

CITY OF ORILLIA

TO: Public Planning Meeting of Council - March 5, 2018
FROM: Development Services and Engineering Department
DATE: February 23, 2018
REPORT NO: DSE-18-08
SUBJECT: **Municipally-Initiated Application For Zoning By-law Amendment
Temporary Use By-law – Grape Island and Hunter Docks
File No. D14-872**

Recommended Motion

THAT as recommended in Report DSE-18-08 dated February 23, 2018 from the Development Services and Engineering Department, Council exempt Zoning By-law Amendment Application No. D14-872 (Grape Island and Hunter Docks) from City of Orillia Policy 8.3.1.3 thereby eliminating the minimum 14 day “cooling off period” prior to Council making a decision on the application;

AND THAT the Draft Zoning By-law Amendment for Application No. D14-872 (Grape Island and Hunter Docks) be presented to Council for its consideration at the March 5, 2018 meeting;

AND THAT City Policy 1.6.1.1 “Grape Island Mainland Dock” be suspended for a period to coincide with the term of the Temporary Use By-law upon the Temporary Use By-law coming into effect pursuant to the provisions of the *Planning Act*.

Purpose

The purpose of this report is to provide background information to Council with respect to a municipally-initiated Zoning By-law Amendment for a Temporary Use By-law related to the Grape Island and Hunter docks located at the southerly tip of Victoria Point.

Background & Key Facts

- [Report ED-18-01](#) from the City’s Economic Development Department dated January 22, 2018 set out options for Council to address various issues with respect to the location and use of seasonal docks on or near the Forest Avenue South Road Allowance.
- At its meeting of January 29, 2018, Council passed a resolution which included a direction to staff to prepare a Temporary Use By-law (“TUB”) pursuant to Sections 34 and 39 of the *Planning Act* to regulate the placement and use of all shoreline structures in the vicinity of the Forest Avenue South Road Allowance. (The applicable portions of this resolution are highlighted in bold type on the text of the Council Resolution attached as Schedule “A”.)

- A TUB is a Zoning By-law which is effective for a fixed term, with a maximum term of three years. Prior to the expiry of the initial term, Council may extend the term of the TUB for a further term of up to three years. An unlimited number of such extensions are permitted under the provisions of Section 39 of the *Planning Act*.
- In accordance with Council's direction, the draft TUB contains an expiry date of March 5, 2020, which is two years from the recommended date of passage.
- In order to extend the term of the TUB, a by-law of Council is required. The *Planning Act* prescribes that this by-law must be passed PRIOR TO the expiry of the original term. As such, staff will require at least two months' notice if extension of the TUB is being contemplated in order to ensure that an extending by-law comes before Council in time. In the event that Council chooses to pass the proposed TUB, Staff will diarize the appropriate date (January, 2020) and bring the matter forward to Council for direction if the stakeholders have not agreed upon a mutually acceptable solution to the issue by that time.
- It is important to note that a TUB is not a mechanism to create a "legal non-conforming use". At the expiry of the term of the Temporary Use By-law, the property affected by the TUB must be brought into compliance with the applicable Zoning By-law provisions. This is clearly set out in the provisions of the *Planning Act*.

Options & Analysis

As the proposed Temporary Use By-law is the implementation of a specific Council direction (Schedule "A"), staff are presenting only one option with respect to the disposition of this matter.

Option 1 – Recommended Option

THAT as recommended in Report DSE-18-08 dated February 23, 2018 from the Development Services and Engineering Department, Council exempt Zoning By-law Amendment Application No. D14-872 (Grape Island and Hunter Docks) from City of Orillia Policy 8.3.1.3 thereby eliminating the minimum 14 day "cooling off period" prior to Council making a decision on the application;

AND THAT the Draft Zoning By-law Amendment for Application No. D14-872 (Grape Island and Hunter Docks) be presented to Council for its consideration at the March 5, 2018 meeting;

AND THAT City Policy 1.6.1.1 "Grape Island Mainland Dock" be suspended for a period to coincide with the term of the Temporary Use By-law upon the Temporary Use By-law coming into effect pursuant to the provisions of the *Planning Act*.

