisions of this By-law, in a Waterfront (WF) Zone a detached accessory <i>deck</i> may be located in the <i>front yard</i>, if the total area does not exceed 20 square metres and if the floor of the <i>deck</i> is no more than 2.0 metres above the average grade of the land over which it is located.”</p> | <p>“Deck Free-standing means an open, non-roofed accessory structure which is designed for lounging or sunbathing and is not attached to a building, with the exception that a Gazebo may be erected on a Free-standing Deck, only where a Gazebo is a permitted structure.”</p> | Not specified | Not specified |

| Requirement | ToA | ToC | TGB | NEMI | MoK |
|---------------------|--|---------------|--|---------------|--|
| Location | | | | | |
| Front yard | Where a deck is attached to the main dwelling, the attached deck may extend from the main dwelling into a required front yard setback of a lot zoned for residential use provided the deck is not closer than 3 metres to the highwater mark and is not more than 2 metres above final grade and further | Not specified | Permitted free standing decks | Not specified | Not specified |
| Side yard | Where a deck is attached to the main dwelling, an attached deck may encroach 1.5 metres into a side or rear yard provided that, in the case of unenclosed and uncovered decks and patios, such uses are not more than 1.2 metres above final grade. | Not specified | Not specified | Not specified | Not specified |
| Measurements | | | | | |
| Cumulative Area | A single detached deck is permitted provided the area of the deck does not exceed 40 m ² and provided the floor of the deck is no more than 2.0 metres above the grade of the land over which it is located and provided it complies with all required front, side or rear yard setbacks for an accessory structure on a lot zoned for residential use. | Not specified | 40 m ² (max)* *with exceptions | Not specified | Not specified |
| Height | “A deck on the roof of a building is considered a storey. | Not specified | 1.2 m (Free-standing decks) | Not specified | Not specified |
| Setbacks | | | | | |
| High Water Mark | “Where a deck is attached to the main dwelling, the attached deck may extend from the main dwelling into a required front yard setback of a lot zoned for | Not specified | 0 m (free standing decks) 5 m (SR and SRI in specific waterfront community) | Not specified | “Shoreline Development Area shall mean the cumulative total area, expressed in square metres, of all buildings or structures permitted within 20.0 metres of the Optimal |

| Requirement | ToA | ToC | TGB | NEMI | MoK |
|-------------|---|---------------|----------------------------|---------------|--|
| | <p>residential use provided the deck is not closer than 3 metres to the highwater mark and is not more than 2 metres above final grade...</p> | | | | <p>Summer Water Level. For the purposes of this By-law, the shoreline development area shall also include those buildings and uses, which are attached to the lands which form the bed of any navigable waterway and/or are floating on any navigable waterway. For the purposes of this definition, buildings or structures shall mean a boathouse, deck, dock, gazebo, pump house, sauna, stairs or like or similar uses."</p> |
| Yards | <p>...and further, an attached deck may encroach 1.5 metres into a side or rear yard provided that, in the case of unenclosed and uncovered decks and patios, such uses are not more than 1.2 metres above final grade.</p> <p>Where the deck is attached to an accessory building, it shall comply with the front yard requirement for the accessory building but an attached deck may encroach into a side or rear yard a maximum of 1.5 metres provided that, in the case of unenclosed and uncovered decks and patios, such uses are not more than 1.2 metres above final grade.</p> <p>Where the deck is attached to an accessory building, it shall comply with the front yard requirement for the accessory building but an attached deck may encroach into a side or rear yard a maximum of 1.5 metres provided that, in the case of unenclosed and uncovered decks and patios, such uses are not more than 1.2 metres above final grade.</p> | Not specified | Side Yard: Depends on zone | Not specified | <p>"...on lots that front on water, decks, where the average height from the surface of the deck to the finished grade is less than 1.2 metres, may encroach into the front yard, interior side yard or exterior side yard a maximum of 3.0 metres.</p> |
| Connections | | | | | |

| Requirement | ToA | ToC | TGB | NEMI | MoK |
|----------------------------|--|---|---------------|---------------|---|
| Between buildings | Not specified | <p><i>“Buildings are deemed to be attached if they are connected by a covered passageway, breezeway or roof in which case said buildings are considered a single building. If buildings and structures are connected by open air decks or where there is at least one metre of physical separation, said buildings and structures are considered detached.”</i></p> | Not specified | Not specified | Not specified |
| Inclusion to area coverage | | | | | |
| Lot coverage | <p>“Shall mean the area of a residential lot, or in the case of a lot zoned for non-residential use, the area of the lot zoned for non-residential use, that is covered by the ground floor area of any buildings and shall include all accessory buildings and all roofed or covered accessory structures, the entire area of the overhang of a roof where the overhang of the roof exceeds 1.25 m in depth, the floor area of any boathouse or boatport constructed over the Crown lake bed and the area of any deck, dock or docking slip covered by the overhang of a boathouse roof or boatport roof where the roof overhang is greater than 1.25 metres in depth.”</p> | Not specified | Not specified | Not specified | <p>“Lot Coverage shall mean that percentage of the lot area covered by all buildings and structures. For the purposes of this definition, the calculation of lot coverage shall include a weather canopy and exclude decks or those buildings and structures within the Shoreline Development Area.”</p> |
| Main Building | Not specified | Not specified | Not specified | Not specified | <p>“Building, Principal shall mean the building in which the principal use is conducted. For the purposes of this By-law, any deck or any other like or similar structure attached to the principal building, shall be considered as part of such building and shall be subject to the regulations applicable to the principal building.”</p> |

6.8 Septic System Comparison Chart

| | TOA | TOC | TGB | NEMI | MOK |
|---|--|---|---|---------------------------------------|--|
| Summary of Septic System Data | | | | | |
| High Water Mark Requirement (Georgian Bay) | 176.44 [m] G.S.C. above sea level | 176.44 [m] G.S.C. above sea level. | 177.4 C.G. D | Not specified | n/a “The high water mark it to be determined by an Ontario Land Surveyor. Unfortunately, there is no floodplain mapping in the area. I use my professional judgement on a case by case circumstances on whether a surveyor is required or not.” *information provided via email by Matthew Dumont Director of Planning Sudbury East Planning Board |
| Setback Development Policy | | | | | |
| Shoreline Setback Requirement (Georgian Bay) | Not specified* *set by Ontario Building Code: for Class 4 & 5 is 15 [m] from lake | Not specified | 30 [m] from H.W.M *specific setback for septic systems | Not specified | 20 [m] *from optimal summer water level |
| Site Specific Setback Regulations | Yes | Yes | Yes | Yes | No |
| Floodplain Elevation Development Policy | “No building or structure for human habitation shall be permitted within a floodplain.” | “No new <i>buildings</i> or <i>structures</i> intended to be used for <i>human habitation</i> shall be permitted below the 178.3 metre elevation G.S.C. datum.” | Not specified | Not specified | Not specified |
| Floodplain Elevation Requirement | 178.3 [m] elevation G.S.C. datum | 178.3 [m] elevation G.S.C. datum. | Not specified | 179.6 metres, Canadian Geodetic Datum | Not specified |

| | TOA | TOC | TGB | NEMI | MOK |
|---------------------------------|---------------|---------------|-------------------|---------------|---------------|
| Elevation above High-Water Mark | Not specified | Not specified | 1 [m] above H.W.M | Not specified | Not specified |

6.9 Accessory Building Uses and Specifications

| | TOA | TOC | TGB | NEMI | MOK |
|--|---|---|---|---|---|
| Accessory Buildings (OP) | | | | | |
| General / Set policies (OP) | Yes "Shoreline Structures" | yes "Shoreline Modifications" | Yes* | No *no specific policy section under "Shoreline Area" | Yes - all structures (besides docks and wet boathouses) shall be constructed within the boundary of the lot - no structure will impact fish habitat |
| Principles for Built form Development on Shoreline | Yes "The regulations contained within the Zoning By-law for shoreline structures shall be developed in order to maintain a balance of natural and built form." | Yes "The principle objectives of the policies for development in the waterfront area of the Township of Carling are to preserve, maintain and enhance the natural features of the shoreline and ridgelines." (c) impose strong, but reasonable, building restrictions near and adjacent to the shoreline; (d) apply aesthetic controls to ensure there is minimum visual impact on the natural shoreline conditions and aesthetic qualities of the waterfront; | Yes "The <i>Character</i> of the Waterfront Designation will be maintained by retaining the overall low density of built form and development while generally preserving the shoreline in a natural and undeveloped appearance." | No | Yes "The lands designated "Waterfront" on Schedule "C" are intended to provide the main locations for seasonal and limited permanent residential and recreational and tourism oriented commercial uses within the Sudbury East Planning Area." |
| Accessory Buildings (CZB) | | | | | |
| General Provision | | | | | |
| | Accessory Uses – Residential: a) Any accessory building or structure, other than a sleeping cabin, is not permitted to be used for human habitation; | "Accessory Buildings and Structures a) Where this By-law provides that land may be used or that a building or structure may be erected, altered or used for a purpose, that purpose shall be deemed to include any accessory | "ACCESSORY BUILDINGS, STRUCTURES AND USES Permitted Uses Accessory buildings shall not be used for any occupation for gain or profit | Where this By-law provides that land may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or accessory use incidental thereto, except that: | Permitted Uses: Where this By-law provides that a lot may be used or a building may be erected or used for a purpose, that purpose shall include any accessory building or accessory use, but shall not include the following: |

| | TOA | TOC | TGB | NEMI | MOK |
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| | <p>b) The use of any accessory building or structure for the keeping of animals, other than domestic pets, is not permitted in any zone unless specifically authorized by the provisions of that zone. Accessory Structures – Residential:</p> <p>a) Accessory buildings shall not exceed one storey and 5 metres in height except where more restrictive height requirements apply;</p> <p>b) The maximum number of accessory buildings permitted on any lot zoned for residential use is three. This number does not include: sleeping cabins, a privy, a marine storage facility, and a pump house, provided that such buildings are not used in combination with any other accessory building or use;</p> <p>c) Except as may be provided elsewhere in this By-law, any accessory building or structure, including any unenclosed, uncovered decks, which is not attached to the main building shall be erected with a minimum front yard setback of 7.5m;</p> <p>d) Notwithstanding subsection c) above or any of the other provisions of this By-law to the contrary, a boathouse or boatport, one sauna, one pump house, three marine railways and one marine storage facility may be located in the required front yard of any lot zoned for residential use. The regulations applicable to boathouses and boatports are addressed in subsection 5.3 of this By-law. The regulations applicable to a marine storage facility are addressed in Subsection 5.18 of this By-law. Regulations applicable to pump houses are addressed in Subsection 5.29 of this By-law;</p> <p>e) Truck, Bus, Shipping Container Use prohibited – No person shall, in any</p> | <p>building or structure or use incidental thereto. Subject to any general or specific provisions of this By-law, any accessory building, structure or use, excepting a sewage system and a dock, may only be established once the main building, structure or use has been established. For the purposes of this by-law, an accessory building cannot exceed the footprint of the main building.</p> <p>b) Except as may be provided elsewhere in this By-law, any accessory buildings or structures which are not part of the main building shall be erected behind the front line of the main building or shall comply with the yard requirements of the zone in which the main building is situated, whichever is lesser. Such accessory building or structure shall not exceed one storey, except for private residential detached garages which are permitted to be one and one half storey, where the half storey is used for the purposes of human habitation in the form of a sleeping cabin, subject to all other provisions of this by-law.</p> <p>c) Notwithstanding sub-paragraph (b) above, one sauna, one gazebo, or one storage shed, along with one pump house may be located in the front yard of any lot zoned for waterfront residential use, provided that the building or structure complies with all other provisions of this by-law.</p> <p>d) Notwithstanding sub-paragraph (b) above, a dock or wharf, may be located in the front yard, side yard or rear yard where a lot abuts a navigable waterway, provided that the building or structure complies with all other applicable provisions of this by-law and provided that the approval of any governmental</p> | <p>conducted within or accessory to a dwelling unit or lot except as specifically permitted in accordance with this By-law. Setback and Yard Requirements</p> <p>Except as otherwise provided by this By-law, any accessory building or structure shall comply with the yard requirement of the zone within which it is located. This provision shall not apply to prevent the construction of land-based and water-based accessory structures in the front yard as may otherwise be permitted in this By-law.</p> <p>Accessory Structures on Islands On unsubdivided islands where there are no side yards or rear yard, permitted accessory structures may be located in the front yard provided all setback and yard requirements of the By-law are met.</p> <p>Accessory Structure Lot Coverage On properties not within a, Shoreline Residential (SR) or Shoreline Residential Island (SRI) zone, the total lot coverage of all accessory buildings and structures, excluding swimming pools, shall not exceed 5 percent of the lot area.</p> <p>Accessory Building Height a) The maximum height of accessory buildings or structures shall be 4.5 metres unless otherwise stated in this By-law. b) The maximum height of accessory buildings or structures in the Cognashene Coastal Waterfront Community, Wah Wah Taysee Coastal Waterfront Community or Go Home Bay Coastal Waterfront Community, as delineated on Schedule A of this By-law, shall be 4.0 metres unless otherwise stated in this By-law.</p> | <p>a) an accessory building shall not be erected prior to the erection of a dwelling on the same lot except where it is necessary for the storage of tools and materials for used in connection with the construction of such dwelling and does not exceed 10 sqm in area and no accessory building shall be used prior to the erection oof such dwelling for any purpose other than such storage</p> <p>b) a boathouse, dock or wharf may be located in the front yard, side yard or rear yard where the yard abuts a navigable stream, river or lake, or waterway provided that the approval of any other government authority having jurisdiction has been obtained and provided that the boathouse, dock, or wharf is located not closer than 6 m to the side lot line where the side line does not abut a navigable waterway or does not encroach on adjacent frontage when the lot boundaries are extended into the water</p> <p>c) where an accessory building is used for a home industry, such building or building shall be located on a lot at a setback from any abutting road or street which is 15 m greater than the setback required by this by-law for the main building on the lot</p> <p>d) up to one sleep camp having a gross floor area, not exceeding 46 sqm may be erected after the main dwelling has been constructed and used on the same lot as a dwelling</p> <p>e) the use of any accessory building or structure other than a guest cabin for human habitation is not permitted except where a dwelling is permitted accessory use. The use of nay accessory building or structure for the keeping of</p> | <p>(a) any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or</p> <p>(b) any accessory building used for human habitation except as is specifically permitted in accordance with this By-law.</p> <p>6.2.2 Limitation (a) No accessory building shall be erected on any lot until the principal building to which it is to be accessory thereto has been erected with the exception of a dock on a lot accessible only by water or except where it is necessary for the storage of tools and materials for use in connection with the construction of such dwelling unit; no accessory building shall be used prior to the erection of such dwelling unit for any purpose other than such storage. (b) Any accessory building or use which is not part of the principal building shall not be erected in any of the required yards, except in accordance with the applicable provisions of this By-law pertaining to accessory buildings. (c) Noaccessorybuildingshallexceedaheightof5.0 metres and for the purposes of this By-law, no accessory building shall have more than 1 storey. However, an attic, as defined in Section 5 of this By- law, shall be permitted. (d) No accessory building or part there of, other than a sleeping cabin, shall be used for the provisions of sleeping accommodations. (e) No accessory building shall be built within 1.5metres of the principal building in any zone. (f) For the purpose of this By-law, barns, implement buildings, silos and other like or similar uses are not considered accessory buildings and uses.</p> |

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| | <p>Residential Zone, use any truck, bus, coach, streetcar body, railway car body, railway shipping container, or similar structure of any kind, for the purpose of an accessory structure.</p> <p>f) No accessory building or structure on any lot zoned for residential use shall have a total floor area greater than the ground floor area of the main building. This subsection does not apply to boathouses or boatports;</p> <p>g) Accessory building(s) or structure(s) shall not include cooking facilities;</p> <p>h) Accessory building(s), structure(s) or use(s) may only be established after the main building, structure or use has been established.</p> | <p>authority having jurisdiction has been obtained and provided that any docks are not located closer than 6 metres to the side lot line and does not encroach upon said 6 metre side yard when the lot boundaries are extended into the water. This setback provision does not apply beyond 30 metres from the shoreline.</p> <p>e) Where an accessory building is used for a Home Industry, as defined in this By-law, such building shall be located on the lot at a setback from any abutting road or street which is 15 metres greater than the setback required by this By-law for the main building on the lot.</p> <p>f) The use of any accessory building or structure, other than a sleeping cabin, for human habitation is not permitted, except where a dwelling is a permitted accessory use. The use of any accessory building or structure for the keeping of animals, other than domestic pets, is not permitted in any Zone unless specifically authorized.</p> <p>g) Any lot zoned for residential use is permitted a maximum of one (1) sleeping cabin which is to be used for human habitation, including any sleeping cabin located above a detached garage, subject to all other provisions of this by-law. A sleeping cabin is permitted as a stand-alone structure or in the half-storey above a private residential detached garage.</p> <p>h) Notwithstanding the Maximum Floor Area for Accessory Buildings, in the case of a lot zoned WF1 to WF5 inclusive, 56 square metres of the accessory building entitlement or any portion thereof may be allocated to the main dwelling provided that the entitlement for an accessory entitlement shall be reduced</p> | <p>c) Accessory building height shall be measured in accordance with the definition of building height, unless otherwise stated in this By-law. Accessory Structure Encroachments</p> <p>Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, retaining walls less than 1.0 metres in height, fences 2.0 metres or less in height, signs or similar uses which comply with this By-law are permitted in any required yard or in the area between the road line and the required yard. Fences shall not be permitted in the required front yard of lots that abut a waterbody. Accessory Buildings or Structures Yard Requirements</p> <p>Notwithstanding the yard and setback provisions of this By-law to the contrary, an accessory building or structure may be erected and used in an interior side or rear yard, and in the front yard where specifically permitted below, provided that the following yard requirements are met: Interior Side Yard: Where such accessory building or structure is located in an interior side yard, it shall not be closer than 2.0 metres to the side lot line. On Shoreline Residential (SR) or Shoreline Residential Island (SRI) zoned lots, accessory buildings or structures shall not be located closer than 5.0 metres to a side lot line. Rear Yard: Where such accessory building or structure is located in a rear yard, it shall not be closer than 4.0 metres to the rear lot line.</p> | <p>animals, other than domestic pets, is not permitted in any residential zone or shoreline residential</p> <p>f) no accessory building shall exceed 5 m in height in a residential zone, nor be built within 2 m of the main building in all zones</p> | |

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| | | <p>by the area allocated to the main dwelling.</p> <p>i) Truck, Bus, Shipping Container Use prohibited No person shall, in any Residential Zone, use any truck, bus, coach, streetcar body, railway car body, railway shipping container, or similar structure of any kind, for the purpose of an accessory structure.</p> <p>j) Accessory building(s) or structure(s) shall not be equipped with cooking facilities.</p> <p>k) Accessory building(s), structure(s) or use(s) may only be established after the main building, structure or use has been established.</p> <p>l) Notwithstanding any of the other provisions of this By-law, in the case of a lot zoned WF1 to WF5 inclusive, a storage building not exceeding 9.9 square metres of floor area and 3.5 metres in height, may be located in the front yard for the residential use of storing boat supplies and marine accessories subject to 1 metre front yard.</p> <p>m) Notwithstanding the definition of a storage building, an accessory building may include a storage/loft not in excess of 1.5 metres.</p> | <p>Front Yard & Exterior Side yard: For those lots which abut a lake or river, a permitted detached accessory building or structure may be located in the front yard but shall comply with the minimum required front yard for the zone in which they are located, unless otherwise permitted by this By-law. For those lots in the Rural (RU) zone, a detached garage shall be permitted in the front yard or exterior side yard provided the detached garage complies with the minimum required front yard of the Rural (RU) zone.</p> <p>Accessory Building and Structure Separation and Road Setback</p> <p>a) All accessory buildings shall be setback at least 2 metres from all other buildings. All accessory buildings and structures shall be setback at least 4 metres from a private road or the limit of a right-of-way, where a right-of-way exists.</p> <p>b) On lots in a Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone, all accessory buildings shall be setback at least 5.0 metres from all other buildings.</p> <p>c) In any Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone in the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law, accessory buildings of 10 square metres or less shall be setback at least 5 metres from all other buildings.</p> <p>d) In any Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone in the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law, all accessory building equal to or greater than 10 square metres shall be setback at least 10 metres from all other buildings.</p> | | |

