

**THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY
BY-LAW NO. 2006-_____**

Being a By-law to amend Zoning By-law 91-19, as amended, with respect to the Go Home Bay Area, Township of Georgian Bay, District of Muskoka.

WHEREAS the Council of the Township of Georgian Bay enacted By-law 91-19, to regulate the use of land within the Township of Georgian Bay;

AND WHEREAS the Council of the Township of Georgian Bay deems it expedient in the public interest to amend By-law 91-19;

AND WHEREAS authority to pass such a By-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY ENACTS AS FOLLOWS:

1.0 THAT ZONING BY-LAW 91-19 IS AMENDED AS FOLLOWS:

1.1 Section 2.3.5 is deleted and replaced with the following:

- “2.3.5 a) Where lands or islands have not been identified as being in a zone on the schedules to this By-law, they shall be deemed to be in the Open Space (OS) Zone.
- b) Notwithstanding Section 2.3.5(a), where lands or islands have not been identified as being in a zone on Schedule ‘B-15’ to this By-law, they shall be deemed to be in the Open Space Exception One (OS-1) Zone.

1.2 Section 4.2.3.5 is deleted.

1.3 Section 4.3 is deleted and replaced with the following:

“4.3 **GO HOME BAY RESIDENTIAL (SR-3) ZONE**

No person shall within a Go Home Bay Residential (SR-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.3.1 Permitted Uses

- i) a detached dwelling unit
- ii) a sleeping cabin

4.3.2 Regulations for Permitted Uses

- i) Minimum Lot Area 14,000 sq. m
- ii) Minimum Lot Frontage 210.0 m
- iii) Minimum Yard Requirements

- | | | |
|-------|---|------------|
| a. | Front Yard | 20.0 m |
| b. | Interior Side Yard | 8.0 m |
| c. | Exterior Side Yard | 8.0 m |
| d. | Rear Yard | 10.0 m |
| iv) | Maximum Lot Coverage | 5% |
| v) | Minimum Landscaped Open Space | 50% |
| vi) | Maximum Height of a Main Building | 6.0 m |
| vii) | Maximum Width of a Boathouse | 6.0 m |
| viii) | Maximum Length of a Boathouse | 9.0 m |
| ix) | Maximum Length of a Dock | 15.1 m |
| x) | Maximum Width of a Dock | 3.1 m |
| xi) | Maximum Number of Docks Permitted | 3 |
| xii) | Maximum Area of Dock Coverage | 92.9 sq.m |
| xiii) | Maximum Gross Floor Area for a Dwelling | 200.0 sq.m |
| xiv) | Minimum Length of the Total Lot Frontage to Remain in a Natural State | 90% |
| xv) | Notwithstanding the provisions of Sections 3.1.6 and 3.1.7 the maximum cumulative width of all docks and boathouses shall not exceed 10% of the length of the shoreline to a maximum width of 23.0 metres, measured parallel to the shoreline. | |
| xvi) | Notwithstanding the provisions of Section 3.2.2, all parts of a Class IV septic system shall be set back the greater of a minimum of 1.0 metre in elevation above the 178.33 metre elevation CGD or a minimum of 30.0 metres from the 178.33 metre elevation CGD. | |

4.3.3 Exceptions

4.3.3.1 Go Home Bay Residential Exception One (SR-3-1) Zone

In addition to the uses permitted in the Go Home Bay Residential (SR-3) Zone, within the Go Home Bay Residential Exception One (SR-3-1) Zone, the following uses are also permitted:

- i) convenience store
- ii) home industry”

1.4 A new Section 4.5.3.11 is created with the following provisions

“4.5.3.11 Shoreline Residential Type Five Exception Eleven (SR-5-11)

4.5.3.11(a) In addition to the Zone Provisions in Section 4.5.2 of this By-law, the following provisions shall apply in the Shoreline Residential Type Five Exception Eleven (SR-5-11) Zone:

- | | | |
|------|-----------------------------------|--------|
| i) | Maximum Height of a Main Building | 6.0 m |
| ii) | Maximum Width of a Boathouse | 6.0 m |
| iii) | Maximum Length of a Boathouse | 9.0 m |
| iv) | Maximum Length of a Dock | 15.1 m |
| v) | Maximum Width of a Dock | 3.1 m |
| vi) | Maximum Number of Docks Permitted | 3 |

- vii) Maximum Area of Dock Coverage 92.9 sq.m
- viii) Maximum Gross Floor Area for a Dwelling 200.0 sq.m
- ix) Minimum Length of the Total Lot Frontage Remain
in a Natural State 90%
- x) Notwithstanding the provisions of Sections 3.1.6 and 3.1.7, the maximum cumulative width of all docks and boathouses shall not exceed 10% of the length of the shoreline to a maximum width of 23.0 metres, measured parallel to the shoreline.
- xi) Notwithstanding the provisions of Section 3.2.2, all parts of a Class IV septic system shall be set back the greater of a minimum of 1.0 metre in elevation above the 178.33 metre elevation CGD or a minimum of 30.0 metres from the 178.33 metre elevation CGD.

4.5.3.11(b) Notwithstanding the Zone Provisions of Sections 4.5.2(iii)(b) and 4.5.2(v) to this By-law, the following shall apply:

- i) Minimum Interior Side Yard 8.0 m
- ii) Minimum Landscaped Open Space 50%

2.0 OTHER

- 2.1 Schedule 'A' of By-law 91-19, as amended, is hereby deleted and replaced with a new Schedule 'A', attached as Schedule '1' to this By-law.
- 2.2 Schedule 'B-2' of By-law 91-19, as amended, is hereby amended by deleting the lands as shown on Schedule '2' to this By-law.
- 2.3 Schedule 'B-3' of By-law 91-19, as amended, is hereby amended by deleting the lands as shown on Schedule '3' to this By-law.
- 2.4 Schedule 'B-5' of by-law 91-19, as amended, is hereby amended by deleting the lands as shown on Schedule '4' to this By-law.
- 2.5 A new Schedule 'B-15' is hereby added to By-law 91-19, as amended, as shown on Schedule '5' to this By-law.

This By-law shall come into force on the date of passage and take effect the day after the last date for filing objections where no objections are received, or where objections are received, upon the approval of the Ontario Municipal Board.

Read a first and second time this _____ day of _____, 2006.

Read a third time and finally passed this _____ day of _____, 2006.

MIKE KENNEDY, MAYOR

BONNIE MUNRO, CAO-CLERK/TREASURER