

# ***DRAFT***

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

### **BY-LAW 2024-XXX**

Being a By-law to amend Zoning By-law 2014-75, as amended, regarding the use of all lands, including all islands, waterbodies and navigable waterways within the jurisdiction of the Township of Georgian Bay, District Municipality of Muskoka.

**WHEREAS** Sections 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, provides Council for the Corporation of the Township of Georgian Bay with authority to pass and amend its comprehensive Zoning By-law 2014-75, as amended, by removing a holding provision; and

**WHEREAS** the comprehensive Zoning By-law 2014-75, as amended, is in full force and effect; and

**WHEREAS** Council considered it appropriate to amend the comprehensive Zoning By-law 2014-75, as amended.

**NOW THEREFORE** the Council for the Corporation of the Township of Georgian Bay enacts as follows:

1. THAT the text under Section 1.1 "Title" is deleted in its entirety and replaced as follows:

"This By-law may be referred to as the "Township of Georgian Bay Zoning By-law" and applies to all lands, islands, waterbodies and navigable waterways within the jurisdiction of the Township of Georgian Bay."

2. THAT the text under Section 1.3 "Conformity and Compliance With By-Law" is deleted in its entirety and replaced as follows:

"No land, island, waterbody, navigable waterway, building or structure may be located or used such that the uses, buildings or structures on other lands, islands, waterbody or navigable

waterway would no longer comply with the provisions of this By-law.”

3. THAT the text under Section 1.4 “Interpretation” is deleted in its entirety and replaced as follows:

“The provisions of this By-law are the minimum requirements except where a maximum requirement applies. Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Township of Georgian Bay or any requirement of the Province of Ontario or Government of Canada that may affect the use of lands, islands, waterbodies, navigable waterways, buildings or structures in the Municipality.”

4. THAT the text under Section 1.5 “Building Permits and Municipal License” is deleted in its entirety and replaced as follows:

“The requirements of this By-law, and all applicable law, must be met before a Building Permit, Certificate of Occupancy, or approval of an application for a municipal license is issued for the use of lands, islands, waterbodies, navigable waterways, or the use, erection, addition to or alteration of any building or structure.”

5. THAT the text under Section 3.1 immediately under the heading “Zones” is deleted in its entirety and replaced as follows:

“The Provisions of this By-law apply to all lands, islands, waterbodies and navigable waterways within the limits of the Township of Georgian Bay. All lands, islands, waterbodies and navigable waterways in the Township are contained within one or more of the following Zones:”

6. THAT Section 4.1.13 “Shoreline Accessory Structures – Water-based” be amended by adding the following subsection:

“4.1.13.7 Water-based shoreline accessory structures shall not include *floating accommodation*.”

7. THAT Section 4.6 “Floating In-Water Boathouses, Barges & Dwelling Units” is deleted in its entirety and replaced as follows:

“4.6 Floating In-Water Boathouses, Barges & Floating Accommodations

Except as otherwise specifically permitted in this by-law:

- a) No person shall use any in-water boathouse, barge, marine vessel or any other floating structure or building, for use as a dwelling unit in any zone or appurtenant to a zone.
- b) *Floating Accommodations* are prohibited in any zone or appurtenant to a zone."

8. THAT Section 19 "Definitions" is amended as follows:

8.1 That the definition of "Boat, Live-aboard" be amended by adding the following text after the word "period":

" , but shall not include *floating accommodation.*"

8.2 That the definition of "Boathouse, In-water" be amended by deleting the words after the word "habitation" and replacing them with the following:

" ,sleeping space or *floating accommodation.*"

8.3 That definition of "Camp Site" be deleted in its entirety and replaced as follows:

"Camp Site means an area, whether or not located in a *camping establishment*, that is used as a site for the location and temporary occupation of a tent, travel trailer, motor home, recreational vehicle or truck camper. A mobile home or *floating accommodation* is not permitted on a *camp site.*"

8.4 That the following definition be added:

"*Floating Accommodation*" means a floating building, structure or thing, or a combination of floating buildings, structures or things, equipped or useable for overnight accommodation and not primarily used for navigation, and includes a floating building, structure or thing, or a combination of floating buildings, structures or things that:

- i. Is primarily designed for or able to be used for residential purposes;
- ii. Is a raft, barge or floating platform that has on top of it a building, structure, vehicle or thing that may be used for overnight accommodation, for camping purposes or as an outdoor accommodation;

- iii. Would reasonably be expected to require to be towed or pushed towing to be relocated, or is relocated by means of any other type of assistance, or is self-propelled.
- iv. Is equipped with anchor(s) and/or jack-up technology or a similar mechanism used to anchor or rise above the surface of the water, with or without spudcans, or
- v. Has a floating foundation or a floatation platform which may include floats constructed of any material or substance used to assist with floatation."

8.5 That the definition of "Marina" be amended by adding the following text after the word "boats" at the end of the definition:

"Floating accommodations are not permitted to be docked, moored, stored, serviced, repaired, constructed or kept for sale or rent at a marina."

8.6 That the definition of "Marine Vessel" be amended by adding the following text after the word "ship":

", but shall not include *floating accommodation*."

9. This By-law shall come into full force and effect as of the date of final reading and passing thereof.

**READ AND ENACTED** in Open Council on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

---

PETER KOETSIER, MAYOR

---

KAREN WAY, CLERK