Section 34 of the *Planning Act* sets out very specifically the things that may be regulated in a Zoning By-law passed by the Council of a local municipality. The items are also included in the explanatory notes that accompany the City's Zoning By-law ("How to Use This By-law", pp i.-ii.), as follows:

“The statutory authority to Zone land is granted by the Ontario Planning Act. The Planning Act specifies what a Zoning By-law can regulate. A Zoning By-law can:

- *prohibit the use of land or Buildings for any use that is not specifically permitted by the By-law;*
- *prohibit the Erection or siting of Buildings and Structures on a Lot except in locations permitted by the By-law;*
- *regulate the type of construction and the Height, location, size, floor area, spacing, and use of Buildings or Structures;*
- *regulate the minimum frontage and depth of a parcel of land;*
- *regulate the proportion of a Lot that any Building or Structure may occupy;*
- *regulate the minimum elevation of doors, windows or other openings in Buildings or Structures;*
- *require that parking and loading facilities are provided and maintained for a purpose permitted by the By-law; and,*
- *prohibit the use of lands and the Erection of Buildings or Structures on land that is:*
 - *subject to flooding;*
 - *the site of steep slopes;*
 - *rocky, low-lying, marshy or unstable;*
 - *contaminated;*
 - *a sensitive groundwater recharge area or head water area;*
 - *the location of a sensitive aquifer;*
 - *a Significant wildlife habitat area, wetland, woodland, valley or area of natural and scientific interest;*
 - *a Significant corridor or Shoreline of a lake, river or stream;*
or,
 - *the site of a Significant archaeological resource.”*

The Council Resolution (Schedule “A” to this report) directs staff to include “the applicable considerations outlined in Schedule “F” of the report [[Report ED-18-01](#)]”. Many of the items contained Schedule “F” are not items that can be addressed in a by-law passed under Section 34 of the *Planning Act*. Staff have reviewed Schedule “F” and have selected only those items that are appropriate to be contained within a by-law passed pursuant to Section 34 of the *Planning Act*. These items have been included in the draft TUB attached as Schedule “C” and are as follows:

- the total number of docks permitted on the City-owned water lot;
- the maximum length and width of the Hunter and Grape Island docks;
- the use of the Forest Avenue South Road Allowance (south of Victoria Crescent) and the City-owned water lot by the residents of Grape Island for purposes of access to their property; and
- the seasonal nature of the docks.

The remaining items on Schedule “F” to [Report ED-18-01](#) must be addressed through regulatory by-laws passed pursuant to the *Municipal Act* as they cannot be addressed through the TUB due to the statutory limitations in the *Planning Act*, as set out above.

The seasonal nature of the Grape Island and Hunter docks is recognized through the addition of a new definition of “Seasonal Dock”, while the use of the foot of the Forest Avenue South road allowance as an access point to the water is recognized through a new definition of “Waterfront Landing”. The definition of “Waterfront Landing” has been crafted such that it does not include the parking or storage of vehicles or trailers on the Forest Avenue South road allowance.

The draft TUB attached as Schedule “C” to this report has been designed to recognize the placement of the westerly Grape Island Property Owners Association (GIPOA) dock in the same location where it has historically been, and allows the length of the dock to be increased to a maximum of 30 m (100 ft) as measured from the shoreline. The easterly GIPOA Dock, which crosses over the lot line of the municipally owned water lot, is not permitted in the TUB. The TUB allows the Hunter dock to be placed within the municipally owned water lot, but requires it to be realigned parallel to the westerly lot line of the water lot, as shown on Schedule “I” to [Report ED-18-01](#), in accordance with Council’s direction. This arrangement is intended to provide adequate docking facilities for both the Hunters and GIPOA during the term of the TUB, while still allowing an area for barge operations.