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| | | | <p>Number of Accessory Buildings per Lot In the Shoreline Residential (SR) and Shoreline Residential Island (SRI) Zones in the Cognashene Coastal Waterfront Community as delineated on Schedule A of the By-law, the maximum number of accessory buildings on a lot shall be two (2). This shall not include a boatport, sleeping cabins, a privy or a pumphouse. Maximum Floor Area of Accessory Buildings In Shoreline Residential (SR) and Shoreline Residential Island (SRI) zones in the Cognashene Coastal Waterfront Community as delineated on Schedule A of this By-law, the maximum floor area of an accessory building, excluding a boatport, dryland boathouse, sleeping cabins, a privy and a pumphouse, shall be 45 square metres, unless other provisions of this By-law are more restrictive.</p> | | |
| Definition | Shall mean a detached building, the use of which is naturally and normally incidental to, subordinate to and exclusively devoted to a principal use and located on the same lot. | <p>4.02 <i>Accessory Building</i>: means a one storey, detached building, located on the same lot as a main building, the use of which is incidental or subordinate to that of the main building.</p> <p>4.03 <i>Accessory Use</i>: means a use of lands or buildings which is incidental or subordinate to the principal use of lands or buildings.</p> | Where this By-law provides that a lot may be used and a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use provided that a principal building or structure is already in existence on the lot. | ACCESSORY BUILDING shall mean a detached building located on the same lot as the main building, the use of which is incidental or secondary to that the main building and which is not used for permanent human habitation, and may include a sleep camp, a private garage, a boathouse, a tool shed, a storage building, or a warehouse. ACCESSORY USE shall mean a use that is normally incidental, subordinate and exclusively devoted to a principle use located on the same lot therewith. | Where this By-law provides that a lot may be used or a building may be erected or used for a purpose, that purpose shall include any accessory building or accessory use, but shall not include the following: a) Any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or b) Any accessory building used for human habitation except as is specifically permitted in accordance with this By-law. |
| Building Specifications | | | | | |

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| Height (max) | 5 m or 1 storey | Max height 6 m | 4.5 m or 4 m in specific waterfront communities | 5 m | 5 m or 1.5 storeys |
| Yard | Not specified | 3 m 6 m (side yard for docks) | 5 m (side yard) 4 m (rear yard) Specific waterfront zone requirements for front yard setbacks | *min distance to a lot line 3 m | Min distance from Optimal Summer Water Level 20 m (unless shore road allowance is not owned by property owner or crown, then its 3m) Front (n/a) Exterior Side (6m) Rear (3 m) Interior Side (1.5 m) |
| Floor Area (max) | Cannot exceed the main dwelling's total floor area of the ground floor area. | Min: 93 m ² + 2% of lot area Max: 390 m ² Or 47 m ² + 0.5% of lot area (with a max of 280 m ²) (island residential) | 45 m ² *excluding boatport, dryland boathouse, sleeping cabin, privy and/pr pumphouse | 89 sq m | Width X Length Land-based boathouse 6 m X 10 m Water-based boathouse 11 m X 13 m Any sleep cabin (max gross floor area) 46.5 sq m |

7.0 Waterfront Commercial Policies and By-laws

7.1 Overview Waterfront Commercial Development Policies and By-laws

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| Waterfront Commercial Designations (OP) | | | | | |
| Waterfront Commercial Policies / Section | Commercial Policies (under land-use) *not under a waterfront commercial development section | Commercial Development (full section) *not under waterfront designation but sections related to commercial waterfront development | Waterfront Commercial *Under the waterfront designation section | Waterfront Policy Area *Waterfront Commercial Policies are mentioned under the “Shoreline Area” | No specified waterfront commercial policy section General “commercial” policies under the waterfront designation |
| Sub-sections | n/a | - No new waterfront commercial operation - marina - tourist resorts | n/a | - marina systems (not under shoreline area or waterfront policy area) - outdoor recreation and tourist commercial (under Rural Area) | n/a |
| Waterfront Commercial Zone (CZB) | | | | | |
| Zone | Yes | Yes | Yes | No* Not a specific waterfront or marina commercial zone | Yes |
| Zones | Marina Commercial Zone (MC) Resort Commercial (RC) Zone Marina/Resort Commercial Zone (MRC) | Tourist Commercial Commercial Marina | Tourist Commercial Zone Marina Commercial Zone | Tourist Commercial General commercial | Waterfront Commercial tourist commercial zone |
| Waterfront Commercial Development Policies (OP) | | | | | |
| Development “Principles” | “Existing commercial uses are recognized as permitted uses and as providing necessary | “Commercial uses in the Township of Carling cater to the recreational and service | “The Waterfront Designation has developed traditionally with a mix of Residential, | The Town’s many shoreline areas are composed of significant natural features, | “Waterfront development will continue to prevail as one of the |

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| | <p>and essential services to the inhabitants of the Planning Area. These commercial facilities represent a variety of types and intensities of land use. The number of existing commercial facilities has been deemed to be adequate for the present level of development in the Township. The need for commercial services, however, is likely to increase in response to further cottage development or extensions to existing tourist commercial establishments. In the meantime, the survival of these existing commercial facilities is vital to the proper servicing of the present residents and Council will support the continued existence of these facilities so long as the goals and objectives of The Archipelago's Official Plan are met."</p> | <p>needs of the community including property owners and visitors to the municipality. Existing commercial uses include marinas, resorts, restaurants, retail and speciality services located primarily along the major roads in the municipality."</p> <p>"Commercial uses primarily exist in the recreational waterfront areas and along the major access roads leading to the waterfront."</p> | <p>limited Resort Commercial and other Commercial uses in specific Waterfront Communities, and Open Space uses. This <i>Character</i> is recognized, and all development shall have regard to such <i>Character</i>.</p> <p>Development shall have regard to the aesthetic quality of the waterfront area. Development shall be compatible with existing land uses in the area. Development within the Waterfront Designation shall not be permitted where it would contribute to the demand for public services which are uneconomical to provide, improve, or maintain.</p> | <p>wilderness landscapes and characterized by low density and intensity of development. These areas are valued for their individual sense of place, protection of the natural environment and water quality, and careful management of change and development. The Town encourages development to occur in a responsible manner while protection and preserving the significant natural heritage features and ecological functions of the shoreline areas."</p> | <p>largest opportunities for seasonal and limited permanent residential development because of the Planning Area's pristine lakes and rivers, and its beautiful scenery. Waterfront Policy Areas are intended to provide the main locations for seasonal and limited permanent residential, recreational and tourism-oriented commercial uses. Development in the Waterfront Policy Area shall be placed in the appropriate zone or zones in the implementing Zoning By-laws."</p> |
| Commercial Uses | <p>Doesn't explicitly mention commercial uses</p> <p>Mentions - existing resort and tourist -Marinas</p> | <p>Yes</p> <p>"Existing commercial uses include marinas, resorts, restaurants, retail and speciality services located primarily along the major roads in the municipality."</p> <p>(a) lodges, resorts, rental cabins, retail services, and restaurants accessory to the resort use;</p> <p>(b) private clubs excluding power boat, motor car or motorcycle clubs;</p> <p>(c) public or private camps including tent and trailer resorts; and</p> <p>(d) other commercial uses associated with recreation including marinas, snowmobile sales and service, and retail service uses for the Waterfront area.</p> | <p>Yes</p> <p>"Waterfront Commercial consists of existing Resort Commercial, existing standalone contractors' yards, Marinas, Small Scale Tourist Commercial uses, and tent and trailer parks existing at the date of adoption of this Official Plan."</p> <p>"New Waterfront Commercial land use shall only be permitted where direct access to a public road is available. Exception to such provisions may be made where such development can be accessed by water only, and where the Township has determined that the access is appropriate for the proposed use and provided direct access to a public road is available from mainland parking areas."</p> <p>Commercial development, which shall be</p> | <p>Yes</p> <p>- Tourist commercial - other commercial uses that relate to the waterfront area + resorts + camps + restaurants + attractions +marina</p> | <p>Yes</p> <p>- Recreational - tourism-oriented commercial uses.</p> |

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| | | | limited to, Marinas, existing Resort Commercial, existing standalone contractors’ yards, associated accessory uses, Small Scale Tourist Commercial uses, and tent or trailer parks which existed at the time of adoption of this Official Plan including 380 Macey Bay Road (Lakehome Landing) subject to the policies of F.3.4.4.5 (Special Policy Area – Lakehome Landing); | | |
| New commercial land use | <p>“New commercial facilities that are proposed by amendment to this plan must be ancillary, subordinate and complementary to the primary water-based recreational function of the Township.</p> <p>The establishment of new commercial uses is restricted within The Township.”</p> <p>“Official Plan policies recognize however, that commercial marinas on Georgian Bay and larger inland lakes are needed to meet the water access needs of the residents of The Township.</p> <p>An Official Plan Amendment, with all necessary supporting studies and reports, is required for the establishment of a new commercial marina, to demonstrate whether the proposal is necessary and appropriate...”</p> | <p>“it is the policy of this Plan not to permit the establishment of any new tourist commercial establishments.”</p> <p>“When considering the expansion of existing and any new marina facilities, the Township will have regard for impacts on adjacent residential landowners and the environment and will ensure that all possible steps have been taken to mitigate or eliminate any conflicts between the marina, residential uses and the environment.”</p> | <p>“New Waterfront Commercial land use may only be permitted by Official Plan Amendment and Zoning By-law Amendment unless otherwise provided for in this Official Plan.”</p> | Not specified | <p>“New development in Waterfront Policy Areas is intended to occur on private water and sewage services. However, prior to approving new development applications, confirmation of a sufficient capacity of potable water and sufficient reserve sewage system capacity for hauled sewage must be obtained and the site conditions are adequate for the long term provision of such services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services. If adequate servicing allocations and treatment capacities of hauled sewage are not available, the development shall not be permitted.”</p> <p>When considering a Zoning By-law amendment to permit a new tourist commercial use, the Planning Board and the applicable municipality shall consider the following criteria in addition to those set out in Section 4. 2.2:</p> <p>a) the proponent shall have obtained from the appropriate</p> |

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| | | | | | approval authority the necessary approvals for the water supply and sewage disposal systems and indicate the location of these facilities on the site; b) documentation from the appropriate authority that docking locations are suitable and appropriate; c) adequate access to and direct frontage on a Provincial Highway or a local road maintained year round or, in the case of a water access only development, from an approved public access point that has adequate vehicular parking and garbage collection facilities; d) a study that includes an inventory of all existing natural and cultural heritage features and landscapes both on the site and in the water adjacent to the site, the anticipated impact of the proposed development and any measures proposed to mitigate the anticipated impacts of the development on the features; and e) a preliminary site plan indicating the location of vegetation (including vegetation to be retained or removed), topography, drainage characteristics, soils and the location of all proposed buildings, docks, boathouses, water intake points and sewage disposal areas. |
| Islands | Not specified | Not specified | "New Waterfront Commercial developments shall not be permitted on islands less than 20 hectares in area." | All zones in NEMI are on islands | Not specified |

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| Pre-existing | <p>Not specified under waterfront designation</p> <p>General principles “Existing commercial uses are recognized as permitted uses and as providing necessary and essential services to the inhabitants of the Planning Area. These commercial facilities represent a variety of types and intensities of land use. The number of existing commercial facilities has been deemed to be adequate for the present level of development in the Township. The need for commercial services, however, is likely to increase in response to further cottage development or extensions to existing tourist commercial establishments. In the meantime, the survival of these existing commercial facilities is vital to the proper servicing of the present residents and Council will support the continued existence of these facilities so long as the goals and objectives of The Archipelago’s Official Plan are met. Existing commercial and private club uses are those zoned in an approved zoning by-law implementing the policies of this Plan and that have operated on an ongoing basis since the incorporation of the Township.”</p> | <p>“The existing commercial uses are permitted uses and will be recognized in the zoning by-law. These uses will be allowed to expand or redevelop subject to complying with the requirements set out in the zoning by-law, and in accordance with any other applicable policies of this Plan.”</p> | <p>“The preservation of the existing quality Tourist Commercial land base fronting on water is essential to the long term health of the local tourism industry of the District of Muskoka. The down zoning of Resort Commercial properties with significant land holdings and <i>Frontage</i> on water will not generally be supported. In extenuating circumstances down zoning may only be considered where the impact of the loss of the commercial land base has been analyzed and it is demonstrated that it would not negatively affect the critical mass of the tourism infrastructure and land base in Georgian Bay.”</p> | <p>Not specified under the waterfront designation</p> | <p>Not specified under waterfront designation</p> <p>General principles “Outside of these seven urban settlement areas, the settlement pattern consists of small existing development clusters (both seasonal and permanent development) along lakes and rivers as well as provincial and local roads. Recognizing the desire for seasonal residences and economic development, this Plan provides direction for limited growth to occur in these existing development clusters largely through the rounding out of the existing development pattern.”</p> |
| Discontinued commercial uses / rezoning | <p>Yes</p> <p>“In general, lands currently zoned in a commercial zoning category in the Township’s Zoning By-law and not currently used as part of an existing business operation at the time of passing of the Zoning By-law implementing this policy will have that commercial zoning removed and replaced with the appropriate zoning category or will be placed in a holding</p> | <p>Yes</p> <p>“There are a number of properties that have a commercial zoning where the commercial use has been discontinued or abandoned. Where these properties exist, the commercial zoning category may be removed and replaced with the appropriate non-commercial zone unless it is demonstrated that it is necessary and appropriate to maintain the commercial</p> | <p>Not specified under waterfront designation</p> <p>Re-zoning amendments reference thought-out waterfront designation section</p> | <p>Not specified under shoreline area section</p> | <p>Yes*</p> <p>“When considering a zoning amendment that would remove a water- oriented recreational and tourist commercial uses, the application shall be subject to the following policies:” *set criteria</p> |

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| | <p>category in accordance with Section 14 of this Plan.</p> <p>Lands currently zoned in a commercial zoning category where the commercial use has been abandoned shall have the commercial zoning category removed and replaced with the appropriate residential zoning.”</p> | <p>zone. Depending on the nature of past land use, some rezoning’s may require an Environmental Site Assessment performed by a Qualified Person and a Record of Site Condition filed with the MOE in accordance with O.Reg. 153/04 prior to development or redevelopment.”</p> | | | |
| Expansion (general) | <p>“In accordance with Section 6.9 above, there may be enlargements or extensions to existing commercial or private club operations provided that the basic purpose of the establishment does not change. However, no alteration in the type of commercial use is permitted without an amendment to the Zoning By-law.</p> <p>Further, the high level of concern for the environment and the desire to maintain the local character of various neighbourhoods require that there be a limited amount of expansion or increase permitted at existing commercial or private club operations.</p> <p>Commercial expansions or enlargements, including increases in density, intensity, amount of commercial use, or expansions onto adjacent lands, are permitted subject to the policies of this Plan including policies for environmentally sensitive areas where applicable.”</p> | <p>“The existing commercial uses are permitted uses and will be recognized in the zoning by-law. These uses will be allowed to expand or redevelop subject to complying with the requirements set out in the zoning by-law, and in accordance with any other applicable policies of this Plan.”</p> | <p>“Expansions to Waterfront Commercial uses, buildings, structures and facilities, other than those which extend into the water, particularly where they encourage four season use, will be encouraged, provided that the following provisions are addressed to the satisfaction of the Township:</p> <p>a) The proposed expansion is compatible with surrounding uses;</p> <p>b) Adequate parking, sewage and water facilities are available;</p> <p>c) The proposed expansion shall not have a significant <i>Negative Impact</i> on the natural heritage matters</p> <p>d) The proposed expansion conforms to all other applicable policies of this Official Plan; and</p> <p>e) The site and proposed expansion shall be subject to Site Plan Control as per Section I.5.1 (Site Plan Control) of this Official Plan. Any expansion to the land area of the Waterfront Commercial development requires a Zoning By-law Amendment.”</p> <p>“Limited expansion or enlargement of</p> | <p>Not specified under shoreline area section</p> | <p>Not specified under waterfront designation but under economic development</p> <p>“Commercial uses are encouraged to develop and expand to provide for the needs of the residents and tourists in keeping with the policies of this Plan.”</p> |

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| | | | <p>existing Waterfront Commercial facilities may be permitted without Official Plan Amendment except as otherwise outlined in this Official Plan.</p> <p>Such expansion or enlargements may be considered limited where the following situations arise:</p> <ul style="list-style-type: none"> a) Redevelopment of the existing use(s) with no significant increase in the intensity of use; b) Minor increase in the facilities provided (e.g. number of rooms in a resort; number of boat slips in a Marina; expansion of the waste disposal system or water supply); c) Provision of improved recreational facilities related to the site; d) Basic <i>Character</i> of the operation is maintained; e) Maintain or provide suitable buffers and screening from surrounding uses (where applicable); f) Surrounding access routes have the capacity to sustain the additional traffic; and g) The general intent of this Official Plan is maintained. | | |

7.2 Waterfront Commercial Marina Policies and By-laws

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| Marina Commercial Waterfront Zone and Uses (CZB) | | | | | |
| Zone | Zones that include marina development | | | | |
| Zone name (s) | <ul style="list-style-type: none"> - Marina Commercial Zone (MC) - Marina/Resort Commercial Zone (MRC) | Commercial Marina Zone (CM)* *There are <i>marinas</i> that include Tourist Commercial uses and these properties will be assigned both the C2-H and CM Zone symbols. For any C2-H uses, the more restrictive zone standards shall apply. | Marina Commercial Zone <ul style="list-style-type: none"> - Marine Commercial Type One (CM1) - Marine Commercial Type Two (CM2) - Marine Commercial Type Three (CM3) - Marine Commercial Type Four (CM4) - Marine Landing (ML) | <ul style="list-style-type: none"> - Tourist Commercial (C3) Zone - Open Space Zone | <ul style="list-style-type: none"> - Waterfront Commercial Tourist Zone |
| Permitted uses | | | | | |
| Main/Primary | <ul style="list-style-type: none"> - Marina (both) - Housekeeping Cabins or rental cottages (MRC) - Lodge, motel or hotel. (MRC) | <ul style="list-style-type: none"> - marina - restaurant - equipment storage facility - Shop - boat building - marina retail outlet - snowmobile/all terrain/boats dealership | <ul style="list-style-type: none"> - Staff Accommodation Facility (CM1 and CM2) - Barge Service (CM3) - Marine Vessel Storage (CM1 - CM4) - Commercial Mooring Facility (CM2) - Contract Yard (CM3) - Marina (CM1 and CM2) - Maine Facilities (CM1 and CM3) - Marine Vessel Sales, Service and Construction (CM3 and CM4) - Parking Lot (ML) - Residential Mooring Facility (CM1 - CM3 and ML) - Service Shop (CM3) - Travel Trailer and recreational Vehicle Storage (CM4) - Seasonal Mobile Eating Establishment (CM1, CM2, CM4 and ML) | <ul style="list-style-type: none"> - motel or hotel - marina - commercial campground - commercial trailer park - tourist cabin establishment - restaurant - golf course | <ul style="list-style-type: none"> - campground - golf course - marina - tourist establishment - trailer park - watercraft mooring facility - youth or adult camp |
| Secondary | “Uses, buildings and structures accessory to a Main or Secondary Use (MC) “Single detached dwelling or a dwelling unit | Residential Uses: a <i>dwelling unit</i> or units permitted under the provisions of this By-law. | Dwelling Unit, Accessory (CM1 - CM4) Apartment Dwelling Unit, Accessory (CM1 and CM4) Accessory Restaurant (CM2) | “a dwelling unit or units in accordance with the provisions of Section 6.12 of this By-law.” | <ul style="list-style-type: none"> - dwelling unit (accessory use) |

