

Municipal Planning Comparison Project

GEORGIAN BAY ASSOCIATION

YOUR VOICE ON THE BAY



World's Largest Fresh Water Archipelago



- The coast is a local, national and international treasure
- The overdevelopment threat is real in the south end of the Bay
- Effective action requires collaboration among local, provincial and national governments, First Nations, residents, communities and businesses
- Strong planning standards and regulations are municipalities' main tool to ensure responsible, sustainable development and protection of the coastal environment

What is Coastal Protection?

Protecting Georgian Bay's



**To Benefit the Environment
and the Public**

Partnership

The “Coastal Municipalities”



The five municipalities where GBA members reside on the east and north coasts of Georgian Bay (“GBA Area”) participated in the project and provided information and guidance to GBA

Purpose

Goals

Identify
where planning
regulations
align and differ

Share key findings

Provide commentary on how coastal
protection could be enhanced

Initiate
discussions
and action

Identify planning
harmonization opportunities

Share insights about development and
development pressures

Overdevelopment Concerns vs Development Needs



Overdevelopment Concerns

- ❑ Planning regulations for large scale shoreline developments
- ❑ Impact of higher density on community services (specifically septic systems), natural shorelines and sightlines
- ❑ Balancing property owners' rights with protecting the environment



Development Needs

- ❑ Housing supply shortfall, including affordable housing
- ❑ Challenges faced by north coast communities on housing and investment needs