The TUB is proposed to be in effect for a term of two years while continuing dialogue occurs between the various stakeholders with an eye to arriving at a mutually satisfactory and permanent solution to the ongoing issues. As set out above, the TUB may be extended for further terms at the option of Council, by utilizing the prescribed process as set out in the *Planning Act*, with each extension not to exceed three years.

Staff are recommending a waiver of the 14 day “cooling off” period because the next available Council meeting where the TUB could be considered would be April 9th, 2018. Following the passage of the TUB, there is a statutory 20-day appeal period, which would mean that neither of the docks could be legally placed back into the water until a successful completion of the appeal period in early in May. This would have a negative impact on Grape Island property owners wishing to access their homes or cottages after “ice out” (which is typically considered to be March 15th), and may also impact the City’s Perch Festival which is scheduled to commence on April 21st. If Council passes the TUB on March 5th and if appeals are received within the 20-day appeal period (which would end on March 28th), then there is still time to arrive at an agreement amongst the stakeholders for placement and use of the docks for the 2018 boating season.

Financial Impact

There is no financial impact to the City as a result of this proposed Temporary Use By-law.

Consultation

Consultation efforts that have been undertaken with respect to this issue are documented in [Report ED-18-01](#).

Economic Development Impact

There is no anticipated economic development impact associated with this proposed Temporary Use By-law.

Communications Plan

No communications plan has been prepared in connection with this proposed Zoning By-law Amendment.

Notice of the Public Meeting with respect to municipally-initiated Zoning By-law Amendment D14-872 (Grape Island and Hunter Docks) was published in the Orillia Today on February 8, 2018 and circulated to the required agencies and to property owners within the 120 metre circulation radius as set out in Ontario Regulation 545/06. The Grape Island Property Owners Association and the Victoria Point Association were also circulated with the Notice.

Relation to Formal Plans, City of Orillia Policy Manual and/or Guiding Legislation

Policy 1.6.1.1 “Grape Island Mainland Dock” of the City’s Policy Manual allows one temporary dock for the usage of the residents of Grape Island. Since this policy conflicts with the terms of the proposed TUB, it is proposed to be suspended for a period to coincide with the term of the TUB upon the TUB coming into effect pursuant to the provisions of the *Planning Act*.

Conclusion

The proposed Temporary Use By-law implements the direction given by Council, as does the suspension of City Policy 1.6.1.1 “Grape Island Mainland Dock”. The proposed waiver of the 14 day “cooling off” period is appropriate in this circumstance due to the impending “ice out”.

Schedules

- Schedule “A” – Council Resolution Adopted January 29, 2018
- Schedule “B” – Historic Placement of Seasonal Docks
- Schedule “C” – Proposed Temporary Use Zones and Provisions
- Schedule “D” – Draft Temporary Use By-law

Prepared by & Key Contact: Susan Votour, CPT, ACST
Planning Coordinator/Secretary-Treasurer

Approved by: Ian Sugden, MCIP, RPP
Director of Development Services and Engineering

Schedule “A” – Council Resolution Adopted January 29, 2018

“WHEREAS it is deemed expedient to ensure that the Grape Island landowners and the landowners and/or residents in the vicinity of the Forest Avenue road allowance work together to develop solutions that work for each other as well as the City;

AND WHEREAS the City proposes an interim solution for up to 2 years to enable residents and the City to work together to develop a long-term solution for all;

THEREFORE BE IT RESOLVED THAT, further to Report ED-18-01 dated January 18, 2018 from the Economic Development Department, a reference/building location plan be submitted by, and at the cost of, the applicants which identifies all “as built” encroachments on municipal land;

AND THAT staff be directed to prepare a Temporary Use By-law pursuant to Sections 34 and 39 of the Planning Act to regulate the placement and use of all shoreline structures on the shoreline of or in Lake Simcoe in front of the property municipally known as 371 Victoria Crescent and on the Forest Avenue road allowance and the municipally-owned water lot in front thereof for up to a two-year period, the provisions of which shall include, but may not be limited to:

- the number of docks permitted***
- the length of the docks***
- recognition of existing shoreline structures that do not comply with the Zoning By-law provisions***
- installation and removal dates for all docks and in-water structures***
- the applicable considerations outlined in Schedule “F” of the report***
- that Policy 1.6.1.1 - Grape Island Mainland Dock be waived contingent upon the successful passage of a Temporary Use By-law;***

AND THAT staff be directed to prepare a by-law, which shall be in effect for up to a two-year period, to regulate the use of the Forest Avenue road allowance and docks that includes the following:

- a definition for “barge”*
- barging be permitted from October 15th to May 15th subject to the issuance of a permit*
- barging be permitted from May 16th to October 14th, subject to the issuance of a permit, on Tuesdays through Thursdays (save and except for Statutory Holidays)*
- barging be permitted from May 16th to October 14th for barging services which is limited only to attendance for septic system or holding tank failures, emergency heating/fuel deliveries to Orillia residents*

Schedule "A" – Council Resolution Adopted January 29, 2018

- no overnight mooring on Grape Island dock(s)
- all barging operations shall be restricted to the hours of 8:00 a.m. to 8:00 p.m.;

AND THAT staff be directed to grant a Licence of Occupation to the property owners of 371 Victoria Crescent for the stairs, dock, deck, boat lift and hedge encroaching onto the Forest Avenue South road allowance and the adjacent municipal water lot as set out in Schedule "I" of the report in accordance with the Temporary Use By-law;

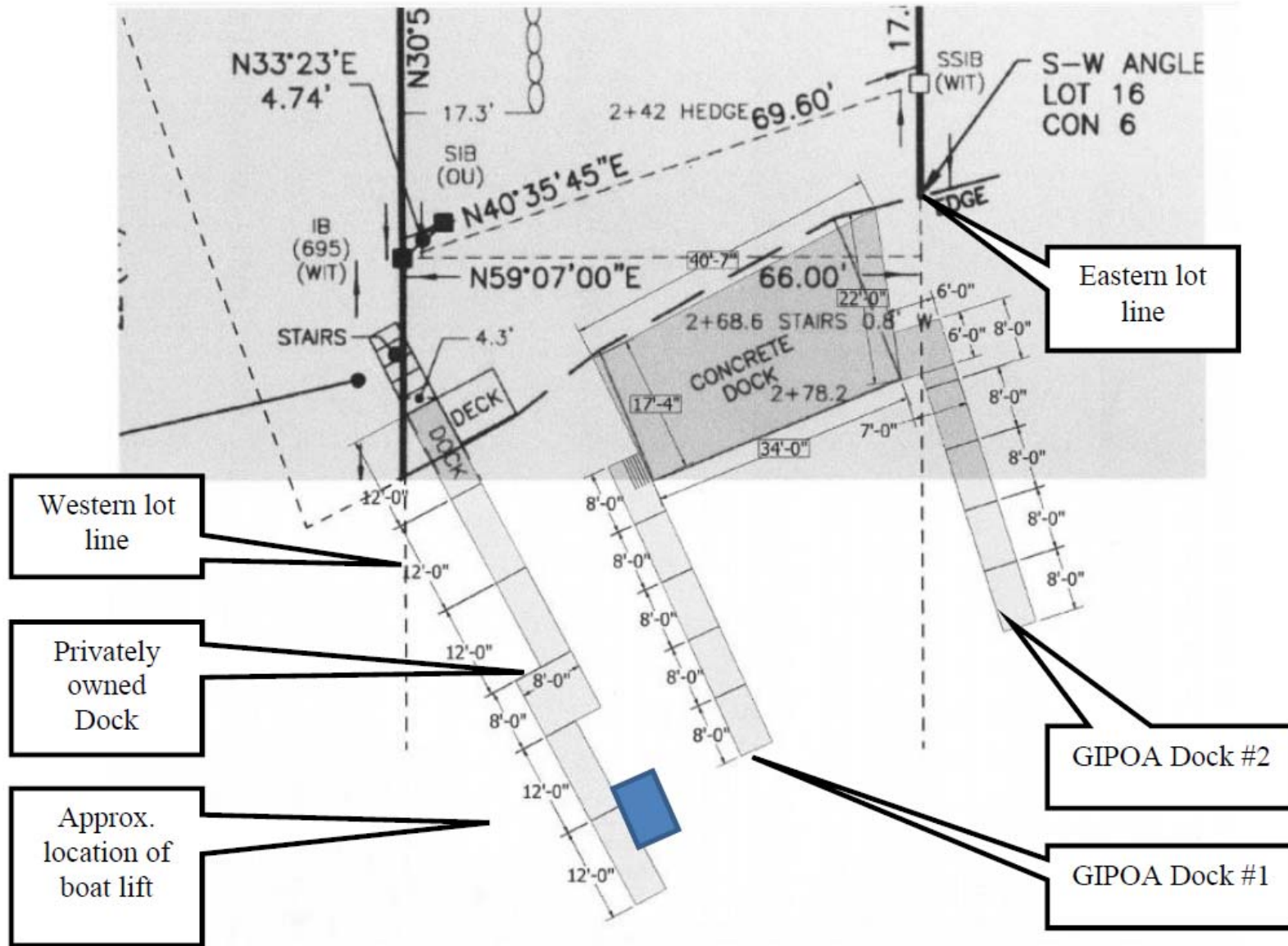
AND THAT within 60 days, a Working Group be established consisting of the following:

- up to three Grape Island representatives
- up to three Victoria Point representatives
- Ward 1 Councillors
- Manager of Real Estate and Commercial Development;

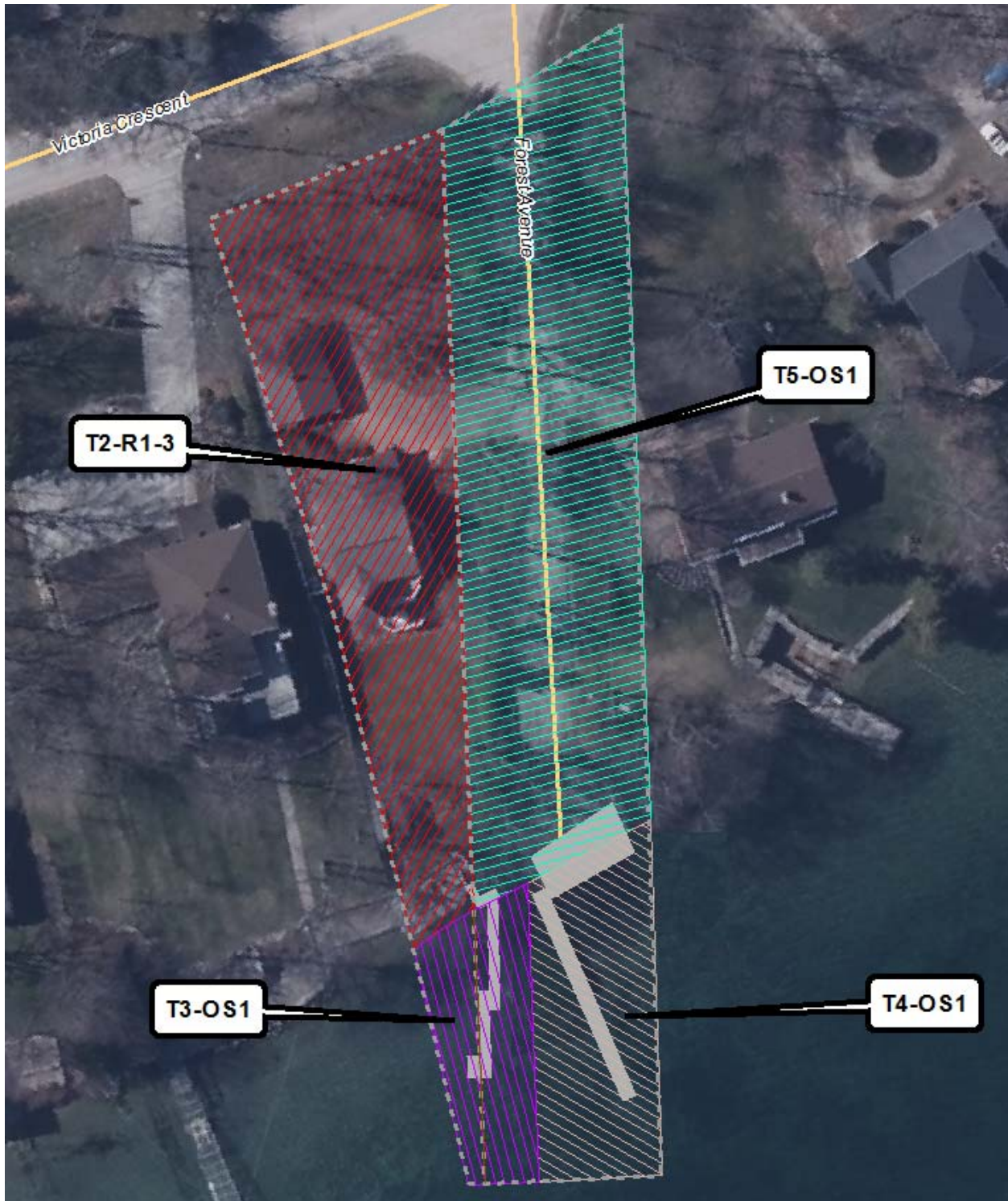
AND THAT the Working Group be mandated to work together to create an amicable solution to challenges within this area and report back to Council within the two-year period with a preliminary report back from the Working Group to Council Committee by September 10, 2018;

