

**THE CORPORATION OF
THE TOWNSHIP OF GEORGIAN BAY
BY-LAW NO. 2007-88**

Being a By-law to amend Zoning By-law 91-19, as amended, with respect to Part Lot 51, Concession 14, Parts 1 to 3 Plan 35R 16422, Parts 9 and 10 Plan 35R 16409 also known as 33960, and Part Lot 52, Concession 14, Parts 4 to 8 Plan 35R 16409, also known as 34032 Georgian Bay Shore, Gibson Ward, 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 ZONE:

- 1.1.1 Schedule B-3 to By-law 91-19, as amended, is hereby further amended, by rezoning Part Lot 51, Concession 14, Parts 1 to 3 Plan 35R 16422, Parts 9 and 10 Plan 35R 16409 also known as 33960, and Part Lot 52, Concession 14, Parts 4 to 8 Plan 35R 16409 also known as 34032 Georgian Bay Shore, Gibson Ward, Township of Georgian Bay, District of Muskoka, from the Shoreline Residential Type Five (SR-5) and Environmental Protection Type One (EP-1) Zone to Environmental Protection Type One Exception Two (EP-1-2), Environmental Protection Type One Exception Three (EP-1-3), Environmental Protection Type One Exception Four (EP-1-4) Zone and Shoreline Residential Type Three Exception Six (SR-3-6) Zone in Zoning By-law 91-19 as shown on Schedule A, attached hereto.

2.0 PERMITTED USES AND SPECIAL PROVISIONS:

That the following is added to Section 4.3.1 of By-law 91-19.

4.3.1. Shoreline Residential Type Three Exception Six (SR-3-6) Zone:

Notwithstanding sections 4.3.1 i) a), to the contrary, lands within the Shoreline Residential Type Three Exception Six (SR-3-6) Zone shall be subject to the following provisions:

The lands indicated as Lot D and Lot B on Schedule A of this By-law shall be considered one for planning purposes

In all other respects the provisions for the Shoreline Residential Type Three (SR-3) Zone shall apply.

2.1 That the following is added to Section 4.232 of By-law 91-19.

Notwithstanding sections 4.32.1 ii), to the contrary, lands within the Environmental Protection Type 1 Exception Two (EP-1-2) Zone shall be subject to the following provisions:

Accessory Docks shall be a permitted use within the Dock Envelope indicated on Schedule A of By-law 2007-88

A Dwelling Unit shall be a permitted use within the Building Envelope indicated on Schedule A of By-law 2007-88

A Septic System shall be a permitted use within the Septic Envelope indicated on Schedule A of By-law 2007-88

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

2.2 That the following is added to Section 4.232 of By-law 91-19.

Notwithstanding sections 4.32.1 ii), to the contrary, lands within the Environmental Protection Type 1 Exception Three (EP-1-3) Zone shall be subject to the following provisions:

The lands indicated as Lot D and Lot B on Schedule A of this By-law shall be considered one for planning purposes

Accessory to the principle use of the lands indicated as Lot D on Schedule A to By-law 2007-88, one Accessory Structure a maximum of 50% of the size of the dwelling on Lot D, shall be a permitted use within the building envelope indicated on Schedule A to By-law 2007-88

Accessory Docks shall be a permitted use within the Dock Envelope indicated on Schedule A of By-law 2007-88

A Septic System shall be a permitted use within the Septic Envelope indicated on Schedule A of By-law 2007-88

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

2.3 That the following is added to Section 4.232 of By-law 91-19.

Notwithstanding sections 4.32.1 ii), to the contrary, lands within the Environmental Protection Type 1 Exception Four (EP-1-4) Zone shall be subject to the following provisions:

Accessory Docks shall be a permitted use within the Dock Envelope indicated on Schedule A of By-law 2007-88

A Dwelling Unit shall be a permitted use within the Building Envelope indicated on Schedule A of By-law 2007-88

A Septic System shall be a permitted use within the Septic Envelope indicated on Schedule A of By-law 2007-88

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

All other requirements of By-law 91-19, as amended, shall apply.

3.0 OTHER:

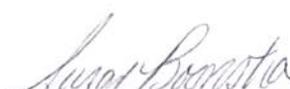
3.1 Schedule A, attached hereto is hereby made part of this By-law.

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 29th day of October 2007.



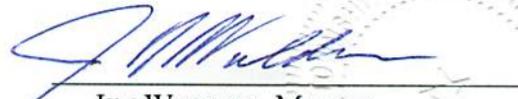

JIM WALDEN, MAYOR


SUSAN BOONSTRA, CLERK

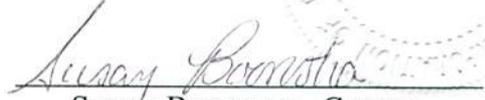
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THE TOWNSHIP OF GEORGIAN BAY

1.0 This is Schedule "A" to By-law 2007-88, being a portion of Schedule B-3 of By-law 91-19, which amends Schedule B-3 of By-law 91-19, passed this 29th day of October 2007.



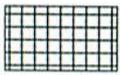
JIM WALDEN, MAYOR



SUSAN BOONSTRA, CLERK



Property rezoned to the Shoreline Residential Type Three Exception Six (SR-3-6) Zone.



Property rezoned to the Environmental Protection Type One Exception Four (EP-1-4) Zone.



Property rezoned to the Environmental Protection Type One Exception Three (EP-1-3) Zone



Property rezoned to the Environmental Protection Type One Exception Two (EP-1-2) Zone



Septic Envelope



Dock Envelope



Building Envelope