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| | <p>in a commercial building.” (MC)</p> <p>“A single detached dwelling or a dwelling unit in a commercial building that is occupied by the owner or employee of one of the main permitted uses.” (MRC)</p> <p>“a dormitory, restaurant, construction equipment storage, contractor’s yard, custom workshop, or retail store, all permitted in conjunction with a marina” (MRC)</p> | | Accessory Retail Store (CM1 - CM4) | | |
| Zone Provisions | <p><u>Marina Commercial</u></p> <p>“Setback Provisions for Main and Secondary Uses</p> <p>The minimum side yard setback shall be increased to 6m where an adjoining lot is used for residential purposes or zoned in a Residential Zone. Fuel pumps will be located in compliance with Subsection 5.12, ‘Fuel Pump Location’.</p> <p>Provisions for Residential Uses</p> <p>In the case of a single detached dwelling, a dwelling unit in a commercial building, and a dormitory, the following regulations shall apply:</p> <p>i) A maximum of two dwelling units may be permitted on one lot for the personal use of the owner, operator or an employee of the commercial use. The dwelling units may either be a single detached dwelling or a residential unit within a commercial building;</p> <p>ii) All residential units must be serviced by a private water supply and sewage system;</p> <p>iii) Any residential use permitted in Section</p> | <p>Provisions for <i>Accessory Uses</i></p> <p>The provisions of Section 13.01 shall apply to <i>accessory buildings, structures</i> and uses, except as otherwise provided for in Section 5, General Provisions.</p> <p>Special Exception Regulations Commercial Marine (CM)</p> <p>The regulations contained in Section 13.01, General Use Provisions and Zone Requirements, shall apply to the Special Provision Use areas or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 13.04.</p> | Not specified | <p>“Where any lot in a Tourist Commercial (C3) Zone is used for a commercial use, no habitable building or structure on the lot shall be located within 20.0 m of the high water mark.</p> <p>Where any lot in a Tourist Commercial (C3) Zone is used for a commercial use and abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the commercial use lot which abut the residential use lot.”</p> | <p>“(a) An Eating Establishment, convenience store retail store is only permitted as an accessory use to a permitted use.</p> <p>(b) In a Waterfront Commercial Tourist Zone (WCT), a dwelling unit as an accessory use may be located in the principal commercial building or may be in a separate building and shall be subject to the provisions of Section 7.6.2 for a dwelling unit. Where permitted in a principal commercial building, the accessory dwelling unit shall be in accordance with Section 6.12.</p> <p>(c) A new tourist establishment shall only be permitted through a site-specific zoning by-law amendment provided that it has year-round access to a Provincial Highway or local road, sufficient parking, adequate services, and the necessary approved studies, as determined by the Planning Board.”</p> |

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| | <p>9.1.1, must be accessory to the main commercial use.</p> <p>iv) The minimum ground floor area of the detached dwelling shall be 50 m2</p> <p>v) The maximum height of the single detached dwelling shall not exceed:</p> <ul style="list-style-type: none"> - Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 m - Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m. <p>vi) The minimum front, side, and rear yard for any residential structure or structure containing a residential unit shall be 7.5 metres, 3 metres, and 5 metres, respectively.</p> <p>vii) Any residential structure or structure containing a residential unit shall not be erected within 3 metres of any other building on the lot.</p> <p>viii) A dwelling unit in a commercial building must have a minimum total floor area of 35 m2 up to a maximum total floor area of 300 m2 for each unit;</p> <p>ix) A Maximum Total Floor Area of 300 m2 for each single detached residence;</p> <p>x) A Total Lot Coverage of 5% for all residential units is permitted; xi) A maximum of four units are permitted within a dormitory.</p> <p>Accessory Uses</p> <p>The MC Zone provisions shall apply to buildings and structures used for commercial accessory uses, except where the regulations of Section.5, General Provisions prescribe regulations for specific accessory buildings or structures.”</p> <p><u>Marina/Resort Commercial Zone (MRC)</u></p> <p>Provisions for Resort Commercial Uses</p> <p>i) Expansion limits will be restricted to the following provisions:</p> | | | | |

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| | <p>a) total number of bedrooms permitted will be up to a maximum of 1 bedroom for each 0.1 ha lot area or 1 bedroom for every 5m of lot frontage;</p> <p>b) commercial structures may be expanded to a maximum of twice the existing floor area in 1995 up to a maximum of 20% lot coverage;</p> <p>c) the maximum total floor area for each cabin shall be 100 metres square;</p> <p>d) the maximum height for each cabin shall be:</p> <p>i) Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6 - 9 m; and</p> <p>ii) Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station - 6 m.</p> <p>ii) Fuel pumps will be located in compliance with Subsection 5.12, 'Fuel Pump Location'. Provisions for Residential Uses Permitted in Section 11.1.1</p> <p>In the case of a single detached dwelling or a dwelling unit in a commercial building the following regulations shall apply:</p> <p>a) A maximum of two dwelling units may be permitted on one lot for the personal use of the owner, operator or an employee of the commercial use. The dwelling units may either be a single detached dwelling or a residential unit within a commercial building;</p> <p>b) All residential units must be serviced by a private water supply and sewage system;</p> <p>c) Any residential use permitted in a) above, must be accessory to the main commercial use;</p> <p>d) The minimum ground floor area of the single detached dwelling shall be 50 m²;</p> <p>e) The maximum height of the single detached dwelling shall not exceed:</p> <p>- Wards 1 (excluding those lands fronting</p> | | | | |

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| | <p>Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 m - Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m.</p> <p>f) The minimum front, side, and rear yard for any residential structure or structure containing a residential unit shall be 7.5 metres, 3 metres, and 5 metres, respectively;</p> <p>g) Any residential structure or structure containing a residential unit shall not be erected within 3 metres of any other building on the lot;</p> <p>h) A dwelling unit in a non-residential building must have a minimum total floor area of 35 m² up to a maximum total floor area of 300 m² for each unit;</p> <p>i) A Maximum Total Floor Area of 300 m² for each single detached residence;</p> <p>j) A Total Lot Coverage of 5% for all residential units is permitted;</p> <p>k) A maximum of 10 bedrooms are permitted within a dormitory.</p> <p>Non- Residential Accessory Uses</p> <p>The MRC Zone provisions shall apply to buildings and structures used for accessory uses, except where the regulations of Section 5, General Provisions prescribes regulations for specific accessory buildings or structures</p> | | | | |
| Marina Commercial Waterfront Policies (OP) | | | | | |
| Marina | Marina Policy – section under waterbody use policy | Yes | Yes - dry-land marinas - accessories to marinas | Marina System (not under shoreline area / shoreline concept area) | No |
| Pre-existing | “The Township of The Archipelago | “The Township supports the continued | “Existing Marinas will be supported and | Not specified | n/a |

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| | <p>recognizes the importance of marina facilities that cater to the water access needs within the Municipality. The Township will support the maintenance of marina facilities and their expansion so long as such expansions are consistent with the policies of this Plan, the implementing Zoning By-law and site plan requirements.</p> | <p>operation of these facilities wherever they exist and may allow their expansion so long as such expansions are consistent with the policies of this Plan, the zoning by-law and any site plan requirements. It will be the Township's priority to support those types of expanding docking facilities that cater to the seasonal docking needs of water access properties.</p> | <p>recognized for their role in the provision of access and other services to the Waterfront Communities` water access properties.”</p> <p>“In order to recognize the role of existing Waterfront Commercial operations, a marine facility expansion associated with an existing Waterfront Commercial use, or a stand-alone Marina, may be permitted, subject to a Zoning By-law Amendment provided that Section F.3.4.3.1 (Expansions to Waterfront Commercial Uses) is addressed and that”</p> | | |
| Expansion | <p>An Official Plan Amendment, with all necessary supporting studies and reports, is required for the establishment of a new commercial marina, to demonstrate whether the proposal is necessary and appropriate. If an application of a proposed marina development or the expansion of an existing marina is made by a private citizen, the necessary supporting studies and reports would have to demonstrate, but are not limited, to the following:</p> <ul style="list-style-type: none"> - that the primary function of the commercial marina is to cater to the water-access needs of the residents of The Archipelago; and - through assurances, that the commercial marina would not be converted to other commercial uses; and - that there are no adverse impacts on the lands and waters through an environmental and planning study and/or report; and - that there is a need for the new or expanded facility, through a compulsory market study; and - that proper zoning is in place for the commercial marina, through a zoning by-law amendment; and | <p>“When considering the expansion of existing and any new marina facilities, the Township will have regard for impacts on adjacent residential landowners and the environment and will ensure that all possible steps have been taken to mitigate or eliminate any conflicts between the marina, residential uses and the environment.”</p> | <p>In order to recognize the role of existing Waterfront Commercial operations, a marine facility expansion associated with an existing Waterfront Commercial use, or a stand-alone Marina, may be permitted, subject to a Zoning By-law Amendment provided that Section F.3.4.3.1 (Expansions to Waterfront Commercial Uses) is addressed and that:</p> <ul style="list-style-type: none"> a) The site and the immediate area are suitable to accommodate the facility proposed and the associated boat traffic; b) The proposed expansion shall not have a significant negative impact on a <i>Narrow Waterbody</i>; c) The intensity of the use shall not significantly increase; d) The proposed expansion shall not have a significant negative impact on boat traffic patterns or navigation; and e) The proposed expansion shall have no negative impact on the existing Marina function including the number of docks that serve the water access properties. | Existing ports, marina, and other in-water facilities may be expanded provided the appropriate studies are completed | n/a |

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| | - that appropriate development standards are met, through the registration on title of a site plan agreement between the property owner and Council. | | | | |
| New development | - an OP amendment with all studies/ reports is required to determine if necessary | When considering the expansion of existing and any new marina facilities, the Township will have regard for impacts on adjacent residential landowners and the environment and will ensure that all possible steps have been taken to mitigate or eliminate any conflicts between the marina, residential uses and the environment. | Yes “The storage component of new Marinas is encouraged, where the operation of the Marina is not compromised and where practical, to locate off the waterfront.” | The town shall consider the following criteria when evaluating proposal for new or expanded existing water-based uses (set criteria) | n/a |
| Dredging / impact of fluctuating water levels | Yes “Dredging, filling and blasting of waterbodies, including wetland areas, will not be supported by Council. Only when it can be clearly demonstrated that the request is in the public interest, and when there is evidence that there will be no negative impact on the natural environment, and when all other relevant policies of the Official Plan are in conformity, applications may be considered by Council for the following: 1.0 marinas; 2.0 existing commercial facilities;” | Yes “The Township will support dredging or shoreline works for marinas that become necessary as a result of the fluctuating low water levels of the Georgian Bay so long as said works are permitted by the appropriate government authority and are consistent with the policies of this Plan.” | Not specified | Not specified | Not specified |
| Dry land marina | No | In non-waterfront zones | Yes “Dryland marinas are also permitted. Dryland marinas do not functionally need to be located on a waterway, however they must have an appropriate boat launch area held in private ownership.” | Not specified | n/a |

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| Marina Commercial Waterfront Lot Zone Requirements (CZB) | | | | | |
| Definition | | | | | |
| Marina | <p>Marina: Shall mean a building, structure or lot containing facilities or services for docking, repairing and/or storage for watercraft, located on a waterway, where facilities for rentals and pump outs for watercraft, the accessory sale of marine fuels, lubricants and accessory products may be provided, and may include a boat taxi service as well as the sale of marine craft, snowmobiles and similar recreation vehicles, and accessories and parking areas for motor vehicles and boat trailers</p> <p>Marine Railway: Shall mean an accessory structure that comprises a rail system extending below water designed to bring boats out of the water or the placement of boats into the water.</p> <p>Marine Storage Facility: Shall mean an accessory building for the storage of boat supplies and marine accessories.</p> | <p>“Marina: includes <i>buildings, structures</i> or lands containing docking facilities and <i>vehicle parking areas</i>, and where <i>boats</i> and <i>boat accessories</i> are built, stored, serviced, repaired or kept for sale or where facilities for the sale of marine fuels and lubricants may be provided. Such an establishment may include facilities for mooring, storing and fuelling float-equipped aircraft.”</p> | <p>“Marina: means a commercial establishment or premises, containing docking facilities, mooring or launching facilities where boats or boat accessories are berthed, stored, serviced, repaired, constructed or kept for sale or rent and where facilities for the sale of marine fuels or lubricants, accessory retail sales and a taxi and/or barging service are provided and where waste water pumping facilities may be provided. For the purposes of this definition, launching facilities include marine facilities and marine railways.”</p> | <p>“Marina: shall mean a commercial establishment where a boathouse, boat storage, boat repair facilities, boat rental, pier, dock or jetty facilities or any combination of the foregoing are available for all types of marine - pleasure craft and may include a gasoline pump for the fuelling of marine craft and a building or structure for the sale of marine craft, accessories and/or refreshments.”</p> | <p>“Marina shall mean a commercial establishment where a boathouse, boat storage, boat repair facilities, boat rental, pier, dock or jetty facilities or any combination of the foregoing are available for all types of marine - pleasure craft and may include a gasoline pump for the fuelling of marine craft, sewage pump-out facilities, potable water supply and a building or structure for the sale of marine craft, accessories and/or refreshments.</p> |
| Lot Frontage | | | | | |
| Minimum | 100 m (both) | 60 m | 120 m (CM1) 120 m (CM2) 60 m (CM3) 60 m (CM4) 40 m (ML) | 60.0 m where the lot does not abut a body of water 76.0 m where the lot abuts a body of water | 150 m |
| Lot Area | | | | | |
| Minimum | 1 ha (both) | 0.4 ha | 1 ha (CM1) 1 ha (CM2) 0.4 ha (CM3) | 0.2 ha (2,323 m ²) | 2 ha |

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| | | | 0.4 ha (CM4) 0.4 ha (ML) | | |
| Lot Coverage | | | | | |
| Maximum | 30 % (MC) 20 % (MRC) | 20% | 30% (CM1) 20% (CM2) 30% (CM3) 30% (CM4) 4% (ML) | 30% | 25% |
| Lot Depth | | | | | |
| | Not specified | 50 m | Not specified | Not specified | Not specified |
| Setbacks | | | | | |
| Front yard (min) | 0 m (MC) 7.5 (MRC) | 0 m | 0 m (CM1) 0 m (CM2) 20 m (CM3) 20 m (CM4) 20 m (ML) | 9 m | Not specified |
| Side Yard (Min) | 3 m (MC) 6 m (MRC) | 5 m (interior side yard) 15 m (exterior side yard) | Interior yard 5 m (all) Exterior yard 10 m (all) | 4.5 m (interior & exterior side yard) | 10 m (interior & exterior side yard) |
| Rear Yard (min) | 5 m (both) | 15 m | 5 m (CM1) 5 m (CM2) 10 m (CM3) 10 m (CM4) 10 m (ML) | 7.5 m | 10 m |
| Municipal road | no | no | 8 m (CM1) n/a (CM2) n/a (CM3) n/a (CM4) | Not specified | Not specified |

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| | | | n/a (ML) | | |
| High water mark | Not specified | Not specified | Not specified | “Where any lot in a Tourist Commercial (C3) Zone is used for a commercial use, no habitable building or structure on the lot shall be located within 20.0 m of the high water mark.” | “Minimum distance from the Optimal Summer Water Level 20.0 metres except in the case where the original shore road allowance is not under the ownership of the abutting property owner, is a Crown Reserve or the use is a marina. In the case of original shore road allowance not being under the ownership of the abutting property owner or a Crown Reserve the setback shall be 3.0 metres from the front lot line or 20.0 metres from the Optimal Summer Water Level, whichever is greater. In the case of a marina the setback shall be 0.0 metres.” |
| Distance between zones | “The minimum side yard setback shall be increased to 6m where an adjoining lot is used for residential purposes or zoned in a Residential Zone.” | Not specified | Not specified | “Where any lot in a Tourist Commercial (C3) Zone is used for a commercial use and abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the commercial use lot which abut the residential use lot.” | “Minimum distance between a marina and residential use 30.0 metres, straight in distance” |
| Building Height | | | | | |
| Maximum | 15 m (both) | 15 m | 10 m (CM1) 11 m (CM2) 11 m (CM3) 11 m (CM4) 10 m (ML) | 9 m | 11 m |
| Building Area | | | | | |
| Minimum | Not specified | 55 m2 (ground floor) | Not specified | Not specified | Not specified |

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| Accessory Building | | | | | |
| Height | Not specified | 6 m | Not specified | 5 m | 5 m |
| Yard | Not specified | 3 m | Not specified | 3 m (distance from lot line) | 5 m (interior, exterior and ear yard) |
| Floor area (max) | Not specified | 10 % (lot coverage of buildings?) | Not specified | Not specified | Not specified |
| Landscaped Open Space | | | | | |
| Minimum | Not specified | Not specified | 20% (CM1) n/a (CM2) 20% (CM3) 20% (CM4) 20% (ML) | Not specified | Not specified |
| Boat Slips | | | | | |
| Maximum | Not specified | Not specified | n/a (CM1) n/a (CM2) n/a (CM3) n/a (CM4) 8 (ML) | Not specified | Not specified |
| Residential Uses | | | | | |
| | <p>“In the case of a single detached dwelling, a dwelling unit in a commercial building, and a dormitory, the following regulations shall apply:</p> <p>i) A maximum of two dwelling units may be permitted on one lot for the personal use of the owner, operator or an employee of the commercial use. The dwelling units may either be a single detached dwelling or a residential unit within a commercial building;</p> | <p>a <i>dwelling unit</i> or units permitted under the provisions of this By-law.</p> | <p>Varies depending on the zone: dwelling unit (accessory use)</p> | <p>“Where any lot in a Tourist Commercial (C3) Zone is used for a commercial use and abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the commercial use lot which abut the residential use lot.”</p> <p>a dwelling unit or units in accordance with the provisions of Section 6.12 of this By-law.</p> | <p>Dwelling unit (accessory use)</p> |

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| | <p>ii) All residential units must be serviced by a private water supply and sewage system;</p> <p>iii) Any residential use permitted in Section 9.1.1, must be accessory to the main commercial use.</p> <p>iv) The minimum ground floor area of the detached dwelling shall be 50 m2</p> <p>v) The maximum height of the single detached dwelling shall not exceed: - Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 m - Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m.</p> <p>vi) The minimum front, side, and rear yard for any residential structure or structure containing a residential unit shall be 7.5 metres, 3 metres, and 5 metres, respectively.</p> <p>vii) Any residential structure or structure containing a residential unit shall not be erected within 3 metres of any other building on the lot.</p> <p>viii) A dwelling unit in a commercial building must have a minimum total floor area of 35 m2 up to a maximum total floor area of 300 m2 for each unit;</p> <p>ix) A Maximum Total Floor Area of 300 m2 for each single detached residence;</p> <p>x) A Total Lot Coverage of 5% for all residential units is permitted;</p> | | | | |

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| | xi) A maximum of four units are permitted within a dormitory. (MC) AND A maximum of 10 bedrooms are permitted within a dormitory. (MRC) | | | | |

7.3 Waterfront Commercial Resort and Tourist Policies and By-laws

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| Waterfront Commercial Resort and Tourist Zones (OP) | | | | | |
| Policy Section | | | | | |
| Waterfront Commercial Policies / Section | Commercial Policies (under land-use) *not under a waterfront commercial development section | Commercial Development (full section) *not under waterfront designation but sections related to commercial waterfront development | Waterfront Commercial *Under the waterfront designation section | Waterfront Policy Area *Waterfront Commercial Policies are mentioned under the "Shoreline Area" | No specified waterfront commercial policy section General "commercial" policies under the waterfront designation |
| Sub-sections | No specific resort or tourist policy section | - tourist resorts | No specific resort or tourist policy section | - outdoor recreation and tourist commercial (under Rural Area) | No specific resort or tourist policy section |
| Waterfront Commercial Resort and Tourist Zones (CZB) | | | | | |
| Zone | | | | | |
| Zone | Resort Commercial | Tourist Commercial | Tourist Commercial | Tourist Commercial (C3) | Waterfront Commercial Tourist |
| Sub-zone | | | CT1 Tourist Commercial Type One CT2 Tourist Commercial Type Two | | |
| Permitted Use | | | | | |
| Primary Use | Housekeeping Cabins or rental cottages Lodge, motel or hotel Retail Store Restaurant | <i>tourist establishment</i> <i>existing tent and trailer park</i> <i>rental cabins/cottages</i> <i>hotel/motel</i> <i>a marina</i> <i>children's summer camp</i> <i>auxiliary retail/service establishment</i> <i>lodge</i> | Hotel (CT1) Motel (CT1) Marina (CT1) Resort (CT1) Restaurant (CT1) Existing camping establishment (CT1) Existing trailer or recreational vehicle park (CT2) | a motel or hotel a marina a commercial campground a commercial trailer park a tourist cabin establishment a restaurant a golf course | "No person shall within any Waterfront Commercial Tourist (WCT) Zone use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses: (a) campground (b) dwelling unit (accessory use) |

