

AMENDMENT NO. 15

TO THE

OFFICIAL PLAN OF THE TOWNSHIP OF GEORGIAN BAY

COGNASHENE COMMUNITY POLICIES

Prepared for

COGNASHENE COTTAGERS' ASSOCIATION



By



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and
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TABLE OF CONTENTS

SECTION 1	TITLE AND COMPONENTS OF THE AMENDMENT	1
SECTION 2	LANDS SUBJECT TO THE AMENDMENT	1
SECTION 3	PURPOSE OF THE AMENDMENT.....	1
SECTION 4	BACKGROUND AND BASIS OF THE AMENDMENT	1
SECTION 5	THE AMENDMENT	2
B.45	COGNASHENE COMMUNITY	3
B.45.1	Goal.....	3
B.45.2	Basis.....	3
B.45.3	Principles.....	4
B.45.4	Cognashene Community Plan Area	5
B.45.5	Permitted Uses	5
B.45.6	Recreation Program	5
B.45.7	Access.....	6
B.45.8	Residential Policies	6
B.45.8.1	Lot Requirements – New Lot Creation.....	6
B.45.8.2	Standards for Development of Existing Vacant Undivided Islands ..	7
B.45.8.3	Standards for Development of Existing Vacant Lots on the Mainland or Subdivided Islands.....	7
B.45.8.4	Built Form	7
B.45.8.5	Shoreline Structures	8
B.45.8.6	Building Design	9
B.45.9	Blasting, Filling and Dredging.....	9
B.45.10	Environmental Policies	11
B.45.11	Septic Systems.....	13
B.45.12	Night Sky	13
B.45.13	Boating	14
B.45.14	Energy, Communication and Public Services.....	14
B.45.15	Special Policy Areas.....	15
B.45.16	Implementation.....	17
SECTION 6	IMPLEMENTATION AND INTERPRETATION	20

SCHEDULES

APPENDICES

AMENDMENT NO. 15 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF GEORGIAN BAY

SECTION 1 TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 herein and Schedules “D3-1” and “D3-2” attached hereto shall constitute Amendment No. 15 to the Official Plan of the Township of Georgian Bay.
- 1.2 Sections 1, 2, 3, 4 and 6 and the Appendices herein do not constitute part of the formal Amendment, but provide more detailed information respecting the Amendment.

SECTION 2 LANDS SUBJECT TO THE AMENDMENT

- 2.1 The policies of this amendment are specific to the Cognashene area of Georgian Bay as depicted on Schedules “D3-1” and “D3-2”.

SECTION 3 PURPOSE OF THE AMENDMENT

- 3.1 The purpose of the Amendment is:
 - 3.1.1 to add Schedules “D3-1” and “D3-2” to the Official Plan of the Township of Georgian Bay in order to identify the Cognashene Cottage Community for which specific planning policies will apply;
 - 3.1.2 to incorporate a new section, Section B.45, which provides a number of additional specific policies to the Official Plan as they relate to the Cognashene area of Georgian Bay.

SECTION 4 BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The Eastern Georgian Bay coast is a unique area, where special features of rock, wind and water combine to create an extraordinary wilderness environment. This environment has led to a cottaging experience that contrasts significantly with the cottage experience associated with inland lakes.
- 4.2 The importance and uniqueness of the Cognashene area has been recognized provincially with its inclusion as part of the Great Lakes Heritage Coast, one of the Signature Sites of Ontario’s Lands for Life Initiative. Similarly, the area has been recognized internationally with its designation by UNESCO as part of the Georgian Bay Littoral Biosphere Reserve.