Planning Documents

Planning Documents



Strategic Plans



Official Plans



Comprehensive Zoning By-laws

Policies / By-laws



Waterfront Designations

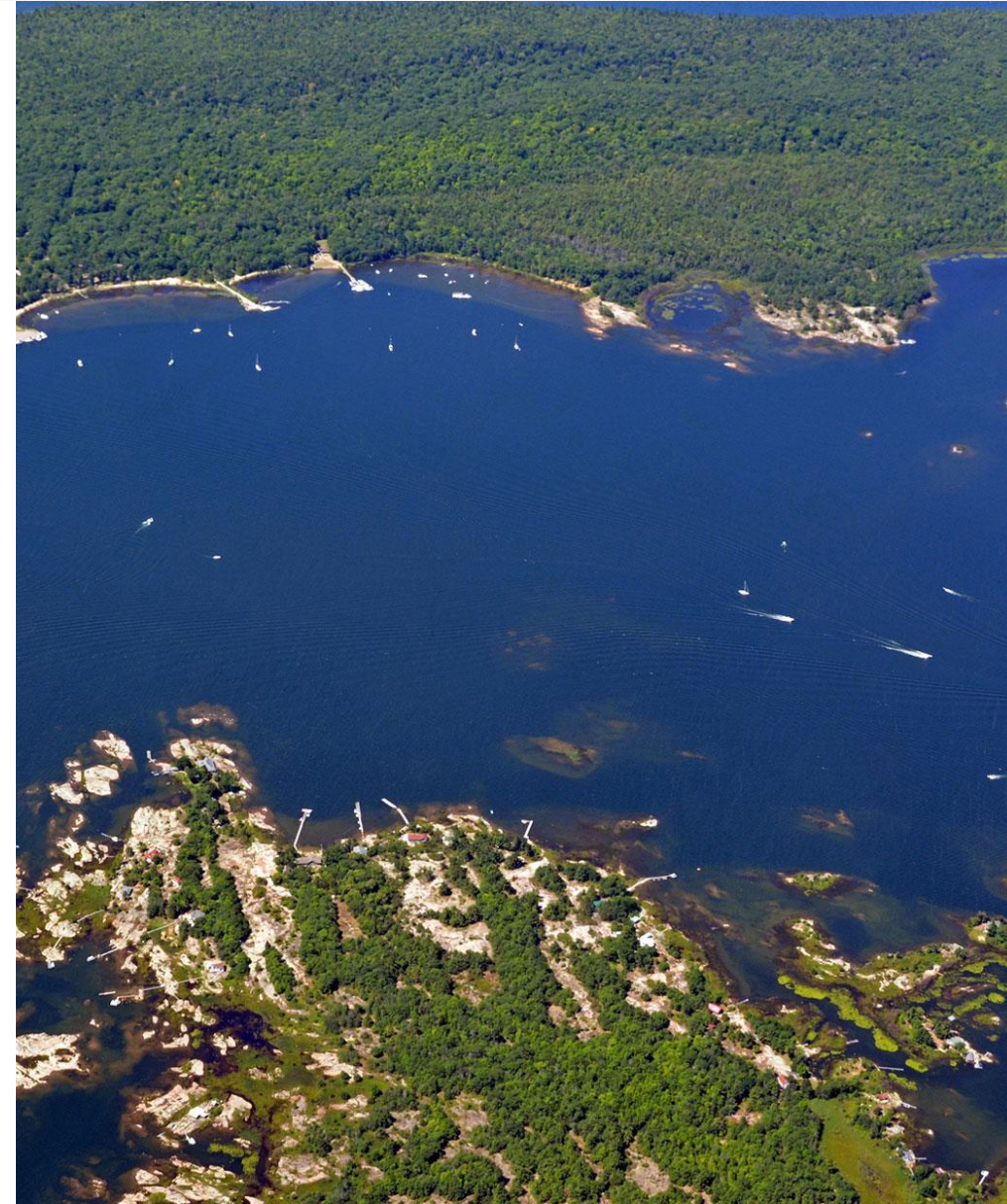
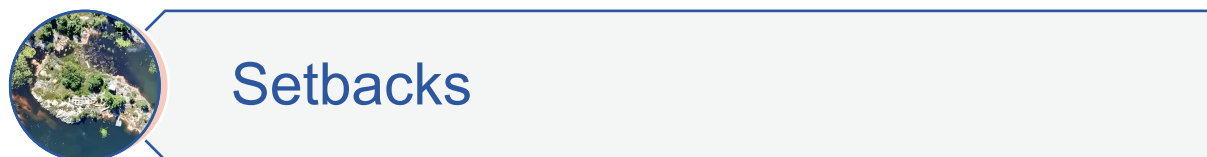
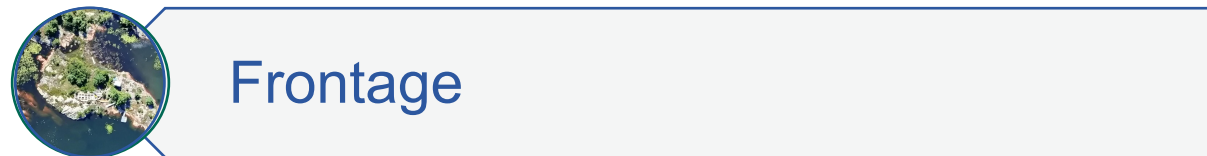
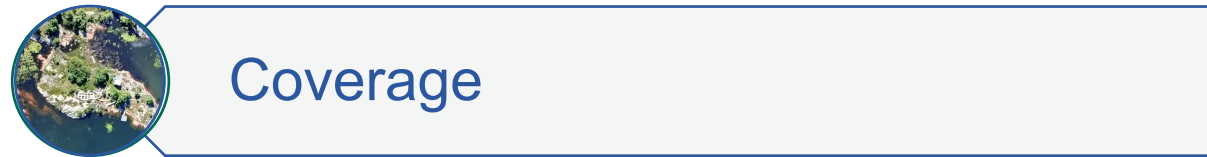


Environmental Protection Zones



General Development

Waterfront Residential/Commercial Designations



Waterfront Commercial Designation



Lot/island area



Coverage



Frontage



Setbacks



Permitted uses (islands vs. mainland)



Environmental Protection and Open Space Zone



Variation among coastal municipalities

- Permitted uses
- Structures
- Terminology (natural state & open space)

General Development

Lot subdivisions



Variation in size of new lots



The inclusion of specific wetland and natural heritage areas policies

Blasting and dredging



Terms of what policies cover



Each includes protection of the natural shoreline

Increased Water Levels Variability



- High-water mark and setbacks
- Access and operation (residents and commercial)
- Species-at-risk, sensitive habitats and water quality