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| | | accessory <i>restaurant</i> | Travel trailer and recreational vehicle storage (CT2) Service shop (CT1) Seasonal mobile easting establishment (both) | | (c) golf course (d) marina (e) tourist establishment (f) trailer park (g) watercraft mooring facility (h) youth or adult camp |
| Secondary Use / Accessory Use | <p>“Uses, buildings or structures accessory to a Main Use, including but not limited to the following:</p> <p>“ A single detached dwelling or a dwelling unit in a commercial building that is occupied by the owner or employee of one of the main permitted uses.”</p> <p>“Accessory boat docking, buildings or structures for boat storage, boat and watercraft rentals and sales, or fuel sales.”</p> | Residential Uses a <i>dwelling unit</i> or units permitted under the provisions of this By-law. | “Dwelling, Accessory (CT1) Apartment dwelling unit, Accessory (CT2) Accessory Marina (CT2) Accessory Retail Store (both) Assembly Hall (CT1) Cottage Establishment (both) Staff accommodation facilities (both) | “Residential Uses: a dwelling unit or units in accordance with the provisions of Section 6.12 of this By-law.” | |
| Waterfront Commercial Resort and Tourist Lot Requirements (CZB) | | | | | |
| Lot Frontage | | | | | |
| Minimum | 100 m | 70 m | 75 m (CT1) 100 m (CT2) | “60.0 m where the lot does not abut a body of water 76.0 m where the lot abuts a body of water | 150 m |
| Lot Area | | | | | |
| Minimum | 1 ha | 0.4 ha | 1 ha (CT1) 4 ha (CT2) | 0.2 ha (2,325 m ²) | 2 ha |
| Lot Depth | | | | | |

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| Minimum | Not specified | 60 m | Not specified | Not specified | Not specified |
| Lot Coverage | | | | | |
| Maximum | 20 % | 10 % | 20 % (CT1) 10 % (CT2) | 30 % | 25 % |
| Yard Setbacks | | | | | |
| Front yard (min) | 7.5 m | 20 m | 20 m (both) | 9 m | |
| Side Yard (Min) | 6 m | 5 m 15 m (exterior) | 20 m (both - exterior) 10 m (CT1 - interior) 20 m (CT2 - interior) | 4.5 (exterior and interior) | 10 m (exterior and interior) |
| Rear Yard (min) | 5 m | 15 m | 10 m (CT1) 20 m (CT2) | 7.5 m | 10 m |
| High water mark | Not specified | Not specified | Not specified | Not specified | “Minimum distance from the Optimal Summer Water Level 20.0 metres except in the case where the original shore road allowance is not under the ownership of the abutting property owner, is a Crown Reserve or the use is a marina. In the case of original shore road allowance not being under the ownership of the abutting property owner or a Crown Reserve the setback shall be 3.0 metres from the front lot line or 20.0 metres from the Optimal Summer Water Level, whichever is greater. In the case of a marina the setback shall be 0.0 metres.” |
| Building Height | | | | | |
| Maximum | 15 m | 15 m | 10 m (CT1) 5 m (CT2) | 9 m | 11 m |

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| Building Area | | | | | |
| Minimum | Not specified | 55 m2 | Not specified | Not specified | Not specified |
| Accessory Building | | | | | |
| Height | Not specified | 6 m | Not specified | 5 m | 5 m |
| Yard | Not specified | 3 m | Not specified | 3 m (Minimum distance to a lot line for an accessory building) | 5 m (interior, exterior and rear) |
| Floor Area | Not specified | 10 % | Not specified | Not specified | Not specified |
| Accessory Uses | | | | | |
| Maximum number of campsites | Not specified | Not specified | “As legally existed on the date of the passing of this By-law” (CT1) | Not specified | Not specified |
| Maximum number of boat slips | Not specified | Not specified | “0.5 per site or rental cabin” (CT2) | Not specified | Not specified |
| Required services | Not specified | Not specified | “Where lands are used to provide sites for recreational vehicles, a licensed sewage pump-out facility must also be provided.” (CT2) | Not specified | Not specified |
| Trailer and recreational vehicle park | Not specified | Not specified | Zone CT2 Minimum site area 186 m Minimum Site frontage 12 m Setback from interior roads 5 m Setback from sites 6 m Maximum Site coverage 25% Maximum campsites (tents or trailers) “As legally existed on the date of the passing of this By-law” Maximum boat slips “0.5 per site or rental cabin” | Not specified | Not specified |
| Waterfront Commercial Resort and Tourist Provisions (CZB) | | | | | |

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| Provisions (Commercial) | | | | | |
| Commercial | <p>“Provisions for Resort Commercial Uses</p> <p>i) Expansion limits will be restricted to the following provisions:</p> <p>a) total number of bedrooms permitted will be up to a maximum of 1 bedroom for each 0.1 ha lot area or 1 bedroom for every 5m of lot frontage;</p> <p>b) commercial structures may be expanded to a maximum of twice the existing floor area in 1995 up to a maximum of 20% lot coverage;</p> <p>c) the maximum total floor area for each cabin shall be 100 metres square;</p> <p>d) the maximum height for each cabin shall be:</p> <p>i) Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6 - 9 m; and</p> <p>ii) Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station - 6 m.</p> <p>ii) Fuel pumps will be located in compliance with Subsection 5.12, ‘Fuel Pump Location’.</p> | Not specified | Not specified | Not specified | <p>“(a) An eating establishment, convenience store or retail store is only permitted as an accessory use to a permitted use.</p> <p>(c) A new tourist establishment shall only be permitted through a site-specific zoning by-law amendment provided that it has year-round access to a Provincial Highway or local road, sufficient parking, adequate services, and the necessary approved studies, as determined by the Planning Board.”</p> |
| Residential | <p>In the case of a single detached dwelling or a dwelling unit in a commercial building the following regulations shall apply:</p> <p>a) A maximum of two dwelling units</p> | Not specified | Not specified | <p>Restrictions</p> <p>Where any lot in a Tourist Commercial (C3) Zone is used for a commercial use, no habitable building or structure on the lot shall be located within 20.0</p> | <p>b) In a Waterfront Commercial Tourist Zone (WCT), a dwelling unit as an accessory use may be located in the principal commercial building or may be in a separate building and shall be subject to the provisions of Section</p> |

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| | <p>may be permitted on one lot for the personal use of the owner, operator or an employee of the non-residential use. The dwelling units may either be a single detached dwelling or a residential unit within a commercial building;</p> <p>b) All residential units must be serviced by a private water supply and sewage system;</p> <p>c) Any residential use permitted in Section 10.1.1, must be accessory to the main commercial use;</p> <p>d) The minimum ground floor area of the detached dwelling shall be 50 m²;</p> <p>e) The maximum height of the single detached dwelling shall not exceed:</p> <ul style="list-style-type: none"> - Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 m - Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m. <p>f) The minimum front, side, and rear yard for any residential structure or structure containing a residential unit shall be 7.5 metres, 3 metres, and 5 metres, respectively;</p> <p>g) Any residential structure or structure containing a residential unit shall not be erected within 3 metres of any other building on the lot;</p> <p>h) A dwelling unit in a commercial building must have a minimum total floor area of 35 m² up to a maximum total floor area of 300 m² for each unit;</p> <p>i) A Maximum Total Floor Area of 300 m² for each single detached residence;</p> <p>j) A Total Lot Coverage of 5% for all</p> | | | <p>m of the high water mark.</p> <p>Where any lot in a Tourist Commercial (C3) Zone is used for a commercial use and abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the commercial use lot which abut the residential use lot.</p> | <p>7.6.2 for a dwelling unit. Where permitted in a principal commercial building, the accessory dwelling unit shall be in accordance with Section 6.12.</p> |

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| | residential units is permitted.” | | | | |
| Accessory | “The RC Zone provisions shall apply to buildings and structures used for accessory uses, except where the regulations of Section.5, General Provisions prescribes regulations for specific accessory buildings or structures.” | “Provisions for <i>Accessory Uses</i> The provisions of Section 11.01 shall apply to <i>accessory buildings, structures</i> and uses, except as otherwise provided for in Section 5, General Provisions.” | Not specified | Not specified | Not specified |
| Waterfront Commercial Resort and Tourist Policies (OP) | | | | | |
| Resort | No | Yes “tourist resorts” | Yes “Resort commercial” | No | No |
| Pre-existing | Not specified to resorts (mentions of pre-existing commercial and resorts in the PAB region) | Yes “The Township supports the continued operation of these resorts in accordance with the policies of this Plan and the standards of the zoning by- law.” Tourist resort expansions will be determined to be those that involve replacement or enlargement of some of the units, or the minor increase in the number of units provided that they do not exceed the limits prescribed in the implementing by-law. Any expansion or enlargement to existing tourist resorts will be subject to the requirements of the Zoning By-law and site plan control Tourist resorts are generally more intensive land uses and typically have significantly higher densities in contrast to other adjoining land uses such as residential. Therefore, where | Yes “A variety of forms of tenure such as time shares, leaseback, interval and condominium ownership are permitted for Resort Commercial uses.” “Private institutions where operations constitute traditional Waterfront Commercial type enterprises (e.g., resort, cabin establishment, retreat) shall be considered as Resort Commercial uses.” | Not specified | Not specified |

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| | | <p>tourist resort development, expansion or redevelopment is proposed, regard shall be had to matters such as setbacks, buffering, lighting and other matters to ensure compatibility with adjacent land uses.</p> <p>This policy shall not prevent an existing tourist resort from replacing an existing unit with a unit of equal size and not be subject to the policies set out below.</p> <p>*set criteria for redevelopment</p> | | | |
| New development | <p>Yes</p> <p>“Notwithstanding Section 6.11 there are a number of large-scale commercial recreational facilities that are deemed not to be appropriate, given the nature of The Archipelago. These include those types of establishments that do not depend solely upon the amenities of the natural environment or the provision of necessary services but are oriented toward facility-type tourist resorts.</p> <p>For the purpose of this Plan, a facility-type tourist resort may include destination resorts, villas, timesharing facilities or any large-scale commercial complex that attracts its patrons on the basis of facilities provided rather than strictly on locational considerations.”</p> <p>*in additional site-specific policies for Pointe Au Baril Station</p> | <p>Yes</p> <p>“Given the current trends, the absence of any reasonable potential for new tourist units and the general incompatibility of tourist resort units adjacent to low density residential development, it is the policy of this Plan not to permit the establishment of any new tourist commercial establishments.”</p> | <p>Yes</p> <p>“New Resort Commercial land use is not permitted in the Waterfront Designation.”</p> | Not specific | Not specified |
| Recreational / tourist attractions | <p>No</p> <p>Not a specific policy section or</p> | No | yes | Yes* “outdoor recreation and tourist commercial use” | Yes* *under “waterfront” (there is no |

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| | under commercial development (mentioned under the Pointe Au Baril Station Policy Section) | | | * not under shoreline area section | waterfront commercial section) |
| Pre-existing | “Existing commercial uses are recognized as permitted uses and as providing necessary and essential services to the inhabitants of the Planning Area. These commercial facilities represent a variety of types and intensities of land use. The number of existing commercial facilities has been deemed to be adequate for the present level of development in the Township. The need for commercial services, however, is likely to increase in response to further cottage development or extensions to existing tourist commercial establishments.” | Not specified | Not specified | Not specified | Not specified |
| New development | *under the site specific section of Pointe Au Baril Station “Opportunities for eco-tourism development that promote the passive enjoyment of nature shall be encouraged and facilitated in the Station.” | Not specified (not specific to recreational) | Not specified | Not specified | Yes “When considering a Zoning By-law amendment to permit a new tourist commercial use, the Planning Board and the applicable municipality shall consider the following criteria in addition to those set out in Section 4.2.2:” a) the proponent shall have obtained from the appropriate approval authority the necessary approvals for the water supply and sewage disposal systems and indicate the location of these facilities on the site; b) documentation from the appropriate authority that docking locations are suitable and appropriate; c) adequate access to and direct frontage on a Provincial Highway or a |

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| | | | | | <p>local road maintained year round or, in the case of a water access only development, from an approved public access point that has adequate vehicular parking and garbage collection facilities;</p> <p>d) a study that includes an inventory of all existing natural and cultural heritage features and landscapes both on the site and in the water adjacent to the site, the anticipated impact of the proposed development and any measures proposed to mitigate the anticipated impacts of the development on the features; and</p> <p>e) a preliminary site plan indicating the location of vegetation (including vegetation to be retained or removed), topography, drainage characteristics, soils and the location of all proposed buildings, docks, boathouses, water intake points and sewage disposal areas.</p> |
| Policy | Not specified | <p>“Recreational Trails The Township of Carling supports the continued use of recreational trails in the municipality as important components of the local economy, transportation, and recreational leisure time pursuits. The existing snowmobile trail system together with the "park-to-park" trail route are identified on the Land Use Schedule.</p> | <p>Small Scale Tourist Commercial uses include, but are not limited to, outfitters or small scale eco tourism development, and may contain small scale accessory accommodation uses. Small Scale Tourist Commercial uses are not considered to be Resort Commercial uses. Residential uses are not considered as a part of Small Scale Tourist Commercial Uses except for one accessory residential unit for an operator or caretaker. Small Scale Tourist Commercial uses are permitted subject to the following: a) The use can be appropriately serviced; b) The proposed use does</p> | <p>Outdoor recreation uses including sports and recreational clubs, tourist facilities, boat launches, nature trails, wildlife reserves are permitted in the Rural Area, in addition to recreational and tourist uses such as marinas, golf courses, campgrounds, bed and breakfast establishments, antique outlets, tent and trailer parks and other such uses.</p> <p>Outdoor recreation and tourist commercial uses shall be in accordance with the following: - the use shall be appropriate for the</p> | Not specified |

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| | | | <p>not negatively impact the <i>Natural Heritage Features and Areas</i> or <i>Cultural Heritage Resources</i> of the area;</p> <p>c) Appropriate access can be provided; d) The proposed use is compatible with surrounding uses; and</p> <p>e) Emergency services can be properly provided</p> | <p>proposed location and be compatible with surrounding uses;</p> <ul style="list-style-type: none"> - adequate parking and loading spaces shall be provided; - uses shall be zoned in the implementing CZB and may be subject to site plan control; and - the use shall not require additional municipal water or sewage services, including the creation of new partial services. The lands must also have the capability to provide an appropriate sewage disposal system and water supply with both quantity and quality suitable for the proposed use. <p>Developments and uses should recognize provincial parks, conservation reserves and other protected areas, if designated and minimize negative impacts on these areas,</p> | |
| Tent and trailer parks | Yes | Yes *not all of it falls under waterfront commercial development section | Yes | Not specified – falls under recreational / tourist | Not specified |
| Pre-existing | - no new tent or trailer facilities (without amendment) | “Where redevelopment is proposed at tourist commercial resorts where there are existing lawful tent and trailer sites, four tent and/or trailer sites (units) shall be determined to be an equivalent of one dwelling or cabin unit.” “public or private camps including tent and trailer resorts; and...” | “The Lakehome Landing development located at 380 Macey Bay Road is recognized as an existing trailer park that may permit a maximum of 180 trailer sites within the Special Policy Area boundary shown on Schedule A and A1.” *has set criteria | n/a | n/a |

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| New development | - no expansion tent or trailer facilities (without amendment) | No | “New tent and trailer parks shall not be permitted in the Waterfront Designation. Any expansion or enlargement of existing tent and trailer parks is not permitted.” | n/a | n/a |
| Golf Course | No* *not mentioned within the commercial policy section | No *not in the waterfront commercial policy section | No *Under open space (but still under the waterfront section - just not commercial) | Not specified – falls under recreational / tourist | No *not in the waterfront commercial policy section but under “open space” policy section |
| Policy | *mentioned in the “Deer Wintering Area” Policy Section “Intensive types of development or site alteration, such as aggregate operations, golf courses, and land extensive commercial and industrial development shall generally not be permitted in Stratum 1 or Stratum 2 deer wintering habitat” | Private open spaces including golf courses may be considered in all land use designations by rezoning, except that golf course development will not be allowed within 400 metres of the waterfront and will generally be determined to not be appropriate in environmentally sensitive designations or adjacent to lakes that have been determined to be at capacity” | n/a | n/a | “Lands designated “Open Space” shall be used primarily for open air recreational and leisure uses such as parks, fair grounds and golf courses” |
| Pre-existing | n/a | | Yes “Existing golf courses and active recreational uses zoned for the use on the date of adoption of this Official Plan are permitted to develop additional buildings or structures subject to the permitted uses and provisions of the Township’s Zoning By-law.” | n/a | |
| New development | n/a | | Yes “New golf courses shall not be permitted in the Waterfront Designation.” | n/a | Yes “The development of a golf course requires a site-specific application to amend the Official Plan and Zoning |

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| | | | | | By-law. Such an amendment must be supported by the submission of a storm water management plan and a pesticide and fertilizer management plan, as well as any other study determined to be required by the Planning Board having considered the other policies of this Plan. Such support studies shall be completed in accordance with the Implementation Section of this Plan.” |
| Commercial or Private Club | No* *not mentioned within the commercial policy section | Yes | Not specified | Not specified | No *not in the waterfront commercial policy section but under commercial policy section |
| Policy | “Throughout the Municipality there are a number of private clubs of varying sizes that approach commercial establishments in their scale and intensity of land use. This Plan recognizes and supports existing private clubs and lodges; however, no new facilities are contemplated or permitted without an amendment to this Plan.” | “Tourist Commercial Uses permitted in the Waterfront area will include the following: (a) lodges, resorts, rental cabins, retail services, and restaurants accessory to the resort use; (b) private clubs excluding power boat, motor car or motorcycle clubs; | n/a | n/a | “Commercial and retail establishments which are destination oriented or are intended to serve the travelling public will be permitted, private clubs” *set criteria |
| Pre-existing | - enlargements or extensions - initial purpose does not change - limited (depending on neighbourhood) to maintain local character and concern for environmental impact | n/a | n/a | n/a | n/a |
| New development | - not deem necessary with current development | n/a | n/a | | n/a |
| Aquaculture | | | | | |

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| | <p>Not under “commercial” policy section but under Natural Resource Policy Section</p> <p>“It is the opinion of Township Council that, given the potential detrimental impact on the environment and recreational water quality of The Archipelago, aquaculture within The Archipelago should be prohibited.”</p> | <p>“It is unlikely that there are any other areas within the jurisdiction of Carling there an open aquaculture operation could be located without having an impact on adjoining land uses or navigation. However, given the rigorous standards required under the Environmental Assessment Act, Council would participate to ensure any such proposed new operations meet the highest land use and environmental standards.”</p> | <p>Not specified</p> | <p>Not specified</p> | <p>Not specified</p> |

8.0 Environmental Protection and Open Space Zones Comparison Charts

8.1 Overview Environmental Protection and Open Space Zones

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| Environmental Protection and Open Space Zones (CZB) | | | | | |
| Zones | | | | | |
| | <ul style="list-style-type: none"> - natural state zone - natural state conversation zone - environmentally sensitive zone - environmentally sensitive one zone - environmentally sensitive two zone | <ul style="list-style-type: none"> - open space - crown land - environmental protection zone (fish habitat) - environmental protection one zone - environmental protection two zone | <ul style="list-style-type: none"> - open space - environmental protection | <ul style="list-style-type: none"> - open space zone - open space conservation zone | <ul style="list-style-type: none"> - open space zone - waterfront open space zone - waterfront landing zone |
| Sub-zones | n/a | n/a | <u>open space</u> <ul style="list-style-type: none"> - open space - golf course - crown land - lakeside zone <u>environmental protection</u> <ul style="list-style-type: none"> - environmental protection one - environmental protection two - environmental protection – wetland - environmental protection – provincially significant wetland - fish habitat – type one - natural state conservation - natural state islands | n/a | n/a |
| Zone Standards | | | | | |
| | <u>Natural State</u> “As existing at the date of incorporation of the Township of The Archipelago.” (NS) | Not specified | <u>Open Space Zones</u> “No person shall, within any Open Space (OS, CL & LS) Zone, use any lot or erect, alter, or use any building or | Not specified | Not specified |