- 4.3 Despite this recognition, or because of it, the past couple of decades have seen the heritage and tradition of the Georgian Bay coast threatened by increasing development pressures. These pressures have focused attention on the level of regulation available to protect the character of the Cognashene community.
- 4.4 The Official Plan policies for the Georgian Bay waterfront areas were originally adopted in 1980. Since that time, there have been some reviews and although the Official Plan does provide for the establishment of more detailed policies for specific areas within the waterfront, only the Madawaska Club lands and the Honey Harbour area of Georgian Bay together with Six Mile Lake have established such policies.
- 4.5 Realizing that the development pressures facing the Cognashene area put it at risk of being transformed into a more conventional cottage community, the Cognashene Cottagers' Association initiated the development of a community plan to ensure that the character of Cognashene was preserved for generations to come. The principal component of this Community Plan was to prepare land use policies for the Cognashene Community.
- 4.6 Additional background information is found in Appendix 1 to this Amendment.

SECTION 5 THE AMENDMENT

- 5.1 The Georgian Bay Official Plan is amended by the addition of Schedules "D3-1" and "D3-2" – Cognashene Community.
- 5.2 Section A.1 of the Georgian Bay Official Plan is amended by rewording the section to read as follows:

"The text and Schedules A, A1, B, B1, C, D1, D2-1, D2-2, D3-1 and D3-2 shall constitute the Official Plan of the Township of Georgian Bay."
- 5.3 Section A.5 of the Georgian Bay Official Plan is amended by rewording the section to read as follows:

"Areas directly affected by the Plan are illustrated on Schedules A, A1, B and B1 (Georgian Bay Secondary Urban Communities) and Schedule C (Georgian Bay Communities). In addition, other policies within the Plan relate to the Waterfront land use designation which is textually described and not identified on a Schedule affixed hereto, with the exception of Schedule D1 (Madawaska Area), Schedules D2-1 and D2-2 (Six Mile Lake Community) and Schedules D3-1 and D3-2 (Cognashene Community)."
- 5.4 Section B.40 of the Georgian Bay Official Plan is amended by the addition of the following clause at the end of Section B.40.1:

"c) Cognashene Community shown on Schedules D3-1 and D3-2."

5.5 Section B of the Georgian Bay Official Plan is amended by the addition of the following new Section B.45:

B.45 COGNASHENE COMMUNITY

B.45.1 Goal

To provide land use planning policies that will accommodate development where appropriate and in a manner that will protect, preserve and enhance the water-based community character and its natural ecosystem which combine to create a recreational experience that is unique and special to residents and visitors alike.

B.45.2 Basis

- a) The Community is located along the Eastern Coast of Georgian Bay, within the largest freshwater archipelago in North America. It consists of a large number of islands and a stretch of mainland that is for the most part sparsely populated and considered remote. Significant portions of the shoreline and much of the backlands are Crown lands that contribute largely to the sparse, wilderness character of the area. The natural environment of the area, with its water, rock and trees also plays a strong role in shaping the character of the Community.
- b) This Community is part of the Eastern Coast of Georgian Bay, which was designated as an UNESCO Biosphere Reserve in 2004. This designation is intended to celebrate the unique ecological resources of the area and encourage all to sustain its future with appropriate shoreline and water quality and quantity conservation, tourism and recreational development.
- c) The Community consists almost exclusively of seasonal residential development and it is not expected that this will change. Although the area was at one time a focus of logging activity, this has long since ceased and the Community's primary heritage is one of a cottage community, dating back to the late 1800's.
- d) Though not measurable, the water vista is undoubtedly the source of greatest emotional commitment to the Bay. This water access community treasures its timeless landscape of rocks and sparse pines on windswept islands. Members of the Group of Seven were among the first to capture the beauty and emotional power of this vista.

