

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 31 to the Official Plan of the Township of Georgian Bay (Brad Hutchnison Sales & Service Inc.)

A decision was made by the Director of Planning on August 30, 2026 to approve Amendment 31 to the Official Plan of the Georgian Bay Official Plan, which was adopted by Township of Georgian Bay By-law 2026-055. 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 34 Curling Club Road, Georgian Bay, and legally described as Lots 8 and 9, Registered Plan M-279, in the former Township of Freeman, in the Township of Georgian Bay.

The purpose of the site-specific Official Plan Amendment is to amend Schedule "C" of Township of Georgian Bay Official Plan, being the MacTier Land Use Designation Schedule, to designate the subject lands "Commercial" from the existing "Residential" designation. The amendment is required to recognize and permit the existing marine commercial use on the subject property, Brad Hutchinson Sales and Service Inc., namely an existing hydraulic boat lift sales and service establishment.

A concurrent Zoning By-law Amendment application was approved to rezone the subject lands from Industrial Exception Nine (M-9) to a site-specific Marine Commercial Type Three Exception Zone to recognize the existing marine commercial use and establish site-specific provisions, including reduced parking requirements, lot frontage and setbacks, and increased maximum lot coverage.

A copy of By-law 2026-055, 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 June 2, 2026, and July 14, 2026. No comments were received respecting 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 31 to the Township of Georgian Bay Official Plan by Town By-Law 2026-055 and submitted it to the District of Muskoka for approval;

AND WHEREAS Official Plan Amendment 31 to the Township of Georgian Bay Official Plan as adopted by Township By-Law 2026-055 satisfies all criteria of a “minor” official plan amendment;

THEREFORE Official Plan Amendment 31 to the Township of Georgian Bay Official Plan as adopted by Town By-Law 2026-055 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 Services

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

By-Law No. 2026-055

Amendment Number 31 to the Official Plan for the
Township of Georgian Bay

(34 Curling Club 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 34 Curling Club Road and legally described as Lots 8 and 9, Registered Plan M-279, formerly in the Township of Freeman, in the Township of Georgian Bay, District Municipality of Muskoka ("Subject Lands"); and

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

WHEREAS the Council for the Corporation of the Township of Georgian Bay has authority under Sections 24 and 34 of the *Planning Act* to concurrently consider it appropriate to pass By-law Number 2026-056 that amends the Zoning By-law Number 2014-75, as amended, for the Township of Georgian Bay upon final approval of Amendment Number 31 to the Official Plan for the Township of Georgian Bay; and

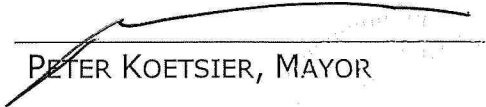
WHEREAS the Council for the Corporation of the Township of Georgian Bay deems it necessary and desirable to adopt an Amendment Number 31 to the Official Plan for the Township of Georgian Bay.

Now Therefore the Council of the Corporation of the Township of Georgian Bay enacts as follows:

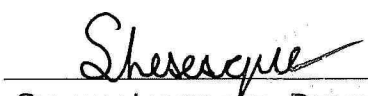
1. Amendment No. 31 to the Georgian Bay Official Plan attached to and forming part of this By-law, is hereby adopted;
2. That the attached explanatory text which constitutes Amendment No. 31 to the Official Plan, is hereby adopted.
3. This By-law shall come into force and take effect as of the date of final passing thereof.

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

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



PETER KOETSIER, MAYOR



SYDNEY LEVESQUE, DEPUTY CLERK