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| | <p><u>Environmentally Sensitive</u></p> <p>“Buildings and structures of any kind including but not limited to extensions or enlargements to existing buildings or structures, observation platforms are prohibited within the ES Zone. Flood, erosion or sedimentation control structures may only be permitted with the approval of the Ministry of Natural Resources and the Department of Oceans and Fisheries Canada.”</p> <p><u>Environmentally Sensitive One</u></p> <p>“Buildings and structures of any kind including but not limited to extensions or enlargements to existing buildings or structures, observation platforms, are prohibited within the ES1 Zone. Flood, erosion or sedimentation control structures may only be permitted with the approval of the Ministry of Natural Resources and the Department of Oceans and Fisheries Canada.”</p> | | <p>structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed at the end of each table.”</p> | | |
| Uses | | | | | |
| Primary Use / General Provisions | <p><u>Natural State</u></p> <ul style="list-style-type: none"> - Uses existing at the date of passing of this by-law - Passive recreational use <p><u>Natural State Conversation</u></p> <ul style="list-style-type: none"> - “Long term conservation of land in its natural state, excluding main or accessory buildings and structures or additions thereto” <p><u>Environmentally Sensitive</u></p> | <p><u>Open space (OS)</u></p> <ul style="list-style-type: none"> - Open Space and Park Uses - an area where the primary land use is for <i>public</i> or <i>private park</i>, a playing field, <i>playground</i>, a <i>community hall</i>, a <i>swimming pool</i>, a botanical garden, a <i>golf course</i>, a skating rink, a bowling green, a tennis court; - a <i>cemetery</i>; - a municipally owned arena, curling rink or <i>marina</i> and a refreshment pavilion or booth. | <p><u>Open Space Zones</u></p> <ul style="list-style-type: none"> - conservation (os1 & cl) - existing accessory docks (cl) - passive outdoor recreation (cl) - public parks and accessory structures (os1) - golf course (os1) - private parks (os2) - conservation education (ls) - in-water boathouse (ls) - boatport (ls) - dock (ls) - boat life (ls) | <p><u>Open Space Zone (O1)</u></p> <ul style="list-style-type: none"> - an area where the primary land use is for public or private recreation - an arena - a community centre - a curling rink - a playground - a playing field - a racetrack - a tennis court - a skating rink - a swimming area - a public wharf or dock | <p><u>Open Space Zone (OS)</u></p> <ul style="list-style-type: none"> - conservation use - golf course - hazard land - park - trail system <p><u>Waterfront Open Space Zone (WOS)</u></p> <ul style="list-style-type: none"> - conservation use - park <p><u>Waterfront Landing Zone (WL)</u></p> <ul style="list-style-type: none"> - conservation use |

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| | <p>- Uses connected with the conservation of water, soil, wildlife and other natural resources.</p> <ul style="list-style-type: none"> - Passive recreational uses - Flood and erosion/sediment control structures - Existing buildings, structures and uses - Docks and a Boathouse/Boatport as provided by the provisions of Section 5. <p><u>Environmentally Sensitive One</u></p> <ul style="list-style-type: none"> - Uses connected with the conservation of water, soil, wildlife and other natural resources. - Passive recreational uses - Flood and erosion/sediment control structures - Existing buildings, structures and uses - Docks and a Boathouse/Boatport as provided by the provisions of Section 5. <p><u>Environmentally Sensitive Two</u></p> <ul style="list-style-type: none"> - Uses connected with the conservation of water, soil, wildlife and other natural resources. - Passive recreational uses - Flood and erosion/sediment control structures - Existing buildings, structures and uses | <p><u>Crown land (CL)</u></p> <p>“No person shall within the Crown Land (CL) Zone, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:</p> <ul style="list-style-type: none"> - an area for the protection of the natural environment; - lawful uses existing at the time of passage of this By-law; - resource uses under the management of the Ministry of Natural Resources; - a commercial sand and gravel pit provided that the lands are specifically zoned for that purpose; - a wayside pit or quarry; - a dock or structure approved by Ministry of Natural Resources; - a portable asphalt plant; - existing aquaculture operations <p><u>Environmental protection (EP) zone (fish habitat)</u></p> <p>No person shall within the Environmental Protection (EP) Zone, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:</p> <p>a) Rural Uses</p> <ul style="list-style-type: none"> - a farm, but not a specialized use farm as defined in this By-law, an aviary, arboretum, nursery garden, or forestry operation, except that no dwelling unit shall be permitted in this zone. <p>b) Open Space Uses</p> <ul style="list-style-type: none"> - an area for the protection of an environmental hazard such as wetlands | <ul style="list-style-type: none"> - marina railway (Is) - boat launching ramp (Is) <p><u>Environmental Protection Zones</u></p> <ul style="list-style-type: none"> - conservation (all zones) - accessory in-water boathouse (ep2) - accessory docks (ep1, ep-w, and ep2) - accessory structures (ep2) - conservation education (ep1, ep-w, ep2, ep-psw and nsc) | <ul style="list-style-type: none"> - a marina - a bowling green - a campground - a club - a golf course - a ski hill <p><u>Open Space Conservation Zone (O2)</u></p> <ul style="list-style-type: none"> - an area where the primary land use is for public recreation - a conservation use | <ul style="list-style-type: none"> - waste recycling transfer station - water launching facility - watercraft mooring facility |

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| | | <p>subject to very high water tables, steep slopes, gullies, or lands subject to wind or water erosion, or;</p> <ul style="list-style-type: none"> - a conservation area primarily for the location of flood control, bank stabilisation or erosion protection <i>structures</i> or projects; - areas of natural and scientific interest, including important fish habitat. <p>c) Waterfront Uses</p> <ul style="list-style-type: none"> - <i>shoreline</i> improvements including <i>docks</i>, berms, and breakwalls, provided that approval has been obtained from all government agencies having jurisdiction or alternatively, that an exemption from any required approval has been obtained from said agencies. <p><u>Environmental protection one (EP1) zone (PSW's)</u></p> <p>a) Open Space Uses</p> <ul style="list-style-type: none"> - an area for the protection of an environmental hazard such as <i>wetlands</i> subject to very high water tables, steep slopes, gullies, or lands subject to wind or water erosion, or; - a conservation area primarily for the location of flood control, bank stabilisation or erosion protection <i>structures</i> or projects; - areas of natural and scientific interest, including important fish habitat. <p>b) Waterfront Uses</p> <ul style="list-style-type: none"> - <i>shoreline</i> improvements including <i>docks</i>, berms, and breakwalls, provided that approval has been obtained from all government agencies having jurisdiction or alternatively, that an exemption from any required approval has been obtained | | | |

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| | | <p>from said agencies.</p> <p><u>Environmental protection two (EP2) zone (Wetland/Flood Plains)</u></p> <p>a) Open Space Uses - an area for the protection of an environmental hazard such as <i>wetlands</i> subject to very high water tables, steep slopes, gullies, or lands subject to wind or water erosion, or; - a conservation area primarily for the location of flood control, bank stabilisation or erosion protection <i>structures</i> or projects; - areas of natural and scientific interest, including important fish habitat.</p> <p>b) Waterfront Uses - <i>shoreline</i> improvements including <i>docks</i>, berms, and breakwalls, provided that approval has been obtained from all government agencies having jurisdiction or alternatively, that an exemption from any required approval has been obtained from said agencies.</p> | | | |
| Secondary | <p><u>Natural State</u></p> <p>-Accessory Uses existing at the date of the passing of this by-law</p> | Not specified | Not specified | <p>- a public utility</p> <p>- a public washroom</p> | Not specified |
| Permitted building | <p><u>Natural State</u></p> <p>“As existing at the date of incorporation of the Township of The Archipelago.” (NS)</p> | <p>Not specified*</p> <p>Buildings for permitted uses – general provisions for standards</p> | <p>Not specified*</p> <p>Buildings for permitted uses</p> | <p>Not specified*</p> <p>Buildings for permitted uses</p> | <p>Not specified*</p> <p>Buildings for permitted uses</p> |
| Residential | <p><u>Natural State</u></p> <p>-An existing single detached dwelling,</p> | Not specified | Not specified | Not specified | Not specified |

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| | <p>including accessory buildings and structures, as existing at the date of incorporation of the Township of The Archipelago is permitted to continue to be used for residential purposes;</p> <p>-No new buildings or structures or enlargements or expansions of existing buildings or structures, either horizontally or vertically are permitted in the NS Zone. The restriction on expansions to structures also applies to docks and decks.</p> | | | | |
| Passive Use | <p><u>Natural State</u></p> <p>“No new building or structure or enlargements or expansions of existing buildings or structures, either horizontally or vertically are permitted for passive recreation uses in the NS Zone. The restriction on expansions or enlargements of structures also applies to decks and docks.”</p> | <p>Not specified*</p> <p>Passive uses in permitted uses</p> | <p>Not specified*</p> <p>Passive uses in permitted uses</p> | <p>Not specified*</p> <p>Passive uses in permitted uses</p> | <p>Not specified*</p> <p>Passive uses in permitted uses</p> |
| Environmental Protection and Open Space Lot Requirements (CZB) | | | | | |
| Lot Frontage | | | | | |
| Minimum | Not specified | <p>70 m (OS)</p> <p>100 m (EP)</p> | <p><u>Open Space Zones</u></p> <ul style="list-style-type: none"> - 60 m (OS1) - 150 m (OS2) - As existed on the date of passing of this by-law (CL) <p><u>Environmental Protection Zones</u></p> <ul style="list-style-type: none"> - As required by the abutting zone (EP1, EP-W, EP2, EP-PSW, and FH1) | 15 m (O1) | 30 m (OS) |

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| | | | - N/A (NSC and NSI) | | |
| Lot Area | | | | | |
| Minimum | Not specified | 0.4 ha (OS) 0.6 (EP) | <u>Open Space Zones</u> 1 ha (OS1) 2 ha (OS2) As existed on the date of passing of this by-law (CL) <u>Environmental Protection Zones</u> - As required by the abutting zone (EP1, EP-W, EP2, EP-PSW, and FH1) - N/A (NSC and NSI) | 460 sqm (O1) | 0.4 ha (OS) |
| Lot Coverage | | | | | |
| Maximum | Not specified | Not specified | <u>Open Space Zones</u> 5 % (all open space zones) <u>Environmental Protection Zones</u> - as required by the abutting zone (EP1, EP-W, and EP2) - N/A (EP-PSW, FH1, NSC and NSI) | 10 % (both) | Not specified |
| Lot Depth | | | | | |
| Minimum | Not specified | 60 m (OS) 60 m (EP) | Not specified | Not specified | Not specified |
| Setbacks | | | | | |
| Front yard (min) | Not specified | 20 m (OS) 20 (EP) | <u>Open Space Zones</u> 20 m (all open space zones) | 7.5 m (both) | 6 m (OS) |

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| | | | <u>Environmental Protection Zones</u> - 20 m (EP1, EP-W, and EP2) - N/A (EP-PSW, FH1, NSC and NSI) | | |
| Side Yard (Min) | Not specified | Interior yard 5 m (OS) 5 m (EP) Exterior yard 10 m (OS) 10 m (EP) | <u>Open Space Zones</u> Interior yard 5 m (all open space zones) Exterior yard 20 m (OS1 & OS2) 8 m (CL) <u>Environmental Protection Zones</u> Interior yard - 8 m (EP1, EP-W, and EP2) - N/A (EP-PSW, FH1, NSC and NSI) Exterior yard - 5 m (EP1, EP-W, and EP2) - N/A (EP-PSW, FH1, NSC and NSI) | Interior yard 2.5 m (O1) 7.5 m (O2) Exterior yard 7.5 m | Interior yard 3 m (OS) 6 m (WOS and WL) Exterior yard 6 m (all) |
| Rear Yard (min) | Not specified | 5 m (OS) | <u>Open Space Zones</u> 10 m (all open space zones) <u>Environmental Protection Zones</u> - 10 m (EP1, EP-W, and EP2) - N/A (EP-PSW, FH1, NSC and NSI) | 7.5 m (both) | 6 m (all) |
| High water mark | Not specified | Not specified | Not specified | Not specified | “Minimum distance from the Optimal Summer Water Level: 20.0 metres, except in the case where the original shore road allowance is not under the ownership of the abutting property owner or is a Crown Reserve. In these cases, the setback shall be 3.0 metres from the front lot line or 20.0 metres from the Optimal Summer Water |

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| | | | | | Level, whichever is greater.” (WOS) “Minimum distance from the Optimal Summer Water Level (except a watercraft mooring facility) 20.0 metres, except in the case where the original shore road allowance is not under the ownership of the abutting property owner, is a Crown Reserve. In the case of original shore road allowance not being under the ownership of the abutting property owner or a Crown Reserve the setback shall be 3.0 metres from the front lot line or 20.0 metres from the Optimal Summer Water Level, whichever is greater.” (WL) |
| Building Height | | | | | |
| Maximum | Not specified | 10 m (OS) 10 m (EP) other zones refer to general provisions | <u>Open Space Zones</u> 5 m (OS1) 10 m (OS2 &CL) <u>Environmental Protection Zones</u> - as required by the abutting zone (EP1, EP-W, and EP2) - N/A (EP-PSW, FH1, NSC and NSI) | 12 m (both) | 11 m (OS) 5 m (WOS and WL) |
| Accessory Building | | | | | |
| Height | Not specified | 6 m (OS) 6 m (EP) | Not specified | 5 m (both) | Not specified |
| Yard | Not specified | 3 m (OS) 3 m (EP) | Not specified | 1.2 m minimum distance to a lot line for an accessory building (O1) | Not specified |
| Floor area (max) | Not specified | Not specified | Not specified | 89 sqm (O1) | Not specified |

8.2 Environmental Protection Policies

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| Natural Heritage Feature Policies (OP) | | | | | |
| Natural Heritage Features Section | Yes “Cultural and Natural Heritage Features” MNRF | Yes | Yes Natural Heritage MNRF the District of Muskoka | Yes | Yes |
| Wetlands | | | | | |
| Provincially Significant Wetlands | Yes Provincially significant - listed of identified ones | Yes Provincially significant wetlands - three identified within TOC | Yes -Provincially significant wetlands -Provincially significant coastal wetlands - 23 identified | Yes -Provincially significant wetlands -significant coastal wetlands None (at the date of publishing) had been identified in NEMI | Yes - Provincially significant wetlands (and lands 120 m adjacent) |
| “Other” Wetlands | Yes types: -Coastal wetlands -Inland wetlands Identified having: -provincial significance -local significance -Minor wetlands | Yes Regionally and locally significant wetlands | Yes | No | No |
| Development and Site Alteration (within wetlands) | Yes “Within identified Provincially Significant Wetlands, and significant coastal wetlands, development and site alteration shall not be permitted.” “Development and site alteration shall not be permitted within coastal wetlands unless | Yes - “The Provincial Policy Statement directs that new development and site alteration shall not be permitted in provincially significant wetlands.” “The Township will prohibit development from locating within these regionally and | Yes “Development and Site Alteration shall not be permitted in <i>Provincially Significant Wetlands or Provincially Significant Coastal Wetlands,</i> ” “Development or Site Alteration shall also not be permitted in <i>Other Wetlands as</i> | Yes “Development and site alteration within provincially significant wetlands or significant coastal wetlands is not permitted” “No development and site alteration shall also be permitted within a coastal wetland | Yes “Development and site alteration will not be permitted within a Provincially Significant Wetland.” |

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| | it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.” | locally important wetlands and may require a site evaluation in accordance with the criteria” | <i>determined by an Impact Assessment”</i> Specific requirements for Development and site alteration for “other wetlands” | or within 120 m of provincially significant wetlands or significant coastal wetlands unless a EIS, has evaluated no negative impact on the natural features or their ecological features” (not a direct quote) | |
| Adjacent Lands. Setbacks & Development and Site alteration in Adjacent lands | Yes “Development and site alteration shall not be permitted on lands within 120 metres (400 feet) of a Provincially Significant Wetland or a coastal wetland, 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.” | Yes “Development or site alteration shall not be permitted on adjacent lands to a provincially significant wetland unless the ecological functions of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.” “The Ministry of Natural Resources recommends that adjacent lands to a provincially significant wetland be those lands within 120 metres of the wetland. The Township of Carling supports these criteria unless the site evaluation concludes that greater or lesser criteria should apply.” | Yes “Prior to <i>Development</i> or <i>Site Alteration</i> occurring on lands within 120 metres of a <i>Provincially Significant Wetland</i> or <i>Provincially Significant Coastal Wetland</i> , 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 <i>Negative Impact</i> on the natural features or ecological function of the <i>Wetland</i> .” Specific policies (replacements of pre-existing buildings) specific set criteria “Prior to <i>Development</i> or <i>Site Alteration</i> occurring on lands within 30 metres from <i>Other Wetlands</i> , an Impact Assessment as per Section 1.2.2 (Impact Assessments) of this Official Plan may be required to be submitted to the satisfaction of the Township or applicable agency which demonstrates that there will be no <i>Negative Impact</i> on the natural features or ecological function of the <i>Wetland</i> .” | Yes Set distance for adjacent lands (120m) Must provide EIS (to prove no negative impact) | Yes “Lands within 120 m of a PSW are considered adjacent lands.” “Adjacent lands are defined as the contiguous lands adjacent to a PSW and represent an area where it is likely that development or site alteration would have a negative impact on the feature or area.” |
| Wetland Site Assessment & who sets regulations | Yes “Provincially Significant Wetlands have been identified through a specific evaluation procedure established and confirmed by the Province of Ontario” “Locally significant wetlands may be identified through a municipal program, the development review process or by other means.” | Yes “There are many wetlands that have not been identified in the Township of Carling. As a condition of any new development approvals, Council may require a site evaluation or environmental assessment as outlined...” “The site evaluation may include but not be | Yes “ <i>Provincially Significant Coastal Wetlands</i> and <i>Provincially Significant Wetlands</i> shall be determined by the Province.” “Regionally Significant Wetlands and their specific boundaries have been identified through the Muskoka Heritage Areas Program or under the provincial evaluation | No * “The significance of the wetland is confirmed by MNRF” EIS assessment | Yes “PSWs are identified and delineated by the Ministry of Natural Resources.” “An EIA in accordance with Section 3.5.2.8 will be required for all development proposals within 120 metres identified as being a PSW” |

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| | <p>“Development may be permitted within a locally significant wetland or on lands within 120 metres (400 feet) of a locally significant wetland, subject to the submission of a satisfactory site evaluation report demonstrating that there will be no negative impact on the wetland’s natural features or ecological functions.”</p> <p>“Development may be permitted within other wetland areas, provided that Council is satisfied that the constraints associated with the wetland can be overcome without negatively impacting the integrity of the wetland. Council may require the submission of a satisfactory site evaluation report.”</p> | <p>limited to:</p> <p>(a) identification and analysis of the significant natural features which exist or potentially exist on or adjacent to the property; these features would include significant habitat of endangered or threatened species, wetlands, fish and wildlife habitat or any other environmental feature on site and within the regional context;”</p> | <p>system.”</p> <p>“Specific <i>Wetland</i> boundaries shall be obtained from the Province or as verified through the submission of an Impact Assessment”</p> <p>“Any <i>Development</i> proposed within these identified <i>Other Wetlands</i> on Appendix 6 will require an Impact Assessment to determine the location of the <i>Wetland</i> and the extent of the boundary.”</p> | | |
| Other / permitted uses | Not specified | Not specified | <p>Yes</p> <p>“Uses which are compatible with <i>Wetlands</i> may be permitted. Conservation and educational use of <i>Wetlands</i> will be encouraged where feasible and desirable provided that an Impact Assessment submitted to the satisfaction of the Township or applicable agency concludes that there will be no <i>Negative Impact</i> on the natural features or ecological functions of the <i>Wetland</i>. Permitted accessory structures related to compatible land uses may include, but not be limited to, boardwalks, signs, trails, and benches.”</p> | <p>Yes</p> <ul style="list-style-type: none"> - Open space and passive recreational use (no site alteration) - conservation use - scientific or educational | Not specified |
| Fish Habitat | | | | | |
| Classification | <p>- MNRF classification mapping system</p> <p>Critical habitat (type 1)</p> <p>Important habitat (type 2)</p> <p>Unknown</p> | <p>Yes</p> <p>Type 1</p> <p>*no mention of type 2, 3 or “unknown”</p> | <p>Type 1 (critical)</p> <p>Type 2 (important)</p> <p>Type 3 (marginal)</p> <p>Unknown</p> | <p>No</p> <p>*does not indicate (types of fish habitat)</p> | <p>No</p> <p>*types not mentioned</p> |