- e) The Community is strongly linked to the physical landscape of the area, the historical development of the area, the built form and community functions and social events such as the summer youth programs, annual regattas, and community church.
- f) The area is located along a heavily traveled waterway and also contains portions of the Georgian Bay Islands National Park. This has contributed to significant boat traffic and mooring of large cruisers, which has resulted in concerns about environmental impacts and compromised recreational amenities for area residents.
- g) The Community contains a number of distinguishable areas that collectively contribute to the character of the Community. These include areas of significant development such as Cognashene Lake, Freddy Channel, Palisade Bay, and southern Bone Island; areas with limited development that are also highly sensitive environmentally particularly in the Longuissa Bay and Musquash River area; the outer islands that due to their physical terrain and environmental importance are highly sensitive to development; and finally, some large land holdings that may have development potential without jeopardizing the character of the Community.
- h) The policies for this Community are intended to address recent development trends and pressures on the Community. These policies build on the planning policies at both the Township and District level and on the foundation contained within Township Official Plan of establishing policies tailored to meet the needs of the individual communities within the waterfront areas of the Township.

B.45.3 Principles

- a) Protection of the natural environment, including vistas will be the cornerstone of all planning policies.
- b) The unique character of this water-access community is strongly linked to the absence of road access and commercial developments. These characteristics of the community shall be maintained.
- c) Water quality shall be maintained and enhanced, through appropriate land use regulations affecting both new and existing development.
- d) Human presence and structures should complement and blend with the distinctive landscape, not dominate and alter it.

- e) A high level of biodiversity will be maintained by protecting natural areas including wetlands, fish habitat, and habitat of endangered and threatened species, wildlife habitat and migratory bird staging areas and Muskoka Heritage Areas.
- f) Ensure the compatibility of land and water usage. Water has a special central role in the Community. It sustains as a drinking water source. It sustains recreation through swimming, boating and fishing. It sustains the water and land-based ecological systems throughout the Community. It is the transportation route. It is the Community's vista, central to the beauty of the area's shoreline views.
- g) Clearly articulate the values and goals of the Community for the benefit of present and future residents alike to help guide future decisions.

B.45.4 Cognashene Community Plan Area

- a) The lands affected by the provisions of Section B.45 are identified on Schedules D3-1 and D3-2.

B.45.5 Permitted Uses

The uses permitted within the Community are those uses relating to water oriented recreational uses, and are restricted to:

- a) single detached residential dwellings;
- b) two existing contractor yards;
- c) public and community uses;
- d) open space; and
- e) conservation uses.

B.45.6 Recreation Program

- a) The Community has a well established and active recreation program that contributes greatly to the recreational experience of the residents.
- b) The Community park and beach area are recognized as significant attributes of the Community and their continuance is supported.

B.45.7 Access

- a) The Community is a water-based community, and as such the waterways function as public transportation routes. Development should be designed so as not to adversely impact the access function of navigation channels as well as to protect the character of the waterway.
- b) In keeping with the preservation of the water-based character of the Community, the development of public and private roads or access roads over Crown land shall be strictly prohibited.
- c) Snowmobile trails and access routes play an important role for accessibility to the Community.

B.45.8 Residential Policies

B.45.8.1 Lot Requirements – New Lot Creation

- a) The minimum lot area for all new lots shall be 1.0 hectare (2.5 acres).
- b) The minimum lot frontage for all new lots shall be 180 metres (590 feet).
- c) New lot creation 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 with an appropriate sized recreational watercraft and a construction watercraft during both high and low water conditions without blasting, dredging or significant shoreline alteration.
- d) In the case of a through lot, the dwelling is to be oriented to the frontage of the lot that is in conformity with the frontage requirements of these policies and the implementing zoning by-law.
- e) All new lots created shall have water frontage. Backlot development shall be prohibited.
- f) The release of Crown land for private recreational use is discouraged and any patented (private) development on lands currently owned by the Crown shall occur in accordance with the policies of this Plan.

B.45.8.2 Standards for Development of Existing Vacant Undivided Islands

- a) An undivided island shall have an area no less than 1 hectare (2.5 acres) above the 177.0 C.G.D. of which 0.8 hectares (2.0 acres) of area must be above the 177.46 C.G.D. and 0.4 hectares (1.0 acres) must be above the 178.3 C.G.D. in order to be developed. A plan prepared by an Ontario Land Surveyor shall be submitted in order to confirm that the applicable minimum lot size requirements specified above can be satisfied.

