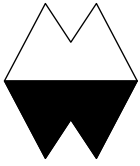


Date of Decision: August 30, 2026
Date of Notice: August 31, 2026
Last Date of Appeal: September 20, 2026



THE DISTRICT MUNICIPALITY OF MUSKOKA

NOTICE OF DECISION

APPROVAL OF A MINOR OFFICIAL PLAN AMENDMENT

Pursuant to Subsection 17(35) of the Planning Act

Amendment 30 to the Official Plan of the Township of Georgian Bay (Pawlowski)

A decision was made by the Director of Planning on August 30, 2026 to approve Amendment 30 to the Official Plan of the Georgian Bay Official Plan, which was adopted by Township of Georgian Bay By-law 2026-053. The Certificate of Approval, adopting By-law and Official Plan Amendment are attached hereto.

Purpose and Effect of the Official Plan Amendment

The lands are municipally known as 146 Prisque Road, Georgian Bay, and legally described as Lot 36, Concession 8, in the Geographic Township of Baxter and Part of Block D, Island 95, in the Township of Georgian Bay.

The purpose of the site-specific Official Plan Amendment is to recognize and permit an existing dock as well as to permit a new, partially constructed dock within a Provincially Significant Wetland (PSW), being the Tobies Bay PSW Complex, where Section D1.4.5 of the Georgian Bay Official Plan does not permit development or site alteration in a PSW.

A concurrent Zoning By-law Amendment application was approved to establish site-specific zoning provisions recognizing the existing development and facilitating the proposed redevelopment and associated shoreline structures, including relief from provisions relating to lot coverage, building height, gross floor area, setbacks, and dock dimensions. The Amendment also implemented a refined wetland boundary and established appropriate environmental protection zoning for the subject lands.

A copy of By-law 2026-053, which includes the Official Plan Amendment, is attached.

Public Comments Considered

Two public meetings were held in a hybrid in-person/electronic format by the Township of Georgian Bay on April 14, 2026 and July 14, 2026. Seven comments were received in support of the application from neighbouring property owners within 120 metres of the subject lands.

When and How to File an Appeal of the Decision

A notice of appeal to the Ontario Land Tribunal (OLT) of the decision must be received by The District Municipality of Muskoka no later than 20 days from the date of this notice, as shown above as the last day of appeal. The appeal must:

- i. set out the specific part(s) of the Official Plan Amendment to which the appeal applies;
- ii. set out the reasons for the appeal; and
- iii. be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of \$1,100.00 payable to the Minister of Finance.

A notice of appeal should be filed with:

**Amy Back, Clerk
District Municipality of Muskoka
70 Pine Street, Bracebridge,
ON Canada, P1L 1N3**

Who Can Appeal a Decision

Only individuals, corporations or public bodies may appeal a decision of the Council of The District Municipality of Muskoka to the Ontario Land Tribunal. A notice of appeal may not be made by any unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to The District Municipality of Muskoka unless, in the opinion of the Ontario Land Tribunal, there are reasonable ground to add the person or public body as a party.

When the Decision is Final

The decision of the Director of Planning is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Additional Information

Information about the Official Plan Amendment and the decision is attached hereto. Original copies of these documents are available for inspection during regular office hours (8:30 am – 4:30 pm) at the District Municipal Office.

For additional information contact Riley Gauthier at (705) 645-2100 ext. 4130 or 1-800-461-4210 (in the 705 area code), or riley.gauthier@muskoka.on.ca

DISTRICT OF MUSKOKA

MINOR AREA MUNICIPAL OFFICIAL PLAN AMENDMENT
CERTIFICATE OF APPROVAL

WHEREAS pursuant to By-Law 2024-48 as amended, being a by-law to delegate certain approval authorities under the *Planning Act* R.S.O., 1990, as amended, the authority of Muskoka District Council to approve “minor” Area Municipal Official Plan Amendments has been delegated to the Director of Planning or their designate;

AND WHEREAS the Council of the Township of Georgian Bay adopted Official Plan Amendment 30 to the Township of Georgian Bay Official Plan by Town By-Law 2026-053 and submitted it to the District of Muskoka for approval;

AND WHEREAS Official Plan Amendment 30 to the Township of Georgian Bay Official Plan as adopted by Township By-Law 2026-053 satisfies all criteria of a “minor” official plan amendment;

THEREFORE Official Plan Amendment 30 to the Township of Georgian Bay Official Plan as adopted by Town By-Law 2026-053 is hereby **APPROVED** under Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

August 30, 2026

Date



Director of Planning

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

BY-LAW 2026-053

Amendment Number 30 to the Official Plan for
the Township of Georgian Bay

(146 Prisque Road)

WHEREAS Sections 17, 21, and 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended ("*Planning Act*"), provide Council for the Corporation of the Township of Georgian Bay with authority to amend its Official Plan; and

WHEREAS the Official Plan for the Township of Georgian Bay is approved and in full force and effect; and

WHEREAS the lands affected by this By-law are municipally known as 146 Prisque Road and legally described as Part of Lot 36, Concession 8, formerly Baxter, being Part of Block D, Island 95, Township of Georgian Bay, District Municipality of Muskoka ("Subject Lands"); and

WHEREAS Council considered it appropriate to amend the Official Plan for the Township of Georgian Bay regarding Subject Lands that are within the Waterfront Designation; and

WHEREAS the Council for the Corporation of the Township of Georgian Bay has authority under Sections 24 and 34 of the *Planning Act* to concurrently consider it appropriate to pass By-law Number 2026-054 that amends the Zoning By-law Number 2014-75, as amended, for the Township of Georgian Bay upon final approval of Amendment Number 30 to the Official Plan for the Township of Georgian Bay; and

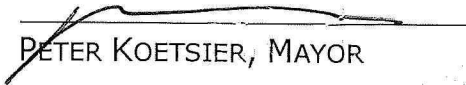
WHEREAS the Council for the Corporation of the Township of Georgian Bay deems it necessary and desirable to adopt an Amendment Number 30 to the Official Plan for the Township of Georgian Bay.

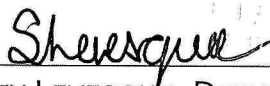
NOW THEREFORE the Council for the Corporation of the Township of Georgian Bay enacts as follows:

1. Amendment Number 30 to the Official Plan for the Township of Georgian Bay, as part of this By-law, is hereby adopted.
2. The text and schedule that constitutes Amendment Number 30 to the Official Plan for the Township of Georgian Bay, as part of this By-law, is hereby adopted.
3. This By-law shall come into full force and effect as of the date it is enacted.

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

DEEMED ENACTED in Open Council this 16th day of July, 2026.


PETER KOETSIER, MAYOR


SYDNEY LEVESQUE, DEPUTY CLERK