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| <p>Previously Identified</p> | <p>Yes</p> <p>*trout lakes identified</p> | <p>Yes</p> <p>Type 1 in township</p> | <p>Yes</p> <p>The location and extent of <i>Provincially Significant Coastal Wetlands</i> and <i>Provincially Significant Wetlands</i> shall be determined by the Province. To date, twenty-three <i>Provincially Significant Wetlands</i> have been identified by the Province.</p> | <p>Not specified</p> | <p>Not specified</p> |
| <p>Development and site alterations (restrictions)</p> | <p>Not specified</p> | <p>Yes</p> <p>“The PPS directs that new development and site alterations are not permitted in fish habitat except in accordance with provincial and federal requirements.”</p> <p>“The PPS also directs that development and site alteration adjacent to fish habitat should not be permitted 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 the ecological functions for which the area is identified.”</p> | <p>Yes</p> <p><i>Development</i> and <i>Site Alteration</i> shall not be permitted in <i>Fish Habitats</i> except in accordance with the policies and regulations of the Province and the Federal Government.</p> | <p>Yes</p> <p>Development and site alteration is not permitted expect in accordance of the federal and provincial requirements</p> <p>Not permitted within 30 m of fish habitat expect in accordance of the federal and provincial requirements</p> <p>Development or site alteration that propose to decrease the 30m setback must prove net environmental gain (through fish habitat assessment)</p> <p>Development within 120 m of fish habitat must have EIS to demonstrate no negative impact</p> | <p>Yes</p> <p>Development will only be permitted provided that it does not harmfully alter, disrupt or destroy fish habitat. Through a fish habitat mitigation/compensation assessment, in consultation with the Planning Board, the applicable municipality, and the Ministry of Natural Resources, it is the Planning Board and local municipalities’ objective to secure no net loss of productive capacity of fish habitat, and where possible, secure a net gain of productive capacity of fish habitat</p> <p>Development and site alteration is prohibited in Fish Habitat except in accordance with Provincial and Federal requirements.</p> <p>Development within adjacent lands of Fish Habitat is prohibited unless the ecologic function of said lands has been evaluated and it has been determined that there will be no negative impacts on the resource or its ecological functions</p> <p>“Where it is determined by the Planning Board and the local municipality that any development</p> |

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| | | | | | will cause negative impacts to fish habitat, such development may not be permitted." |
| Site evaluation | <p>Yes</p> <p>Set criteria for each type of habitat / development proposal</p> <p>"A site evaluation report is not required where the development or site alteration has been authorized by the appropriate approval authority."</p> | <p>Yes</p> <p>Set criteria</p> <p>"The Township of Carling may require a site evaluation to investigate the potential for negative impacts of any new development or site alteration when it is proposed in or adjacent to fish habitat."</p> | <p>Yes</p> <p>Set criteria</p> | <p>Yes</p> <p>No set criteria</p> <p>A EIS is required for development within 120m to determine if there is no negative impact (see above)</p> | <p>Yes</p> <p>Set criteria for assessment</p> <p>"Any development or change in land use near or adjacent to an existing or potential fish habitat area will be reviewed by the Planning Board and applicable municipality in consultation with the Ministry of Natural Resources with respect to the potential impact. Any such proposal will be subject to an assessment to determine if it will result in a reduction of the fish habitat."</p> |
| Setbacks | <p>Yes</p> <p>Min 15 m from Georgian Bay and warm & cool waters</p> <p>Min 30 m from cold waters (list of lakes provided)</p> <p>Can be reduced if criteria are met</p> | <p>Yes</p> <p>"The Ministry of Natural Resources has recommended that adjacent lands be considered to be those lands within 30 metres of the Type 1 fish habitat.</p> | <p>Yes</p> <p>A 15-metre setback is required from warm water <i>Fish Habitat</i> for new <i>Development</i>. A 30-metre setback is required from cold water <i>Fish Habitat</i> for new <i>Development</i>. 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 <i>Negative Impact</i> on the habitat.</p> <p>Prior to <i>Development</i> or <i>Site Alteration</i> occurring on lands within 120 metres of a Type 1 or unknown <i>Fish Habitat</i>, 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 <i>Negative Impact</i> on the natural features or ecological function of the habitat except in accordance with Provincial</p> | <p>Yes</p> <p>30 m</p> <p>And 120 m</p> | <p>Not specified</p> |

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| | | | and Federal policies and regulations. | | |
| New lot creation or re-zoning | yes | Yes “The Township of Carling will not permit new waterfront lot creation unless there is a reasonable amount of shoreline along the newly created lots with shoreline outside of the Type 1 fish habitat.” | Yes Creation of new shoreline lots that would be fronted entirely by areas mapped as Type 1 or unknown <i>Fish Habitat</i> shall generally not be permitted unless a <i>Fish Habitat</i> Impact Assessment has determined that there are adequate areas where docking and other shoreline facilities can be located. | Not specified | Not specified |
| In-water structures | Yes | Not specified | Not specified | Not specified | Not specified |
| Specific policies (for certain lakes) | Yes | Not specified | Yes Bayview Dam | Not specified | No *Sub watershed studies may be prepared to provide additional policy guidance related to the protection and enhancement of fish habitat and the specification of protective or mitigative measures. |
| Significant Wildlife Habitat | | | | | |
| Types Previously Identified | Not specified | Yes -deer wintering habitats -habitats of species of special concern -other significant wildlife habitat. | Yes Not limited but includes -winter deer yards, -moose aquatic feeding areas -specialized raptor nesting habitat. | Yes - eco-region - alvars - deer wintering areas | Not specified *There is a section but no policies regarding development restrictions |
| Restrictions (development & site alteration) | Yes “Development and site alteration shall not be permitted in identified significant wildlife habitat or within 120 metres of such habitat, unless a site evaluation report has been prepared and it has been demonstrated that there will be no negative | Yes “The PPS directs that new development and site alteration in or adjacent to significant wildlife habitat should only be permitted if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the | <i>Development and Site Alteration</i> shall not be permitted in the <i>Significant Wildlife Habitat and Habitat of Endangered Species and Threatened Species</i> unless authorized under the Endangered Species Act. | No development in or within 120 m (unless proven no negative impact with EIS) Mitigation measures beyond 120 m may be required | Not specified |

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| | impacts to the habitat or its function.” | area is identified. | | | |
| Allowances (development & site alteration) | n/a | n/a | May be permitted in a <i>Significant Wildlife Habitat</i> 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 <i>Negative Impact</i> on the natural features or ecological function of the habitat. | No | No |
| Site assessment | Yes “A site evaluation report may be required by the Township prior to the consideration of a planning application involving lot creation or rezoning that would significantly increase the development rights of the property, to confirm the actual location, extent and/or significance of the habitat.” | Yes “Before granting any new development approvals, Council will generally require a site evaluation or environmental assessment as outlined in Section 14.02 to demonstrate no negative impacts to the natural features or their ecological functions.” “Where development is proposed within an area identified to have a habitat of any species of special concern, the Ministry of Natural Resources will be consulted for technical advice to ensure minimal or no impact on the habitat.” | Yes Set criteria “Where a property that is the subject of a Development application contains potential habitat of any Species at Risk including Threatened and Endangered Species, the Township will require completion of a “preliminary” Species at Risk screening.” “A “preliminary” screening will be reviewed by the Township in consultation with the province to determine if the application may be approved, or whether further review through a “detailed” screening is required. Where a “detailed” screening is required, it shall be completed by a qualified biologist, in consultation with the Province.” “Prior to <i>Development</i> or <i>Site Alteration</i> occurring on lands adjacent to the <i>Significant Habitat of Endangered Species and Threatened Species</i> , or adjacent to a <i>Significant Wildlife Habitat</i> , an Impact Assessment,” | Yes Site alteration applications outside of settlement area will require a preliminary ecological site assessment to determine if SWH are present | No |
| Setback /adjacent lands | Yes 120 m | No | No “The extent of what constitutes <i>Adjacent Lands</i> will be confirmed by the Township | Yes 120 m (unless proven no negative impact with EIS) | No |

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| | | | who many consult with the applicable authority.” | Mitigation measures beyond 120 m may be required | |
| Habitat of Endangered & Threatened Species | | | | | |
| Restrictions (development & site alteration) | <p>Yes</p> <p>“Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.”</p> <p>Site evaluation require if site as a ESH and is requesting development</p> | <p>Yes</p> <p>“The PPS directs new development and site alteration not be permitted in the significant habitat of endangered and threatened species.”</p> | <p>Yes</p> <p><i>Development and Site Alteration</i> shall not be permitted in the <i>Significant Wildlife Habitat and Habitat of Endangered Species and Threatened Species</i> unless authorized under the Endangered Species Act.</p> | <p>Yes</p> <p>*Endangered Species Act *Species at Risk in Ontario</p> <p>Ecological site assessment Development or site alteration may be permitted if it meets set <i>endangered species act</i> criteria</p> | <p>Yes</p> <p>Development and site alteration will not be permitted in the Significant Habitat of Endangered Species and Threatened Species unless authorization under the <i>Endangered Species Act, 2007</i> has been obtained.</p> <p>Development and site alteration will not be permitted on land adjacent to the Significant Habitat of Endangered Species and Threatened Species, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be mitigated.</p> |
| Allowances (development & site alteration) | No | No | may be permitted in a <i>Significant Wildlife Habitat</i> 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 <i>Negative Impact</i> on the natural features or ecological function of the habitat. | No | No |
| Site assessment | <p>Yes</p> <p>“Where a property contains potential habitat for any threatened and/or endangered species and is subject to a</p> | <p>Yes</p> <p>“Before granting any new development approvals, Council will generally require a site evaluation or environmental</p> | <p>Yes</p> <p>“<i>Development and Site Alteration</i> may be permitted in a <i>Significant Wildlife Habitat</i> subject to the submission of an Impact</p> | <p>Yes</p> <p>“Areas shall be screened for areas of documented occurrences of engaged or threatened species including general and</p> | <p>Yes</p> <p>“...the Planning Board and local municipality will be satisfied that the EIA demonstrates that there</p> |

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| | development application for lot creation or rezoning that would significantly increase the development rights of the property, a site evaluation report will be required to determine whether the property contains habitat of endangered species and/or threatened species. Should the site evaluation report confirm the presence of habitat of endangered and/or threatened species...” | assessment” | 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 <i>Negative Impact</i> on the natural features or ecological function of the habitat.” | regulated habitats” | will be no negative impacts on the habitat values upon which the species depend directly and indirectly, and any related ecological functions” |
| Setbacks and adjacent lands | Not specified | Yes “The PPS also directs that development and site alteration not be permitted on lands adjacent to endangered and threatened species habitat unless the ecological function of the adjacent lands has first been evaluated and this evaluation has demonstrated that there will be no negative impacts on the natural features or their ecological functions. The Ministry of Natural Resources has generally recommended that adjacent lands be considered to be those lands within 50 metres of the significant habitat of endangered and threatened species.” | Yes “Prior to <i>Development</i> or <i>Site Alteration</i> occurring on lands adjacent to the <i>Significant Habitat of Endangered Species and Threatened Species</i> , or adjacent to a <i>Significant Wildlife Habitat</i> , 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 <i>Negative Impact</i> on the natural features or ecological function of the habitat or unless authorized under the Endangered Species Act. The extent of what constitutes <i>Adjacent Lands</i> will be confirmed by the Township who many consult with the applicable authority.” | Not specified | For the purposes of this policy, the extent of adjacent land will be defined as 50 metres. Prior to considering development and/or site alteration on lands within 50 metres or abutting areas, the Planning Board and local municipality will be satisfied that the EIA demonstrates that there will be no negative impacts on the habitat values upon which the species depend directly and indirectly, and any related ecological functions |
| Deer Wintering Areas | | | | | |
| Identification | Yes Stratum 1 Stratum 2 Set criteria Both identified in TOA | Not specified *mentioned in significant wildlife habitat | Not specified *mentioned in significant wildlife habitat | Yes Stratum 1 Stratum 2 | Not specified |

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| <p>Development and site alteration</p> | <p>Yes</p> <p>“Development and site alteration in Stratum 1 habitat shall generally not be permitted unless the conifer thermal cover has been mapped and it has been determined through a site evaluation report that there will be no negative impacts to the natural features or their ecological functions.”</p> <p>“Development and site alteration in Stratum 2 habitat must conserve valuable conifer stands, feeding areas and movement corridors. A site evaluation report will generally be required to confirm the compatibility of the proposal and identify recommended mitigation measures.”</p> <p>“Intensive types of development or site alteration, such as aggregate operations, golf courses, and land extensive commercial and industrial development shall generally not be permitted in Stratum 1 or Stratum 2 deer wintering habitat.”</p> <p>“Development within Stratum 1 or Stratum 2 deer wintering habitat will be subject to site plan control to identify the location of buildings, access, and sewage disposal systems and provide for the maintenance of vegetation.”</p> | <p>Not specified *see significant wildlife habitat</p> | <p>Not specified *see significant wildlife habitat</p> | <p>Yes</p> <p>no development or site alteration unless proven no negative impacts</p> <p>*Stratums I: generally no development or site alteration</p> <p>*stratum II: may be permitted with conservation</p> <p>Habitat assessment will determine where new development (structures) can occur</p> <p>Intensive development and site alteration (golf courses, aggregate etc.) are not permitted in stratum I or II</p> | <p>Not specified</p> |
| <p>New lot creation</p> | <p>Yes</p> <p>“New lot creation in deer habitat areas will only occur if each proposed lot has a minimum lot frontage of 90 metres and a minimum depth of 90 metres. Where deer wintering habitat is restricted to a narrow fringe along the shoreline, a minimum of 120 metres frontage shall be required and a</p> | <p>Yes</p> <p>“The deer wintering areas for Carling Township are identified on Schedule ‘B’. Council shall adopt standards for new lot creation in the deer wintering areas to ensure that there is minimal impact on this wildlife habitat. New lots will generally have a minimum 90 metre width and 90 metre</p> | <p>Not specified *see significant wildlife habitat</p> | <p>Yes</p> <p>Restricted to single residential uses</p> <p>Min 90m (depth) x 90 m (width)</p> <p>Shoreline lots 90m shoreline width</p> <p>Narrow fringe along lake requires min 120</p> | <p>Not specified</p> |

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| | minimum depth of 90 metres. In both of these areas, vegetation removal should be minimized.” | depth. In addition, Council may use a number of planning tools including development and site plan agreements to ensure a minimal loss of natural vegetation within deer wintering areas.” | | m width alone shoreline In both cases conifer thermal cover must be protected Applies to deciduous browse within 30 to 50 m of conifer thermal cover | |
| Road access | Yes “Access roads and driveways in deer wintering habitat areas shall not be permitted in conifer thermal cover areas or in areas of deciduous browse within 30 to 50 metres of the conifer area.” | Not specified *see significant wildlife habitat | Not specified *see significant wildlife habitat | Yes Will not be permitted in conifer thermal cover area or in areas of deciduous browse within 30 to 50 m of conifer thermal cover | Not specified |
| Moose Aquatic Feeding Areas | | | | | |
| Development and site alteration | Yes “Development and site alteration shall generally not be permitted in identified moose aquatic feeding areas or within 120 metres of such areas, unless a site evaluation report has been prepared and it has been demonstrated that there will be no negative impacts on the habitat or its function” | Not specified | No *see significant wildlife habitat | Not specified | Not specified |
| Nesting Sites | | | | | |
| Development and site alteration | No *only thing stated “Where a site evaluation report identifies a nest site for great blue heron, osprey, goshawk, Cooper’s hawk or other birds dependent on existing nest sites, appropriate development controls will be implemented to ensure their protection.” | Not specified | Yes “Notwithstanding Section D.1.7.2, prior to development or <i>Site Alteration</i> , the requirements of the Migratory Birds Convention Act, 1994 must be adhered to as per Section D.1.8 (Migratory Bird Nests) of this Official Plan.” “Provided a coastal island identified on Appendix 9 is zoned for a residential use at the time of adoption of this Official Plan, | Not specified | Not specified |

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| | | | <p>the Township may give consideration to the approval of a Site Plan, Minor Variance, Building Permit application or Site Alteration in association with said Building Permit, to erect a residential dwelling, or an accessory structure thereto on said island without the need for an Impact Assessment as identified”</p> <p>“Prior to development or <i>Site Alteration</i>, the requirements of the Migratory Birds Convention Act, 1994, are required to be adhered”</p> | | |
| Cultural Heritage Sites | | | | | |
| Previously Identified | Not specified | Yes *areas and features have been identified (and for potential) | Not specified | Yes | Yes |
| Development and Site Alteration | <p>Yes</p> <p>Ontario heritage act</p> <p>“Development and site alteration on abutting lands to property designated as a cultural heritage property under the Ontario Heritage Act will only be permitted where it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”</p> | <p>No</p> <p>Ontario Heritage Act</p> <p>*no restrictions for development stated</p> <p>“The Township may require an archaeological impact assessment prepared by an archaeologist licensed under the Heritage Act as a condition of development approval where development is proposed in the following areas within the Municipality:”</p> | <p>Yes</p> <p>“<i>Development</i> proposed contiguous to a property which is protected under the Ontario Heritage Act may be permitted where it has been demonstrated through completion a Site Evaluation Report, as per Section 1.2.3 (Site Evaluation Report) of this Official Plan, that the <i>Heritage Attributes</i> of the protected property will be <i>Conserved</i>.</p> <p><i>Development</i> and <i>Site Alteration</i> is only permitted on lands containing <i>Significant Archeology Resources</i> or areas of archeology potential if the resource has been <i>Conserved</i> through removal and documentation, or by preservation on the site. If removal and documentation is undertaken, it shall only be done by licensed archeologists. If preservation is undertaken, <i>Development</i> and <i>Site Alteration</i> which maintains the heritage integrity may be permitted”</p> | <p>Yes</p> <p>Ontario heritage act</p> <p>All development (permitted) shall conserve cultural heritage features where possible and incorporate these features into development plans</p> <p>Development in these areas will preserve and enhance the cultural heritage feature</p> <p>Requirement of heritage impact assessment (including lands adjacent to cultural heritage features)</p> <p>First Nation Consultation</p> | <p>Yes</p> <p>“New development through intensification or redevelopment in areas with historical architecture or landscape value be encouraged to develop in a manner consistent with the overall character of these areas and that it does not result in the loss of any significant heritage resources;”</p> <p>“Development or site alteration may be permitted on lands adjacent to a protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”</p> |

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| | | | | | <p>“Mitigative measures and/or alternative development approaches may be required to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.”</p> <p>“All new development permitted under the land use provisions of this Plan shall avoid the destruction or alteration of cultural and heritage resources. Where this is not possible, development may not be permitted to proceed.”</p> |
| Site Assessment | Yes Set criteria | Yes Set criteria | Yes “The Township will require an archeology Impact Assessment by an archeologist licensed by the Province for <i>Development</i> applications where identified <i>Archeological Resources</i> exist or where the potential for such resources exist. | Yes Set criteria Heritage Impact Assessment | Yes Set criteria |
| Archaeological Resources | Not specified | Yes “The Township may require an archaeological impact assessment prepared by an archaeologist licensed under the Heritage Act as a condition of development approval where development is proposed in the following areas within the Municipality:” | Not specified *not a specific section | Yes *policy section Aboriginal consultation If sound Archaeological assessment (phase I, II and III) required | Not specified |
| Marine Heritage Resources | Yes “Council recognizes that, within the boundaries of the Township, there may be marine archaeological remains from the pre-historic period through the modern era up to the last 50 years. The Township may require a marine archaeological assessment to be conducted by a licenced marine | Not specified | Not specified | Yes If found, assessment is required | Not specified |

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| | archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artefacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments. | | | | |
| Areas of Natural and Scientific Interest | | | | | |
| Previously Identified | Not specified | Not specified | Yes -Big Chute Rocklands <i>ANSI</i> , -Lost Channel Gneiss Rocklands Forests <i>ANSI</i> , -Bearshead-Buckshoof Lakes Coastal Gneiss Rocklands <i>ANSI</i> ." | Not specified | Not specified |
| Development and Site Assessment | Not specified | Not specified | Yes "Prior to <i>Development</i> and <i>Site Alteration</i> occurring within an <i>ANSI</i> , an Impact Assessment as per Section 1.2.2 (Impact Assessments) of this Official Plan shall be submitted to the satisfaction of the Township in consultation with the applicable agency demonstrating that there will be no <i>Negative Impact</i> on the natural features or ecological function of the <i>ANSI</i> ." "Prior to <i>Development</i> or <i>Site Alteration</i> occurring on lands adjacent to an <i>ANSI</i> , an Impact Assessment shall be submitted to the satisfaction of the Township in consultation with the applicable agency demonstrating that there will be no <i>Negative Impact</i> on the natural features or ecological function of the <i>ANSI</i> ." | Yes No development or site alteration within or with 120 m of <i>ANSI</i> (unless proven no negative impact) | Not specified |
| Significant Woodlands and Valley Lands | | | | | |

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| Development and site assessment | Not specified | Not specified | Not specified | Yes No development or site alteration within or on adjacent lands of significant woodlands and valley lands can be proven to have no negative impact | Not specified |
| “Other” / Site Specific | | | | | |
| Site specific | Not specified | Not specified | Yes Muskoka Heritage Area | Yes Escarpment lands (part of the Niagara escarpment) - no current additional policies or regulations BUT could be a site for a significant wildlife habitat and if found said policies will apply | Not specified |
| Other (use of natural heritage features) | | | | | |
| Education, interpretation and conservation | Not specified | Not specified | Yes Permitted no negative impact | Not specified | Yes Permitted no negative impact |
| Environmental Assessment Policy Section | | | | | |
| Policy section | Site evaluation and implementation | Site evaluations and environmental assessments | Technical reports and plans of survey | Environmental impact study | Environmental impact assessment |

9.0 General Development Policy Comparison

9.1 General Development Comparison

The following section outlines the general development policies that would impact the character of the shoreline.