Points for Further Discussion



Identify the key differences



Identify, collaborate and develop benchmark planning standards



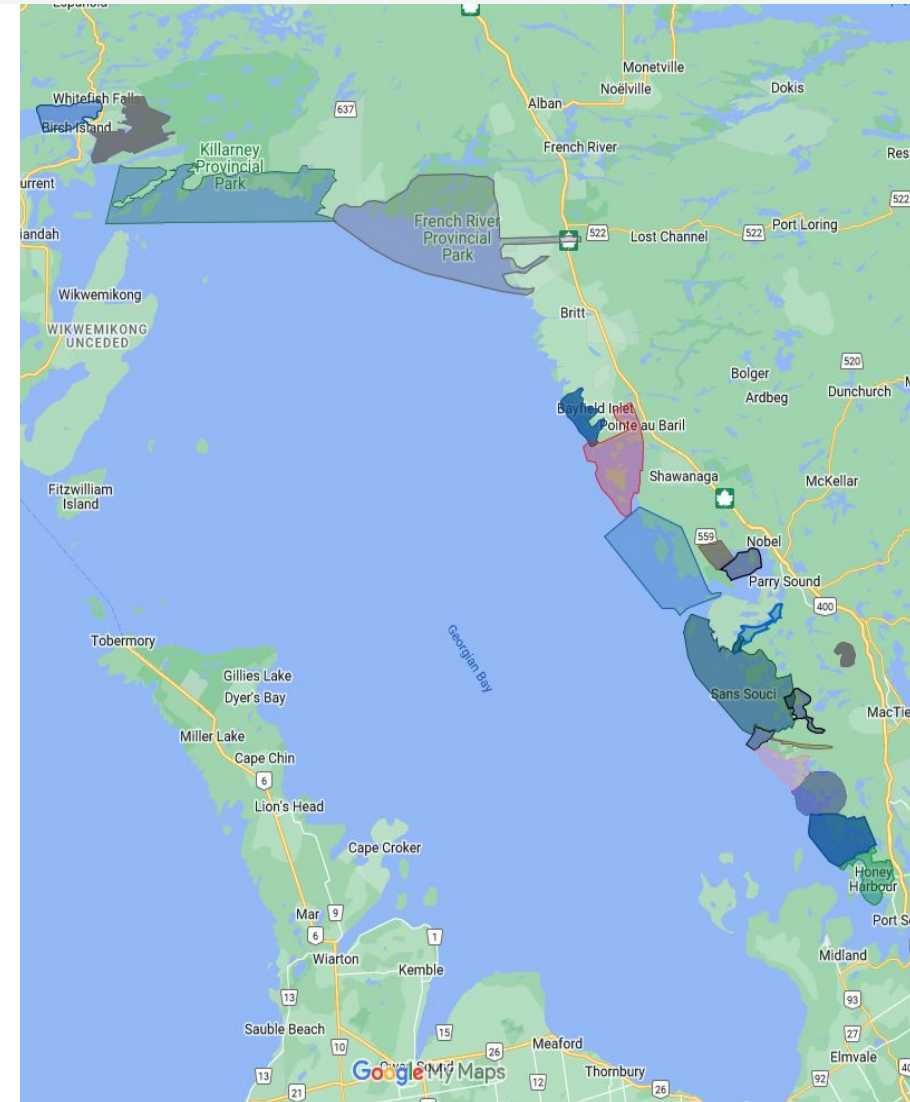
Identify sound practices



Move towards greater alignment & consistent planning standards, where possible



Actions to protect the environment in the GBA Area?



Next Steps



Exchanging information such as staff reports



Explore creating forums for discussions, e.g. workshops and webinars



Other ideas?



Questions?



References & Information

- Seglenieks, F., Lam, S., and Dokoska, K. 2022. Climate Change in the Great Lakes Basin: Summary of Trends and Impacts; Toronto and Region Conservation Authority in partnership with Environment and Climate Change Canada
- Georgian Bay Association Planning Guide
- Andy Metelka – aerial photos slide 8 & 9 in bullet photos
- Official Plan of the Township of the Archipelago Planning Area
- Township of the Archipelago: Comprehensive Zoning By-laws
- Township of Carling Official Plan
- Township of Carling Comprehensive Zoning By-laws
- Township of Georgian Bay Official Plan
- Township of Georgian Bay Zoning By-laws
- Town of Northeastern Manitoulin and the Islands Official Plan
- Town of Northeastern Manitoulin and the Islands Comprehensive zoning by-laws
- Official Plan for the Sudbury East Planning Area
- Zoning By-law Municipality of Killarney
- Project webpage:
<https://georgianbay.ca/government-affairs/municipal-structure-and-protecting-the-coast-2/municipal-planning-comparison/>

Cosette Shipman, GBA Coastal Protection Projects Coordinator Email:
cshipman@georgianbay.ca