B.45.8.3 Standards for Development of Existing Vacant Lots on the Mainland or Subdivided Islands

- a) Existing vacant lots of record created since October 1981 can be developed.
- b) Existing vacant lots of record on the mainland or subdivided islands created prior to November 1981 which have a minimum lot area of 1.0 hectares (2.5 acres) and a minimum lot frontage of 120 metres (394 feet), can be developed.
- c) Existing vacant lots of record created prior to November 1981 that are below 1.0 hectare (2.5 acres) in area or 120 metres (394 feet) in frontage but greater than 0.4 hectares (2.0 acres) in area and 60 metres (197 feet) of frontage may be considered for development subject to the processing of a zoning by-law amendment or minor variance that establishes site specific regulations. A site evaluation report will be required confirming the suitability of the lot for development.

B.45.8.4 Built Form

The size and number of buildings, combined with their location on a site, have a direct impact on the visual character of the Community. As such, the Zoning By-law shall provide standards to regulate building sizes, building height, number of buildings, lot coverage and setbacks.

- a) The size of the dwelling unit should not exceed the following standards:
 - i) a *gross floor area* of 25 square metres (269 square feet) per 1,000 square metres (0.25 acres) of lot area or 2 square metres (21.5 square feet) per metre (3.3 feet) of frontage, whichever is less, to a maximum *gross floor area* of 325 square metres (3,498 square feet);

- ii) notwithstanding the *gross floor area* set out in i), the dwelling unit shall be permitted a *gross floor area* of 140 square metres (1,507 square feet);
 - iii) the height shall respect the existing tree line and not exceed a maximum of 1.5 storeys;
 - iv) a maximum width of 25% of the frontage of the lot to a maximum of 25 metres (82 feet);
- b) A significant percentage of existing buildings and structures in the Community are legal non-complying as they were developed prior to any planning controls existing in the Township. Expansions and additions to such buildings and structures may be limited in order to prevent further environmental and aesthetic impacts.
- c) Buildings and structures located within the front 90 metres (295 feet) on the lot abutting the water shall be limited to 5% lot coverage within the front 90 metres (295 feet) of the lot. For buildings and structures located further than 90 metres (295 feet) from the front lot line, lot coverage will be based on the total lot area.

B.45.8.5 Shoreline Structures

Buildings, structures or works extending beyond the high water mark or located at the shoreline have a direct effect on both the environmental and visual integrity of a property. To preserve the environmental and visual integrity of the shoreline area, shoreline structures will be restricted and the Zoning By-law shall provide standards to regulate the size and location of shoreline structures permitted. Such structures shall be designed and located in a suitable manner so as to have regard for:

- i) critical fish and wildlife habitat;
 - ii) navigation;
 - iii) privacy;
 - iv) aesthetics;
 - v) other shoreline and environmental policies; and,
 - vi) water quality.
- a) To maintain an appropriate balance between a natural shoreline and built form, shoreline structures should be focused within defined areas of the shoreline frontage of a lot and limited in extent. In this regard, shoreline structures on both sides of the

water's edge extending inland 10 metres (32.8 feet) will be limited to 15% of the shoreline frontage or 20 metres (66 feet), whichever is less.

- b) Boathouses that extend out over the water shall be prohibited.
- c) Docks shall not project further than 20 metres (66 feet) into the water.
- d) Boat ports shall not project further than 11 metres (36 feet) into the water, excluding any ramp connection to the shore.
- e) Both a boat port and a dryland boathouse are permitted on a property.
- f) Boat ports and dry land boathouses shall not exceed one storey in height.
- g) Dryland boathouses within 20 metres (66 feet) of the shoreline shall be limited to 30 square metres (323 square feet) of gross floor area.
- h) 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 (430 square feet), are less than 1 metre (3.3 feet) above grade and maintain a water setback of 5 metres (16.4 feet).