9.2 General Development Policies

| | TOA | TOC | TGB | NEMI | MOK |
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| General Development Policies and By-laws (OP& CZB) | | | | | |
| Lot Subdivision | | | | | |
| Shared | All subdivision regulations are subject to the Ontario Planning Act | | | | |
| Lot Subdivision | subdivision policies throughout OP | policies in waterfront policy section for new lot creation and subdivision (for waterfront lots and islands) - site specific - land division section | - policies in waterfront policy section for subdivisions - site specific | subdivision policies throughout OP | policy section in OP |
| Community Plan | Mention of subdivision policies in community plan section | Mention of subdivision policies in community plan section | Mention of subdivision policies in community plan section | Not specified | Mention of subdivision policies in community plan section |
| Policy under waterfront designation | n/a | Prior to the consideration of the creation of any new water access properties by plan of subdivision in the Waterfront area, the applicant must demonstrate: (a) that there are adequate boat docking facilities available; and (b) car parking to the satisfaction of the approval authority | Waterfront New Subdivision development to be accessed by existing privately maintained roads shall generally be permitted only if the section of private road used to access the proposed Subdivision is taken over by the municipality or the subdivider provides a financial contribution for the maintenance and upgrading of the private road". | n/a | n/a |

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| | | | <p>Wetlands: Other <i>Wetlands</i> have been identified on Appendix 6 (Other Wetlands). The Township shall use this mapping as a screening tool when reviewing development applications involving Planning Act applications for a Plan of Subdivision, Plan of Condominium, Consent to Sever or Zoning By-law Amendment. Additional <i>Wetlands</i> may be identified through the review of specific proposals.</p> <p>Residential Compound development consists of a grouping of single detached Residential dwellings on one lot, where land form conservation and access makes lot division for single detached Residential dwellings undesirable but where development of a grouping of single detached Residential dwellings on one lot may be deemed acceptable</p> | | |
| Additional Policies | <p>In Ontario all land subdivision is subject to provincial land use controls under The Planning Act. The Archipelago Official Plan establishes a basic land use policy and a basic policy governing land severance, to preserve the fundamental character of this unique area. The creation of new residential lots will proceed on the basis of:</p> <ul style="list-style-type: none"> - consents on public roads; - consents on private roads when the lot fronts on a recreational waterbody; - plans of subdivision; and - consents on waterfront lands with water access. <p>Most development is likely to proceed by consent in contrast to plan of</p> | <p>The preferred method for any land division is by plan of subdivision. Where it is determined that a subdivision is not necessary for the proper development of the land, land division may proceed by consent.</p> <p>When assessing the appropriateness of proceeding with a land division by consent in contrast to a plan of subdivision, the following criteria will be considered:</p> <ul style="list-style-type: none"> (a) where it is clear that a proponent is not attempting to circumvent the subdivision process; (b) where the number of new lots created is limited to three (three new and one retained); | <p>Division of Land : Lot Creation</p> <p>Lot or unit creations may proceed by the following methods:</p> <ul style="list-style-type: none"> a) Consent; b) Registered Plan of Subdivision and the lifting of Part Lot Control within a registered Plan of Subdivision; or c) Registered Plan of Condominium. Lots and condominium units shall comply with policies of this Official Plan and the Zoning By-law. <p>Where alternative access is available, access to new lots or condominium units</p> | <p>Land Division</p> <p>Draft plan approval (subdivision and condominium)</p> <p>1) applications for approval of a draft plan of subdivision or condominium will be considered on the basis of the underlying land use designation and the associated policies of this plan. The approval authorities will deal with applications for draft plan approval in accordance with the relevant provisions of the planning act and the provincial policy statement. Applications that do not conform to the policies of this plan will not be approved by the approval authority</p> | <p>Land may be divided through the subdivision process in accordance with the <i>Planning Act</i>. This is the preferred method for creating new lots within the Sudbury East Planning Area.</p> <p>Policies</p> <p>A plan of subdivision is required generally when more than three lots are being created, which may require a new municipal road to be created and/or when municipal water and/or sewer services will be required to be extended to service the development.</p> <p>In considering a draft plan of subdivision, it shall be consistent with the <i>Provincial Policy Statement</i> and regard shall be had, among other matters, to the health, safety</p> |

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| | <p>subdivision. The only neighbourhood likely to be considered for a plan of subdivision is the Pointe au Baril Station Neighbourhood, where the extension of roads is permitted. Most islands, depending on the neighbourhood, are eligible for only one or two new lots to be created by consent. However, in isolated cases in some neighbourhoods where three or four new lots are permitted, the proponent or the Township may consider the appropriateness of proceeding by subdivision in contrast to a consent.</p> <p>All future development in The Archipelago including undeveloped existing lots of record and new lots created by consent or subdivision shall be considered for the purpose of this section to gain access from the lot's water frontage. The only exception to this section shall be for:</p> <p>a) those lots where other policies apply as noted in Section 14.4;</p> <p>b) a lot in public or private ownership that is specifically zoned for the purposes of providing marina facilities and/or multiple parking spaces.</p> <p>Where a lot is a water access lot as defined above, the Municipality shall be satisfied that adequate long term parking, docking and boat launching facilities are made available for any proposed development. Such facilities may be provided by any of the following methods as determined by the Township and as defined in the parking</p> | <p>(c) where there are a limited number of lots being proposed;</p> <p>(d) where the pattern of development has been established;</p> <p>(e) where there is no extension of a public road;</p> <p>(f) where there is no public interest being served by a plan of subdivision;</p> <p>(g) where the consent conforms to all other policies of this plan; and</p> <p>(h) where the consent is in compliance with relevant Planning Act criteria and applicable provincial policy.</p> <p>To provide flood protection along Georgian Bay, Council:</p> <p>(a) may require, in the consideration of applications for the subdivision of land or the issuance of building permits for structures, except for docks and non-habitable boathouses a survey plan identifying the location of the 178.3 metre (585 foot) contour elevation, GSC datum, on Georgian Bay, and shall ensure that development does not occur below this elevation;</p> <p>It is unlikely that there will be applications for subdivisions in the Rural area. Subdivisions are permitted subject to the criteria set out above, and compliance with all other criteria of this Plan and the Planning Act.</p> | <p>may be restricted by registering a 0.3 metre reserve along the <i>Frontage</i>. Consent In determining the appropriateness of creating a new lot, the following matters shall be considered:</p> <p>a) The land use to be proposed;</p> <p>b) The proposed lots and lands to be retained have appropriate size and <i>Frontage</i> for the proposed and existing uses, and comply with the Regulations of the Zoning By-law;</p> <p>c) Compatibility with other surrounding land uses, lots, and <i>character</i> of the area;</p> <p>d) Environmental and natural heritage considerations;</p> <p>e) Appropriate and safe road and/or water access to the lot;</p> <p>f) If access is to a District of Muskoka road, the District's access policies;</p> <p>g) Will not inhibit or limit the potential for future planned development in the area;</p> <p>h) Provision of water and sewage service in accordance with the policies of the Official Plan;</p> <p>i) For lots proposed on the waterfront, there shall be sufficient <i>Frontage</i> on each lot to ensure that there is an appropriate dock area, and waterfront amenity area, both of which are outside of sensitive <i>Fish Habitat, Wetlands, Species at Risk Habitat, Significant Wildlife Habitat, Areas of Natural and Scientific Interest, Muskoka</i></p> | <p>2) council shall provide input on municipal conditions of approval for plans of subdivisions and condominium</p> <p>3) prior to approval of an application for plan of subdivisions or plan of condominium, the local municipality will confirm the availability of adequate servicing infrastructure and allocation, waste management, roads/access, and other amenities in accordance with the policies of this Plan.</p> <p>4) Lots within a plan of subdivisions will either have frontage on a public road, a private road in accordance with Section E.1.2 of this plan, or water access, to the satisfaction of the town council. The Town will consider a plan of subdivision which has only private road access or waterfront access. Plans of condominium will have access to a public road maintained on a year round basis or have legal access granted over an existing private road; however, it is recognized that development within the condominium plan may occur on private roads.</p> <p>5) where a plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that lots back onto the provincial highway and front onto a local internal street</p> <p>6) plans of subdivision or condominium will be appropriately phased to ensure orderly and staged development</p> <p>7) all plans of subdivision or condominium will be subject to a</p> | <p>and welfare of the present and future inhabitants of the Planning Area and to:</p> <p>a) the <i>Planning Act</i> and other provincial legislation, policies, guidelines, and interests;</p> <p>b) whether the proposed subdivision is premature or in the public interest, as determined by the Planning Board;</p> <p>c) the suitability of the land for the purposes for which it is to be used considering the land use and environmental policies of this Plan;</p> <p>d) the dimension and shapes of the proposed lots;</p> <p>e) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be built on it and the restrictions, if any, on adjoining land;</p> <p>f) the proposal's feasibility with regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses within or adjacent to any development constraints identified on Schedule "D" and within Part III of this Plan;</p> <p>g) the area of land that is to be conveyed or dedicated for public purposes;</p> <p>h) the provisions of the <i>Planning Act</i> relating to subdivision control, including subdivision agreements and part-lot control, will be used by the Planning Board to ensure that the land use</p> |

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| | <p>standards of the implementing Zoning By-law to this Plan:</p> <p>a) private mainland parking; or</p> <p>b) private marina facilities with the capacity to provide additional parking and docking facilities; or</p> <p>c) public docking areas with the capacity to provide additional parking and docking.</p> <p>Where existing or proposed public, municipally-owned lands providing docking, launching or parking facilities are determined by the Municipality to be required to provide water access services applicable to the proposed development, the Municipality may require a capital cost contribution towards the provision of parking for such a public municipal facility or facilities. This capital cost contribution may be required by the Municipality irrespective of any private access, or access over Crown land or access from unopened road allowances that is proposed or may exist directly to the proposed development over land. Provision and operation of improvements and services to any public docking or parking area will be encouraged to be undertaken by the private sector.</p> <p>It is Council's intent that revenue derived from the application of this policy will not be used to acquire existing operating privately owned commercial marinas. Council will generally use these funds to acquire</p> | <p>Prior to the consideration of the creation of any new water access properties by plan of subdivision in the Waterfront area, the applicant must demonstrate:</p> <p>(a) that there are adequate boat docking facilities available; and</p> <p>(b) car parking</p> <p>to the satisfaction of the approval authority.</p> | <p>Heritage Areas and Colonial Bird Nesting Habitat, or it shall be demonstrated that there would be no <i>Negative Impact</i> to any of these <i>Natural Heritage Features or Areas</i> as provided for in the policies of this Official Plan, where applicable;</p> <p>j) Will conform with the water access policies of Section F.2.4.3 (Water Access);</p> <p>k) For development on <i>Narrow Waterbodies</i>, will conform with the <i>Narrow Waterbody</i> policies of Section D.2.3; and</p> <p>l) Additional policies which may be provided in site specific Waterfront Communities, Urban Areas, or Communities.</p> <p>Consent may also be permitted for technical or legal reasons such as a boundary adjustment, lot additions, easements, right-of ways, validation of titles, or other similar purposes that do not result in the creation of a new lot. Where uses legally exist on the lands subject to severance or subdivision application that do not comply with the lot <i>Frontage</i>, area or other requirements of this Official Plan and the District of Muskoka Official Plan but otherwise would comply with the remaining provisions of this Official Plan and the District of Muskoka Official Plan, an exception to the stated requirements may be considered.</p> <p>Exceptions to the minimum lot <i>Frontage</i> and lot area requirements as detailed in this Official Plan may be considered where more than one primary, substantive, structurally sound buildings legally exist</p> | <p>subdivision or development agreement, as the case may be, between the town and the development proponent</p> <p>8) the town may adopt standards for the development, design, servicing, roads, financing and other conditions under the subdivisions agreement.</p> <p>9) parkland dedication will be provided pursuant to section f.4.3 of this plan. Land to be dedicated for park purposes must be acceptable to the town. Under no circumstances will the town be obligated to accept parklands being offered in a proposed plan of subdivision.</p> <p>10) in approving a draft plan of subdivision, it may be required that the approval lapses at the expiration of a specified time period, being not less than 3 years. The approval time period may be extended prior to this expiration in accordance with provisions of the planning act.</p> <p>11) the town may consider passing a by-law under the provisions of the planning act that deem registered, undeveloped plans which are inadequate due to matters such as lot size, unsuitable access or undesirable location not to be registered.</p> <p>12) the proposed development will be serviced in accordance with the policies of section E</p> <p>Consents.</p> | <p>designations and policies of this Plan are complied with, and that a high standard of design is maintained in all development;</p> <p>i) the timing of final approval. In recommending approval to a draft plan of subdivision, the local municipality may request that the approval lapse at the expiration of a specified period, being not less than 3 years. The Planning Board, in consultation with the local municipality may extend the approval period, prior to its expiration;</p> <p>j) the conditions imposed on an approval by the Planning Board, which can be withdrawn or changed at any time prior to receiving the final approval of the plan of subdivision;</p> <p>k) the local municipality which may consider passing a By-law under the provisions of the <i>Planning Act</i> deeming old registered, undeveloped plans which are inadequate due to matters such as lot size, unsuitable access or undesirable location, not to be registered;</p> <p>l) the Planning Board and local municipality which will consider the policies of this Plan in totality to determine the information required by an applicant to form a complete application for approval of a plan of subdivision; and,</p> <p>m) the financial impact on the applicable municipality. The Planning Board and/or the applicable municipality shall attach such conditions to the approval of a plan of subdivision, as in the opinion of the approval authority, they are reasonable and have regard to</p> |

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| | <p>land where needed for water access or parking.</p> <p>The aesthetics of the Township's waterfront lands will be preserved using detailed land use regulations and control during the consent, subdivision, site plan and building application processes. Principles that will be applied to afford a measure of aesthetic control will include: screening, setbacks and building locations.</p> <p>Notice for the purpose of informing the public in respect of Plans of Subdivision, Plan of Condominium and Consent Applications for the creation of new lots shall be given in accordance with the Planning Act and any Ontario Regulation issued thereunder governing such notice requirements except that, provincial regulations notwithstanding, when such notices are given by personal service or prepaid first class mail, such notices shall be sent to every owner of land within 1000 metres of the area to which the application applies.</p> <p>Prior to the submission of an application for Official Plan Amendment, a Zoning By-law Amendment, and/or an application for Subdivision or Plan of Condominium approval, the person or public body requesting the amendment or approval shall pre-consult with the Township. Pre-consultation may also be required prior to the submission of an application to the Committee of Adjustment.</p> | | <p>and the severed and retained lots would subdivide the existing uses and would meet the <i>Character</i> policies of this Official Plan and be in compliance with the policies of this Official Plan and the District of Muskoka Official Plan. For the purposes of a Residential consent, the primary building(s) shall mean the Residential dwelling unit(s) and the Consent would subdivide the existing uses. When considering a Residential consent under these policies, the Committee of Adjustment shall ensure that any potential redevelopment as permitted by the policies of this Official Plan and the Township's Zoning By-law on the severed or retained lots would also meet the <i>Character</i> policies of this Official Plan. Should consideration of the potential redevelopment fail to meet the <i>Character</i> policies of this Official Plan, the Committee of Adjustment may still consider granting the severance; however, the severed and/or retained lot(s) shall be zoned in a manner that new development and substantive redevelopment is prohibited.</p> <p>Plans of Subdivision and Condominium</p> <p>The creation of lots or condominium units through a Plan of Subdivision or Condominium shall be required in order to facilitate the proper and orderly development of the area while minimizing negative impacts on the Township's finances.</p> <p>A registered Plan of Subdivision or Condominium may be required where:</p> <p>a) More than 5 lots, inclusive of the retained lot, will be created;</p> | <p>1) a consent shall only be considered where a plan of subdivision is deemed to be unnecessary, where the application conforms with the policies of this plan, is consistent with the provincial policy statement and the consent will generally not result in the creation of more than five new lots on a lot that existed prior to the date of adoption of this plan, and it does not necessitate the creation of a new municipal road or the extension of municipal services</p> <p>2) council shall provide input on municipal conditions of approval for consents</p> <p>3) more set criteria (and technical consents)</p> <p>Parkland dedication</p> <p>Council is entitled to a dedication of land for park purposes as a condition of any division of land in accordance with the planning act</p> <p>The dedication represents a percentage of land area or market value of land and is calculated at 5% for residential development and 2% for commercial/industrial development. Where land in a draft plan of subdivision is used for any other purpose, the Town may require conveyance of land for park purposes or equivalent cash in lieu at a rate of 5% of the gross area of the land proposed for development.</p> <p>Council has set criteria for park land dedication as well as the decision to</p> | <p>the nature of the development proposed for the subdivision.</p> <p>The Minister of Municipal Affairs created the Sudbury East Planning Board (Planning Board) under the provisions of the Planning Act on December 20, 1990. The purpose of the Planning Board is to manage planning matters within the Sudbury East Planning Area, including Official Plan amendments, rezoning applications, plans of subdivision and consents.</p> |

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| | | | <p>b) Municipal water and sewer services or an extension thereof are required;</p> <p>c) Detailed implementations mechanisms including but not limited to municipal agreements are required;</p> <p>d) The creation of a roadway, an extension of a roadway, or a connection between roadways is required; or</p> <p>e) The property to be subdivided is a large tract of land and requires a Plan of Subdivision or Condominium to establish an appropriate lot and road layout.</p> <p>Plans of Subdivision and Condominium shall be designed to minimize impacts on the transportation system, the <i>Natural Heritage Features and Areas</i>, or <i>Adjacent Land</i> uses.</p> <p>Plans of Subdivision and Condominium shall be integrated with <i>Adjacent Lands</i>, subdivisions, trails and roads.</p> <p>When reviewing applications for substantial development in Urban Centres and Communities, including Plans of Subdivision and Condominium Descriptions, the following matters will be addressed in order to promote <i>Active Transportation</i> in the Township:</p> <p>a) Sidewalks or off-road trails shall be provided and interconnected to promote walking within the development and to surrounding areas, particularly where sidewalks exist in surrounding neighbourhoods where feasible and appropriate; and</p> | <p>accept parkland dedication or the alternative cash-in-lieu</p> <p>To improve public access to Lake Huron and other inland lakes, the town may require the dedication of parkland having water access as a conditions of approving subdivisions along shorelines. The Town may acquire additional lands for water access within shoreline subdivisions or in other areas along Lake Huron through the use of funds obtained as part for the cash in lieu of this plan</p> | |