AND THAT a budget of \$3,000 for legal consultation be approved and funded from Operating Contingency."

Schedule "B" – Historic Placement of Seasonal Docks

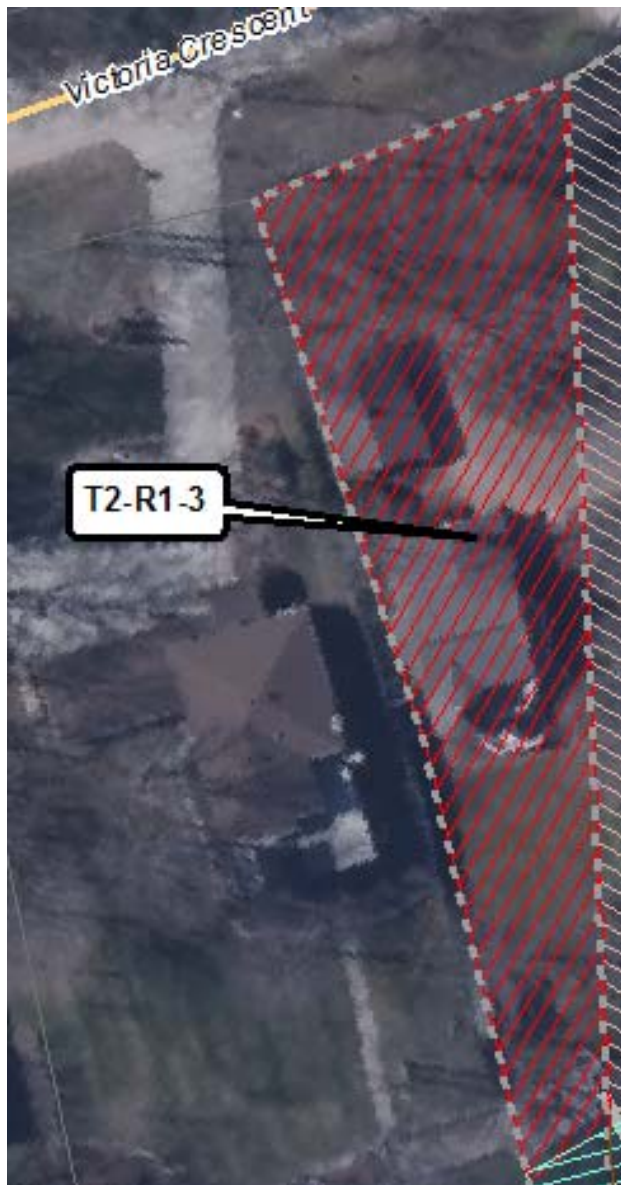


Schedule "C" – Proposed Temporary Use Zones and Provisions (Page 1)
Overview



(Note: Dock locations and dimensions shown for illustration purposes only)