B.45.8.6 Building Design

- a) The design of new buildings should blend in with the natural landscape of the area and have a complementary design relationship with existing buildings, while maintaining a diversity of architectural styles, building materials and encouraging innovative built forms.
- b) The Township will consider the implementation of appropriate building design guidelines when the necessary implementing legislation permits such. The Community will be consulted prior to the establishment of such building design guidelines.

B.45.9 Blasting, Filling and Dredging

- a) The conservation of the overall natural landscape and waterways of the Community will be encouraged in an effort to preserve the natural appearance, character and aesthetics of the area.

- b) Development is encouraged to conform with the natural environment as opposed to the natural environment being altered to accommodate development.

Blasting

- c) Blasting above the 176.0 metres C.G.D. above sea level contour within 20 metres (66 feet) of the shoreline will not be permitted.
- d) 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 channels.
- e) Where suitable alternatives are not available, blasting more than 20 metres (66 feet) 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 (176.5 cubic feet) and shall be subject to:
 - i) the submission of a satisfactory site evaluation report addressing such issues as potential impact on wildlife habitat, fish habitat, water quality, 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;
 - 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,
 - iii) the provision of appropriate public notice and the opportunity for public participation.

Dredging and Filling

- f) Dredging and filling to accommodate development will be discouraged. Exceptions may be made for such purposes as:
 - 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.

General

- g) Prior to any blasting, dredging or filling being undertaken, the necessary approvals will be obtained from the appropriate authorities.
- h) Blasting, dredging or filling should not be permitted in areas where it would result in highly visible development that would not be in character with the surrounding area.
- i) Building sites and surrounding areas shall be rehabilitated upon completion of construction.
- j) Any artificial water frontage or lot area created by blasting, dredging or filling will not be used in the determination of additional development rights related to the calculation of lot frontage and lot area.

B.45.10 Environmental Policies

- a) The natural features and ecological functions of the area's natural environment, which contribute greatly to the wilderness character of the area, are paramount and will be protected.
- b) The conservation of the overall natural landscape, tree cover and vegetation shall be encouraged in an effort to preserve the natural appearance, character and aesthetics of the area.
- c) Natural Shorelines
 - i) The natural shoreline is characterized by a mix of open rock outcrops and areas of vegetation. Both of these types of shoreline are important to the character of the area. Property owners are encouraged to maintain their shorelines and the area between the shoreline and any buildings in their natural state to protect the visual and environmental integrity and the character of the Bay.
 - ii) Vegetation within the setback area should be disturbed as little as possible, consistent with passage, safety and provision of views.
- d) Wetlands
 - i) Locally significant wetlands have been identified on Schedule D3-2. Additional wetlands may be identified through the review of specific proposals.

- ii) Development shall be prohibited within these wetlands in order to preserve their integrity.
 - iii) Prior to site alteration occurring in close proximity to these wetlands, the submission of a satisfactory site evaluation report may be required to demonstrate that there will be no negative impacts on the natural features or on the ecological functions of the wetland.
- e) Fish Habitat
- i) The Ministry of Natural Resources has undertaken Fish Habitat Mapping which generally identifies Type 1 and Type 2 fish habitat. Type 1 habitat has been identified as being the most significant and highly sensitive to the potential impact of development; Type 2 is of a general nature and moderately sensitive to the potential impacts of development.
 - ii) New lot creation will only be considered where at least 30 metres (98 feet) of the shoreline of the resulting lot would not abut Type 1 or Unknown fish habitat or alternatively, a satisfactory fisheries assessment has been submitted indicating that fish habitat will not be adversely impacted.
 - iii) Where Type 1 or Unknown fish habitat abuts a portion of the shoreline of a lot, shoreline structures will be located outside that habitat area, unless a satisfactory fisheries habitat assessment demonstrates that there will be no negative impact on the habitat and any shoreline structure is authorized by the authority having jurisdiction.
- f) Threatened and Endangered Species
- i) The habitat of threatened and endangered species will be preserved and protected from incompatible development.
 - ii) Development will not be permitted within significant portions of identified habitat of endangered and threatened species and may only be permitted in the areas adjacent to such habitat where it has been demonstrated through a site evaluation report that there will be no negative impact on that habitat.
 - iii) The preservation and protection of not only the habitat of threatened and endangered species, but also the species themselves, are supported.
- g) Muskoka Heritage Areas
- i) Muskoka Heritage Areas as identified by the District of Muskoka are illustrated on Schedule D3-2.