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| | | | <p>b) Roads should be wide enough to safely accommodate bicycles.</p> <p>When reviewing applications for substantial development including Plans of Subdivision and Condominium Descriptions, <i>Active Transportation</i> infrastructure and facilities should be provided to public shorelines and open space areas, where feasible and appropriate.</p> <p>Parkland Dedication</p> <p>As a condition of subdivision of land, the Township should require that land be dedicated to the municipality for park or recreational purposes as prescribed in the Planning Act (generally 5% for Residential and 2% for Commercial or Industrial development). In the case of Residential development, the Township may require one hectare of land for each 300 units proposed to be developed. The Township shall only require Parkland Dedication where there is a net increase in the potential number of Residential dwelling units on the lot or lots.</p> | | |
| Land Modifications | | | | | |
| Dredging | | | | | |
| General Policy (OP) | <p>“Dredging, filling and blasting of waterbodies, including wetland areas, will not be supported by Council. Only when it can be clearly demonstrated that the request is in the public interest, and when there is evidence that there will be no negative impact on the natural environment, and when all other relevant policies of the Official</p> | <p>“In order to preserve the natural character of the shoreline, the following principles should be applied:</p> <p>(a) preserve as much of the natural landscape as possible; (b) maintain natural vegetation buffers of an effective depth along the</p> | <p>“No dredging, filling or alteration of the shoreline of any natural watercourses or waterbody shall be permitted without the approval of the Township, Ministry of Natural Resources, and/or any other authorized approval agency. <i>Water Frontage</i> and lot area shall be defined as that <i>Frontage</i> and area which existed at the date of adoption of this</p> | Not specified | Not specified |

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| | <p>Plan are in conformity, applications may be considered by Council for the following:</p> <p>Marinas, existing commercial facilities, minor improvements for wharves for recreational development, channelization for public utility purposes, aggregates for tile fields; and existing water access routes to existing developed properties, where no alternative access route is available.</p> <p>For the purposes of this Plan, policy discouraging dredging and filling of waterbodies will be applied more strongly to inland lakes in contrast to Georgian Bay due to the greater fluctuation of water levels on Georgian Bay and the greater sensitivity of inland lakes.</p> <p>Prior to the alteration of any shoreline or waterbody, the necessary approvals shall be obtained from the appropriate authority in consultation with Council.</p> <p>Any artificial water frontage or lot area created by dredging or filling will not be used in the determination of development rights related to the calculation of minimum lot frontage and area.</p> <p>Dredging, filling or the alteration of the shoreline or banks of any waterbody or watercourse will not be permitted where such activity would affect fish habitat as determined by Council in consultation with the appropriate authority.”</p> | <p>shoreline;</p> <p>(c) impose strong, but reasonable, building restrictions near and adjacent to the shoreline;</p> <p>(d) apply aesthetic controls to ensure there is minimum visual impact on the natural shoreline conditions and aesthetic qualities of the waterfront;</p> <p>(e) limit blasting along the shoreline;</p> <p>(f) adopt the principles associated with “dark skies”;</p> <p>(g) limit dredging and filling; and</p> <p>(h) promote revegetation of disturbed areas along the shoreline.</p> | <p>Official Plan. Dredging, filling or other alteration designed to artificially increase the <i>Frontage</i> or area shall not confer additional development density based on that increased <i>Frontage</i> or area.”</p> <p>Lot Requirements – New Lot Creation</p> <p>a) The minimum lot area for all new lots shall be 1 hectare.</p> <p>b) The minimum lot <i>Frontage</i> for all new lots shall be 180 metres.</p> <p>c) New lot creation will only be permitted where the water <i>Frontage</i> is deemed to be navigable. Navigability, in this context, refers to one’s ability to gain convenient access to and from a proposed lot with an appropriate sized recreational watercraft and a construction watercraft during both high and low water conditions without blasting, dredging or significant shoreline alteration.”</p> <p>Blasting, Filling and Dredging</p> <p>a) The conservation of the overall natural landscape and waterways of the Waterfront Community will be encouraged in an effort to preserve the natural appearance, <i>Character</i> and aesthetics of the area.</p> <p>b) Development is encouraged to conform with the natural heritage as opposed to the natural heritage being altered to accommodate development.</p> | | |

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| | <p>Council will generally recommend against any diversion, channelization or other modification of water courses during the review of such proposals by the Ministry of Natural Resources and Forestry in accordance with The Lakes and Rivers Improvement Act, R.S.O. 1980.</p> <p>Prior to commenting to the Ministry of Natural Resources and Forestry on a dredging, blasting or filling proposal, Council may require the submission of a site evaluation report in order to evaluate issues such as potential impacts on fish and wildlife habitat, water quality, impact on adjacent properties and aesthetics, and to identify any mitigating measures which must be implemented.</p> | | <p>Dredging and Filling</p> <p>a) Dredging and filling to accommodate development will be discouraged. Exceptions may be made for such purposes as:</p> <ul style="list-style-type: none"> i) The placement of fill for tile fields; ii) Rehabilitating previously disturbed areas; iii) Minimal site preparation for buildings and structures; iv) Maintaining existing shoreline structures and beach areas; v) Maintaining existing access routes to existing developed properties; and, vi) Projects that are clearly in the public interest such as main boating channels. <p>b) The placing of fill below the Regulatory Flood Elevation is not permitted as per the <i>Flood Hazard</i> policies of Section D.3.4 (Flood Hazard) of this Official Plan.</p> <p>General</p> <ul style="list-style-type: none"> a) Prior to any blasting, dredging or filling being undertaken, the necessary approvals will be obtained from the appropriate authorities. b) Blasting, dredging or filling should not be permitted in areas where it would result in highly visible development that would not be in <i>Character</i> with the surrounding area. c) Building sites and surrounding areas shall be rehabilitated upon completion of construction. d) Any artificial water <i>Frontage</i> or lot area created by blasting, dredging, or filling will not be used in the determination of additional development rights related to | | |

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| | | | the calculation of lot <i>Frontage</i> and lot area” | | |
| Marina Policy | In accordance with Section 12, the Township may support dredging or shoreline works for marinas that are necessary as a result of the fluctuating waters of Georgian Bay. The Township may apply controls to ensure that sedimentation disruption does not create a safety or environmental hazard. | “The Township will support dredging or shoreline works for marinas that become necessary as a result of the fluctuating low water levels of the Georgian Bay so long as said works are permitted by the appropriate government authority and are consistent with the policies of this Plan. | Not specified | Not specified | Not specified |
| Fluctuating Water Levels Policy | Not specified | “In accordance with the policies of this Plan, the Township may support dredging or shoreline works for marinas and communities that are necessary as a result of fluctuating waters of Georgian Bay. The Township may apply controls to ensure that sedimentation disruption does not create safety or environmental hazards. Dredging and some shoreline works will require prior written approval from the Ministry of Natural Resources.” | Not specified | Not specified | Not specified |
| By-laws (CZB) | “No person shall dredge or fill any lands or navigable waterway or in an Environmental Sensitive Area Zone unless: a) authorized by the provisions of this By-law; b) the lands or waters are zoned in a Commercial Zone or in a Pit and Quarry Zone; c) the dredging or filling is for the | Not specified | Not specified | Not specified | Not specified |

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| | <p>purpose of channelization to respond to periods of low water levels on Georgian Bay; or</p> <p>d) for the purposes of satisfying septic system requirements.</p> <p>All dredging and filling must be authorized by and a permit obtained from the appropriate government authority.”</p> | | | | |
| Blasting | | | | | |
| Policy (OP) | As above | As above | <p>As above</p> <p>Blasting shall generally not be permitted above the water within 20 metres of the shoreline. Minimal blasting may occur beyond 20 metres from the shoreline provided that any work supports the goals and objectives of the Official Plan and subject to Township By-laws and that all blast rock shall be removed from the shoreline.</p> <p>Blasting</p> <p>a) Blasting above the 176.0 metres C.G.D. above sea level contour within 20 metres of the shoreline will not be permitted.</p> <p>b) Blasting below the 176.0 metres C.G.D. above sea level contour shall only be permitted to maintain existing access routes to existing developed properties and/or for projects that are clearly in the public interest such as main boating</p> | Not specified | Not specified |

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| | | | <p>channels.</p> <p>c) Where suitable alternatives are not available, blasting more than 20 metres inland from the shoreline may be permitted but only for the purpose of lowering the profile of the dwelling unit to lessen its visual impact on the landscape. Such blasting shall not exceed five (5) cubic metres and shall be subject to:</p> <p>i) The submission of a satisfactory Site Evaluation Report addressing such issues as potential impact on <i>Wildlife Habitat</i>, <i>Fish Habitat</i>, <i>Water Quality</i>, Muskoka Heritage Areas, adjacent properties and aesthetics and to identify any mitigating measures which must be implemented. Such reports shall also address the need for blasting, filling or dredging and why other alternatives or locations not requiring such activities are not suitable;</p> <p>ii) The submission of a satisfactory Blasting Report indicating the extent, nature and amount of blast material, its appropriate disposition and nature of site rehabilitation; and,</p> <p>iii) The provision of appropriate public notice and the opportunity for public participation.</p> <p>Site Alteration/Blasting By-law</p> <p>i) The Township should enact a <i>Site Alteration</i> By-law or Blasting By-law for the Waterfront Community in accordance with the Municipal Act to address the</p> | | |

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| | | | <p>policies applicable to the Waterfront Community</p> <p>Built Form Guidelines and Shoreline Structures</p> <p>Where no additional boat access can be obtained to an existing lot, minimal blasting required to create a channel may be permitted in accordance with the authority having jurisdiction and subject to the condition that all blast rock shall be removed from the shoreline.</p> | | |
| By-laws (CZB) | Not specified | Not specified | <p>“All Shorelines Despite any other provision of this By-law, no building or structure except those land-based and water-based shoreline accessory structures identified in Section 4.1.12 and 4.1.13 of this By-law, walkways, or permitted yard encroachments identified in this By-law, shall be erected closer than 20 metres from any high water mark, and any modification of the shoreline through filling, excavation, blasting or by other means is prohibited unless otherwise permitted by the Federal, Provincial or municipal regulation.”</p> | Not specified | Not specified |
| Fill | | | | | |
| Policy (OP) | As above | <p>“The Township of Carling may consider a site alteration by-law under the Municipal Act to prohibit or regulate the placing or dumping of fill within provincially significant wetlands.”</p> | <p>As above</p> <p>The placing of fill below the Regulatory Flood Elevation is not permitted as per the <i>Flood Hazard</i> policies of Section D.3.4 (Flood Hazard) of this Official Plan.</p> | Not specified | <p>“Infilling, and the rounding out of existing Waterfront Policy Areas are permitted to continue; however the outward expansion of a Waterfront Policy Area as determined by the Planning Board and/or the applicable municipality or a proposal to designate a new Waterfront Policy Area</p> |

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| | | <p>“In order to preserve the natural character of the shoreline, the following principles should be applied:</p> <ul style="list-style-type: none"> (a) preserve as much of the natural landscape as possible; (b) maintain natural vegetation buffers of an effective depth along the shoreline; (c) impose strong, but reasonable, building restrictions near and adjacent to the shoreline; (d) apply aesthetic controls to ensure there is minimum visual impact on the natural shoreline conditions and aesthetic qualities of the waterfront; (e) limit blasting along the shoreline; (f) adopt the principles associated with “dark skies”; (g) limit dredging and filling; and (h) promote revegetation of disturbed areas along the shoreline <p>To provide flood protection along Georgian Bay, Council:</p> <ul style="list-style-type: none"> (d) building will not be permitted on sites that would be subject to more than 0.8 metres of flooding under Stillwater conditions (i.e. where the minimum elevation of the site before fill is added is below 177.0 metres) unless it implements plans stamped by a qualified engineer or architect showing how the building will be flood-proofed, with protection from the impacts of deep flooding as well as from the force of waves; and (e) road access to new development along Georgian Bay must have a minimum elevation of 177.5 metres above Canadian Geodetic Datum. | | | <p>shall require an amendment to this Plan. The amendment shall be accompanied by a report that demonstrates:</p> <ul style="list-style-type: none"> a) the physical suitability of the land for the proposed use(s) with respect to the susceptibility of the site to flooding or erosion and the suitability of the site for building purposes b) the appropriateness of the site considering access to existing and proposed public roads, including visibility and grade; c) the ability to provide adequate potable water, sewage management/disposal facilities and other services as deemed appropriate by the Planning Board and/or the applicable local municipality; d) that any archaeological or cultural heritage resources that may be identified on the subject lands are properly protected; e) the environmental impact of the proposed development on significant natural features and functions both on the site and on land adjacent to the site; f) the adequate provision of off-street parking, public boat docking facilities and garbage disposal for development that is to be accessible by water; and g) whether the proposed use would preclude future resource extraction in the area. |

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| | | | | | <p>h) an Official Plan amendment to expand an existing Waterfront Policy Area, to create a new Waterfront Policy Area, or to create a new lot within 300 m of a lake in the Planning Area that is:</p> <p>i) known to be at capacity;</p> <p>ii) located where significant development exists;</p> <p>iii) upstream of an at-capacity lake; or,</p> <p>iv) exhibiting signs of being near capacity, shall, in accordance with the Province’s Lakeshore Capacity Assessment Handbook, be accompanied by a study based on the Province’s Lakeshore Capacity Assessment Model to predict the impact of the proposed development on water quality and to confirm the available capacity for further lake development.</p> |
| By-laws (CZB) | <p>“No person shall dredge or fill any lands or navigable waterway or in an Environmental Sensitive Area Zone unless:</p> <p>a) authorized by the provisions of this By-law;</p> <p>b) the lands or waters are zoned in a Commercial Zone or in a Pit and Quarry Zone;</p> <p>c) the dredging or filling is for the purpose of channelization to respond to</p> | Not specified | Not specified | Not specified | Not specified |

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| | <p>periods of low water levels on Georgian Bay; or</p> <p>d) for the purposes of satisfying septic system requirements.</p> <p>All dredging and filling must be authorized by and a permit obtained from the appropriate government authority.”</p> | | | | |

10.0 Additional Municipality Information

10.1 Municipality Population Information, Settlement Area Structure and Geographic information

The five municipalities the MPCP are comparing are Township of the Archipelago, the Township of Carling, the Township of Georgian Bay, the Town of Northeastern Manitoulin and the Islands and the Municipality of Killarney. Each of these municipalities are located along the northern and eastern shores of Georgian Bay. These communities are facing increased development pressures as the urban sprawl from the south (GTA) migrates north. Understanding these communities planning documents, SP, OP and CZB, can provide insight into how to manage this

development in a way that keeps the environmental integrity of Georgian Bay at the forefront. The population demographics presented below shows how these municipalities are structured and where development can be focused. The population information shown in section 10.2 was collected from the Canada Census data, and the municipalities planning documents.

10.2 Population Data

| | TOA | TOC | TGB | NEMI | MOK |
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| Municipality Population Information (Census Data) | | | | | |
| Population Size | 2021: 979 2016: 531 2011: 566 | 2021: 1,491 2016: 1,125 | 2021: 3,441 2016: 2,514 | 2021: 2,641 2016: 2,712 | 2021: 397 2016: 386 |
| Census Growth 2016 to 2021 (%) | -6.2% *(2011 to 2016) | 32.5% | 36.9% | -2.6 % | 2.8% |
| Population Information (Strategic Plan and Official Plan) | | | | | |
| Population Data | | | | | *planning district of East Sudbury not the MOK |
| Seasonal Population | 3,059 households * TOA strategy 2019 document | 1083 dwelling units | 15,958 *SP | "many more seasonal residents" 2'700 permanent | 53% |
| Predicted Growth | | | Permanent: 3,900 by 2031 Seasonal: 16,900 by 2031 Total: 20,800 by 2031 | | |

10.3 Municipality Overview

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| Municipality Type and Geographic Area | | | | | |
| Municipal Status | Single Tier | Single Tier | Lower Tier | Single Tier | Single Tier |
| Geographic Area | Parry Sound | Parry Sound | Muskoka | Manitoulin | Sudbury |
| Planning Board | The Archipelago Planning Board | Parry Sound Area Planning Board | District Municipality of Muskoka | Manitoulin District of Northern Ontario | District of Sudbury |
| Planning Act Approval Authority: Planning Boards | | | | | |
| Planning Board | Archipelago Area Planning Board | Parry Sound Area Planning Board | n/a | Manitoulin Planning Board | Sudbury East Planning Board |
| District | Parry Sound | Parry Sound | n/a | Manitoulin | Sudbury |
| Official Plan and Modification | MMAH | MMAH | n/a | MMAH | MMAH |
| Condo and subdivision | Planning Board *(Partial) | Planning Board | n/a | Planning Board | Planning Board |
| Consent | Planning Board | Planning Board | n/a | Planning Board | Planning Board |
| Power of Sale | Planning Board *(Partial) | Planning Board | n/a | Planning Board | Planning Board |
| Validation | Planning Board *(Partial) | Planning Board | n/a | Planning Board | Planning Board |
| Planning Act Approval Authority: Municipalities | | | | | |
| Municipality | Township of the Archipelago | Township of Carling | Township of Georgian Bay | Northeastern Manitoulin and the Islands | Municipality of Killarney |
| Municipal Status | Single Tier | Single Tier | Lower Tier | Single Tier | Single Tier |
| Upper Tier or district | Parry Sound District (The Archipelago Planning Board) | Parry Sound District (Parry Sound Area Planning Board) | Muskoka | Manitoulin District | Sudbury District (Sudbury East Planning Board) |

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| | | | | | |
|-------------------------|---------------------------|----------------|------------------|-------------|----------------|
| Official Plan | MMAH | MMAH | Muskoka | MMAH | MMAH |
| Official Plan Amendment | MMAH exempt | MMAH | Muskoka | MMAH exempt | MMAH |
| Condo and subdivision | Planning Board | Planning Board | Consult District | Town | Planning Board |
| Consent Application | Planning Board | Planning Board | Consult District | Town | Planning Board |
| Validation of Title | Planning Board *(Partial) | Planning Board | Consult District | Town | Planning Board |

11.0 Reference and Links

11.1 Township of Archipelago

[Township of the Archipelago Strategic Plan 2021](#)

[Official Plan of the Township of the Archipelago](#)

[Township of the Archipelago Demographics](#)

[Statistics Canada: Census Profile, Township of the Archipelago](#)

[Township of the Archipelago Comprehensive Zoning By-law](#)

11.2 Township of Carling

[Township of Carling Official Plan](#)

[Township of Carling Consolidated Comprehensive Zoning By-law](#)

[Statistics Canada: Census Profile, Township of Carling](#)

11.3 Township of Georgian Bay

[Township of Georgian Bay: Strategic Plan 2022- 2026](#)

[Township of Georgian Bay: Strategic Plan Summary](#)

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[Township of Georgian Bay: Strategic Plan Values](#)

[Township of Georgian Bay Official Plan](#)

[Township of Georgian Bay Comprehensive zoning by-law](#)

11.4 Town of Northeastern Manitoulin and the Islands

[Town of Northeastern Manitoulin and the Islands Strategic plan](#)

[Town of Northeastern Manitoulin and the Islands Official Plan](#)

[Town of Northeastern Manitoulin and the Islands Comprehensive zoning by-law](#)

11.5 Municipality of Killarney

[Municipality of Killarney Strategic Plan](#)

[Sudbury East Planning Area Official Plan](#)

[Sudbury East Planning Area Comprehensive zoning by-laws](#)

11.6 Ontario Government

[Crown Land Work Permits](#)

[Ontario Building Code - Class 4/5 septic system setbacks](#)

[Planning Act approval authority: municipalities](#)

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11.7 Georgian Bay Association

[Georgian Bay Association Planning Regulations Guide](#)