

**THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY
BY-LAW NO. 2009-80**

Being a By-law to amend Zoning By-law 91-19, as amended, with respect to Part Lots 2 & 3, Concession 8 (Freeman), 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 91-10 as amended;

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 ZONES:

1.1.1 Schedule A-1 to By-law 91-19, as amended, is hereby further amended, by rezoning Part Lots 2 & 3, Concession 8 (Freeman), Township of Georgian Bay, District of Muskoka, from the Shoreline Residential Type Five Zone (SR-5), in part, Residential Type Four Zone (R-4), in part, to Shoreline Residential Type Five Exception 6 (SR-5-6) Zone, in part, Open Space (OS), in part, Residential Type Four (R-4) Zone, Residential Type Four Exception One (R-4-1) Zone, in part, and Environmental Protection Type One Exception One (EP-1-1), in part, in Zoning By-law 91-19 as shown on Schedule A, attached hereto.

2.0 PERMITTED USES AND SPECIAL PROVISIONS:

2.1 That the following is added to Section 4.5.3 of By-law 91-19.

4.5.3 Shoreline Residential Type Five Exception Six (SR-5-6) Zone

Section Notwithstanding sections 4.5, to the contrary, lands within the Shoreline Residential Type Five Exception Six (SR-5-6) Zone shall be subject to the following provisions:

Definitions

a) Natural State

Lands that abut the water's edge which are maintained in a natural vegetated state, except for vista pruning or removal of dying, dead, decaying or diseased trees is permitted.

Regulations for Permitted Uses

- a) The septic tiled, on each lot, shall be located a minimum of 30 m from the high water mark within the tiled location envelope as identified on Schedule B, attached hereto. Tertiary Sewage Treatment System be installed.
- b) Shoreline development, on each lot, shall be limited to one dock and located within a docking envelope as identified on Schedule B, attached hereto.
- c) The maximum length of a dock shall be 8.0 metres.
- d) The maximum width of a dock shall be 8.0 metres.
- e) The maximum footprint of any dock shall be 30 square metres for floating docks or cantilevered docks and 15 square metres for conventional crib docks.
- f) The location of dwellings shall be limited the building envelopes identified on Schedule B, attached hereto.
- g) The minimum front yard setback shall be 20 metre, to be retained in its natural state, shall be maintained on each lot as identified on Schedule B, attached hereto.

- h) Notwithstanding Section 2.1.(g) above to the contrary, a maximum 3 metre wide access path, constructed of natural materials such as stone or mulch, to the lake shall be permitted.
- i) The maximum gross floor area for dwellings shall be 300 square metres.
- j) The minimum lot area shall be 4,000 square metres.
- k) The minimum lot frontage shall be 60.0 metres.
- l) The minimum setback from watercourses (other than Stewart Lake) on lands zoned Shoreline Residential Five Exception Six (SR-5-6) shall be 5 metres.

In all other respects the provisions for the Shoreline Residential Type Five (SR-5) Zone shall apply.

2.2 That the following is added to Section 4.10 of By-law 91-19.

4.10.3.1 Residential Type Four Exception One (R-4-1) Zone

Notwithstanding Sections 4.10.3.1 to the contrary, the following Permitted Uses and Regulations for Permitted Uses shall apply to the lands within the Residential Type Four Exception One (R-4-1) Zone:

Definitions

- a) Natural State

Lands that abut the water's edge which are maintained in a natural vegetated state, except for vista pruning or removal of dying, dead, decaying or diseased trees is permitted.

Regulations for Permitted Uses

- a) The minimum front yard setback shall be 20 metre, to be retained in its natural state, shall be maintained on each lot as identified on Schedule B, attached hereto.
- b) Notwithstanding Section 2.2.(a) above to the contrary, a 3 metre wide access path, constructed of natural materials such as stone or mulch, to the lake shall be permitted.
- c) The maximum gross floor area for dwellings shall be 300 square metres.
- d) The maximum footprint of any dock shall be 30 square metres for floating docks or cantilevered docks and 15 square metres for conventional crib docks.
- e) The maximum length of a dock shall be 8.0 metres.
- f) The maximum width of a dock shall be 8.0 metres.
- g) Boathouses shall be prohibited and only one dock shall be permitted.

In all other respects the provisions of the Residential Type Four (R-4) shall apply.

2.3 That the following is added to Section 4.33 of By-law 91-19.

4.33.3.1 Environmental Protection Exception One (EP-1-1) Zone

Notwithstanding Sections 4.33.3.1 to the contrary, the following Permitted Uses and Regulations for Permitted Uses shall apply to the lands within the Environmental Protection Exception One (EP-1-1) Zone:

Regulations for Permitted Uses

- a) Building or structure shall be prohibited.

In all other respects the provisions of the Environmental Protection (EP-1) shall apply.

Exception One (EP-1-1) Zone:

Regulations for Permitted Uses

- a) Building or structure shall be prohibited.

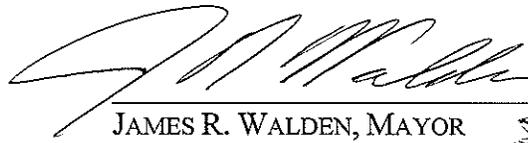
In all other respects the provisions of the Environmental Protection (EP-1) shall apply.

3.0 OTHER:

3.1 Schedules A & B, attached hereto are hereby made part of this By-law.

3.2 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.