- ii) Where lot creation is proposed within an identified Muskoka Heritage Area, a satisfactory site evaluation report will be required in order to ensure that development on the lots can occur in a location and in a manner which will ensure the preservation of the values for which the area has been identified.

B.45.11 Septic Systems

Water quality is the greatest asset to the Community and needs to be afforded the greatest priority to ensure that a high water quality standard is preserved for the Community. It is well recognized that human activities near the water can have a significant effect on water quality, and this includes nutrient leaching from septic systems.

- a) New septic systems are encouraged to be located as far back from the shoreline as possible, and shall be located a minimum of 30 metres (98 feet) from the shoreline, unless it is not physically possible to locate the septic system at such a distance, and should be located in an area that affords vegetative cover within this setback area.
- b) Property owners of existing septic systems are encouraged to upgrade existing systems to current standards.
- c) Wherever possible, new sewage systems will utilize phosphorous retaining soils or systems.
- d) Regular inspections and re-inspections of septic systems should be undertaken
- e) Continued support and efforts with other levels of government to research, establish and promote more appropriate sewage disposal systems for shoreline development is encouraged.

B.45.12 Night Sky

- a) The maintenance of the night sky is a priority to the community. In the review of development applications, consideration will be given to ensure that light pollution is minimized and exterior lighting is designed so as not to be hazardous to navigation of the waterways, not to adversely impact the habitat of nocturnal animals, not to impact night viewing and to respect the privacy of others.

B.45.13 Boating

- a) Boating in the Community is a necessity as well as a recreational pursuit and the Community is concerned about the significant increase in boating traffic and vessels anchoring in the area. The attendant issues of boater waste disposal, vessel noise, speed, safety and wake concerns, related environmental impacts, trespass and loss of privacy need more attention by all levels of government. While the Provincial and Federal levels of government will continue to assume primary responsibility over water matters, the Township is committed to working with these other levels of government on these issues.
- b) The Township is concerned about increasing use of waterways and will work closely with senior levels of government to maintain a high level of safety and environmental protection. The Community has available to it a by-pass channel that could serve much of the transient boater traffic traveling through the area. The Township shall encourage greater use of the outside channel to provide for a safer, more amenable use of the waterways within the Community.
- c) Noise has been identified as a significant concern with regard to certain kinds of boat traffic, which requires cooperation with the Federal and Provincial governments in establishing and administering a regulatory framework that minimizes such noise impacts.
- d) Transient boating and its associated impacts of waste disposal, noise, trespass and environmental impacts are of concern to the Township and should be addressed as they are for land uses. In order to effectively control these water users, the Township will support and participate in any planning program with senior levels of government designed to manage the ever increasing transient boat or cruising traffic through and into the Community and will assist in whatever ways are available to ensure compliance with all boating regulations. The Township recognizes that the transient boating issue is large in scale and scope and must be properly planned and managed in conjunction with senior levels of government and adjoining jurisdictions.

B.45.14 Energy, Communication and Public Services

- a) Where energy or communication facilities are proposed, such facilities should be designed so as to avoid potential environmental, social, health, and aesthetic impacts. In this regard, the following are encouraged:
 - i) the co-location of facilities;

- ii) significant setbacks from the Bay;
 - iii) limiting heights so that lighting devices are not necessary.
- b) Proponents of large scale energy and communication facilities shall consult with the public prior to any consideration being given to the installation of such facilities.
- c) The importance of navigational aid services, national parks, conservation reserves, and other services provided for the benefit of the general public is recognized and their continuation supported.

B.45.15 Special Policy Areas

a) Musquash Area

- i) Schedule D3-1 identifies the boundary of the Musquash Special Policy Area.
- ii) The Musquash area contains a number of sensitive environmental features such as significant coastal wetlands, wetlands, old growth hardwood forests, habitat of threatened and endangered species and migratory fish spawning areas.
- iii) These environmental features and the low density of development of the area contribute greatly to the character of the Cognashene community.
- iv) Due to the environmental sensitivity of this area, the Township will take the necessary steps to protect the area from any negative impacts created as a result of development, including requiring increased lot sizes up to 200 metres (656 feet) of frontage and 4 hectares (9.9 acres) of lot area, where the proposed lot would include an identified environmental feature.
- v) Particular attention will be given to the environmental stewardship of this area, including both ecological and resource stewardship.

b) Outer Islands Area

- i) Schedule D3-1 identifies the boundary of the Outer Islands Special Policy Area.
- ii) The Outer Islands are characterized by lower topographical relief and sparser vegetation than other areas within the Community making their exposure much more prominent.

- iii) Due to the lack of vegetation and high exposure, dwellings within the Outer Islands Area will be restricted to one storey in height.

c) Minnicognashene Island

- i) Minnicognashene Island is owned by a family corporation whose objective is to maintain the island as a private recreational residential area for family members.
- ii) A comprehensive planning process for the development and preservation of the island was undertaken in 1992 that is implemented by both its members and the Township, which meets the objectives and standards set out for the Community.
- iii) In accordance with the approved plan and zoning for the island, a total of sixteen (16) detached dwellings are permitted on the island, with the west and north-west shores to be reserved with no buildings.

d) Palisades Bay/East Bone Island

- i) Schedule D3-1 identifies the boundary of the Palisades Bay/East Bone Island Special Policy Area.
- ii) Historical development has resulted in the lots within Palisades Bay being substantially smaller than the majority of lots within the rest of the Community, resulting in a unique character for Palisades Bay and the immediate surrounding area.
- iii) The eastern shore of Bone Island is protected by Bone Island from many of the marine elements of Georgian Bay and as such has developed an unique character that justifies more study.
- iv) Further review of this area will be undertaken in order to determine the appropriateness of establishing specific policies for the area. Until such time as the determination of these policies has been completed and an Official Plan Amendment is approved to apply specific policies to this area, the general policies for Georgian Bay shall apply.

B.45.16 Implementation

a) Consideration of Planning Applications

i) In considering any planning application in the Community, particular regard will be given to ensuring that the character of the Community is maintained, the sensitive environment will not be adversely impacted, and the visual impact of the development will not be significant. In evaluating the visual impact, regard will be had for the impact on both neighbouring properties and the Bay community in general.

ii) Development applications, including those for expansion or redevelopment of existing properties, shall address opportunities for environmental improvements such as improved shoreline buffering, re-naturalization of the property, upgraded sewage disposal systems.

iii) Notice for the purpose of informing the public in respect of a proposed official plan amendment, proposed zoning by-law amendment, minor variance and consent application shall be given in accordance with the Planning Act and any Ontario Regulations issued thereunder governing such notice requirements except as follows:

- When such notices are given by personal service or prepaid first class mail, such notices shall be sent to every owner of land within 600 metres (1,969 feet) of the area to which the application applies and the local cottage association;
- Notice of public meetings shall be provided as follows:
 - For an Official Plan Amendment 30 days;
 - For a Zoning By-law Amendment 30 days;
 - For an Application for Consent 20 days;
 - For a Minor Variance 20 days

iv) Appropriate planning tools will be used to ensure that the integrity of the character of the Community and its environmentally sensitive areas are protected and to implement the recommendations of site evaluation reports. This, amongst other approaches, may include:

- increasing lot size requirements at the lot creation stage or through zoning requirements;
- requiring increased building setbacks through zoning;

- utilizing site plan control to specifically site buildings, structures and septic systems on a lot;
- requiring the retention of vegetation, where possible, in site plan or other agreements; and,
- the use of new planning tools currently being considered by the province, such as a development permit system and the requirement for architectural details through site plan control.

b) Site Plan Control

- i) It is recognized that given the landscape and character of the Community, the use of Site Plan Control is an important planning tool to ensure that the policies are satisfied. As such, in accordance with Section G.25 of this Plan, all areas within the Community are subject to site plan control under the provisions of the *Planning Act*.
- ii) Site Plan Control shall be required for all new dwellings, significant expansions to dwellings, new sleeping cabins or any development requiring approval of a Zoning By-law Amendment or Minor Variance.
- iii) Lands that are subject to Site Plan Control will be primarily assessed from the water, and will be evaluated based on the proposal's compatibility with adjacent development, its maintenance of the community character, and preservation of aesthetic values. Any required site plan shall address, where appropriate:
 - the location, massing and height (in relation to any existing treeline) of any buildings and structures;
 - the location and size of any shoreline structures;
 - the location, type and size of the proposed sewage disposal system;
 - areas of natural vegetation that are to be preserved;
 - the location and design of walkways;
 - the grade and elevation of the property;
 - storm water management and construction mitigation; and,
 - the location of any environmentally sensitive areas on the property.
- iv) In evaluating a site plan application, Council may require in addition to the plans provided for under the *Planning Act*, elevation and cross section views of each building and renderings depicting the proposed development on the site.

c) Site Alteration/Blasting By-law

- i) The Township should enact a Site Alteration By-law or Blasting By-law for the Community in accordance with the *Municipal Act* to address the policies applicable to the Community.

d) Glossary of Terms

For the purposes of Section B.45, specific terms are defined as follows:

- i) *Gross Floor Area*: means the aggregate of all floor areas of a dwelling measured from the interior faces of all exterior walls and includes any screened porch, veranda, sunroom or any area under a roof overhang extending beyond four (4) feet but excludes any basement area not used for human habitation.
- ii) *Lot Area*: means the total horizontal area of the lot measured at the 177.4 C.G.D.

f) Conservation

- i) The use of innovative forms of tenure, ownership and interests of properties is encouraged for their long term conservation. These may include conservation easements, property acquisition by land trusts such as the Georgian Bay Land Trust, and use of available tax incentive programs.
- ii) The Township supports programs and initiatives intended to further research and manage the conservation of the Georgian Bay area.

g) Georgian Bay Official Plan

- i) The provisions of Section B, Waterfront, continue to apply, except as specifically modified in the Cottage Community Policies.

5.6 Sections B.45 and B.46 of the Georgian Bay Official Plan are hereby amended by being renumbered "B.46 and B.47" respectively.

SECTION 6 IMPLEMENTATION AND INTERPRETATION

- 6.1 The changes to the Georgian Bay Official Plan, as described in this Amendment shall be implemented in accordance with the Implementation policy of this Plan.
- 6.2 The provisions of the Georgian Bay Official Plan shall apply with respect to the interpretation of this Amendment.

APPENDICES

1. COGNASHENE COMMUNITY PLAN – Residents' February 5, 2006 Workshop Analysis, PLANSCAPE, April 19, 2006.
2. COGNASHENE COMMUNITY PLAN – SURVEY ANALYSIS, PLANSCAPE, MAY 16, 2006.
3. Dwelling Size in Cognashene - 2006
4. Vacant and Crown Lands in Cognashene - 2006
5. Lot Areas in Cognashene - 2006
6. Lot Creation Potential in Cognashene - 2006