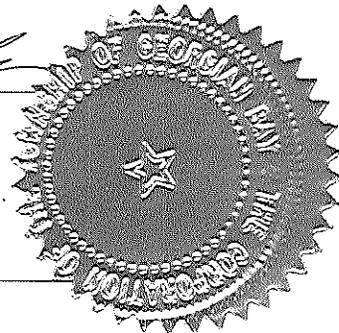
Read and finally passed this 31st day of August 2009.



JAMES R. WALDEN, MAYOR

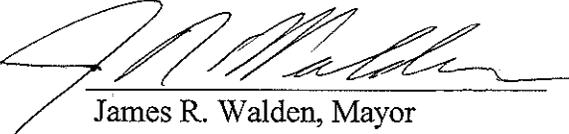


SUSAN BOONSTRA, CLERK

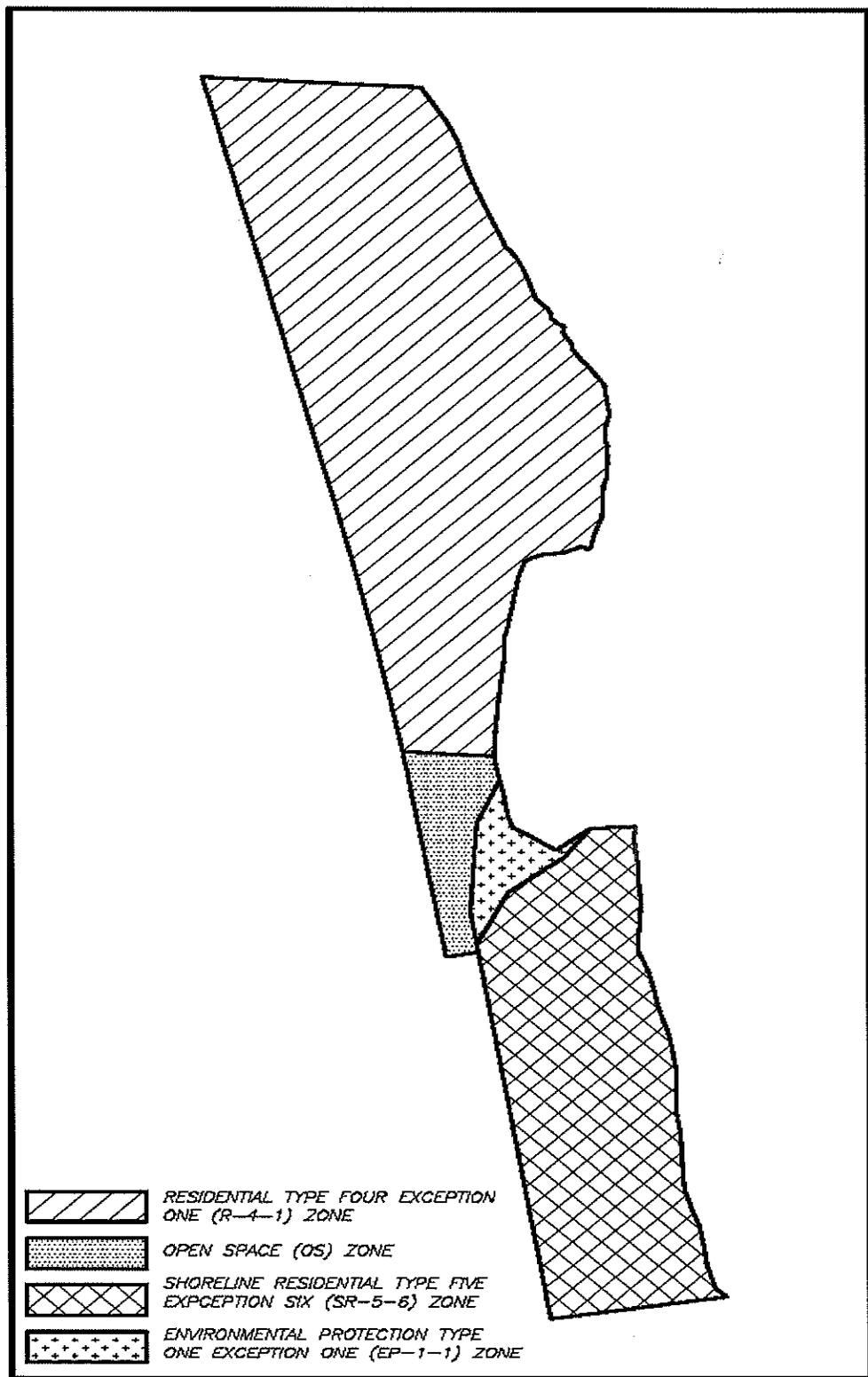


THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY

1.0 This is Schedule "A" to By-law 2008-61, being a portion of Schedule C-5 of By-law 91-19, which amends Schedule C-5 of By-law 91-19, passed this 31st Day of August 2008.

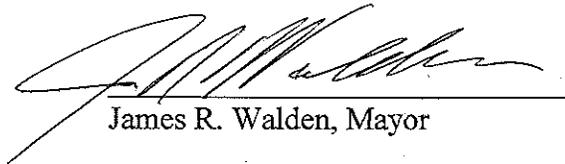

James R. Walden, Mayor

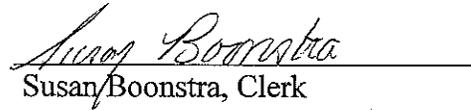

Susan Boonstra, Clerk



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

1.0 This is Schedule "B" to By-law 2008-61, being a portion of Schedule C-5 of By-law 91-19, which amends Schedule C-5 of By-law 91-19, passed this 31st day of August 2008.


James R. Walden, Mayor


Susan Boonstra, Clerk