Schedule “C” – Proposed Temporary Use Zones and Provisions (Page 2)
“Temporary Two – Residential One Exception Three” (T2-R1-3) Zone



T2-R1-3 Zone

Applies to:

Property known municipally as 371 Victoria Crescent (mainland portion only)

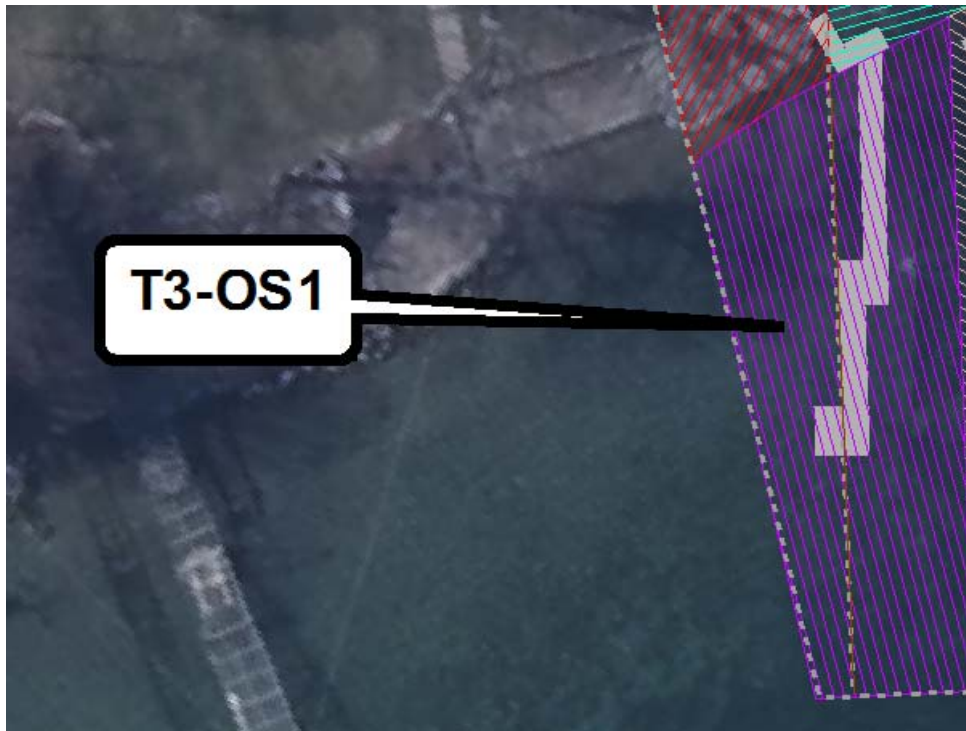
Need to recognize:

Stairs at shoreline do not meet the required setback of 4.5 m from the easterly lot line of 371 Victoria Crescent (the stairs cross over the lot line) as set out in Section 5.1.4.3 d) of the Zoning By-law.

Proposed Zone Provisions:

- Setback of Existing Shoreline Structure (stairs) from easterly Side Lot Line (min) – 0 m

Schedule “C” – Proposed Temporary Use Zones and Provisions (Page 3)
“Temporary Three – Open Space One” (T3-OS1) Zone



T3-OS1 Zone

Applies to:

Part of the Lake Bed of Lake Simcoe and part of the municipally owned water lot at the foot of the Forest Avenue South Road Allowance, bounded by the straight line projection of the westerly lot line of 371 Victoria Crescent on the west and a line parallel to and 6 m east of the westerly lot line of the water lot on the east, extending into Lake Simcoe to the south limit of the water lot.

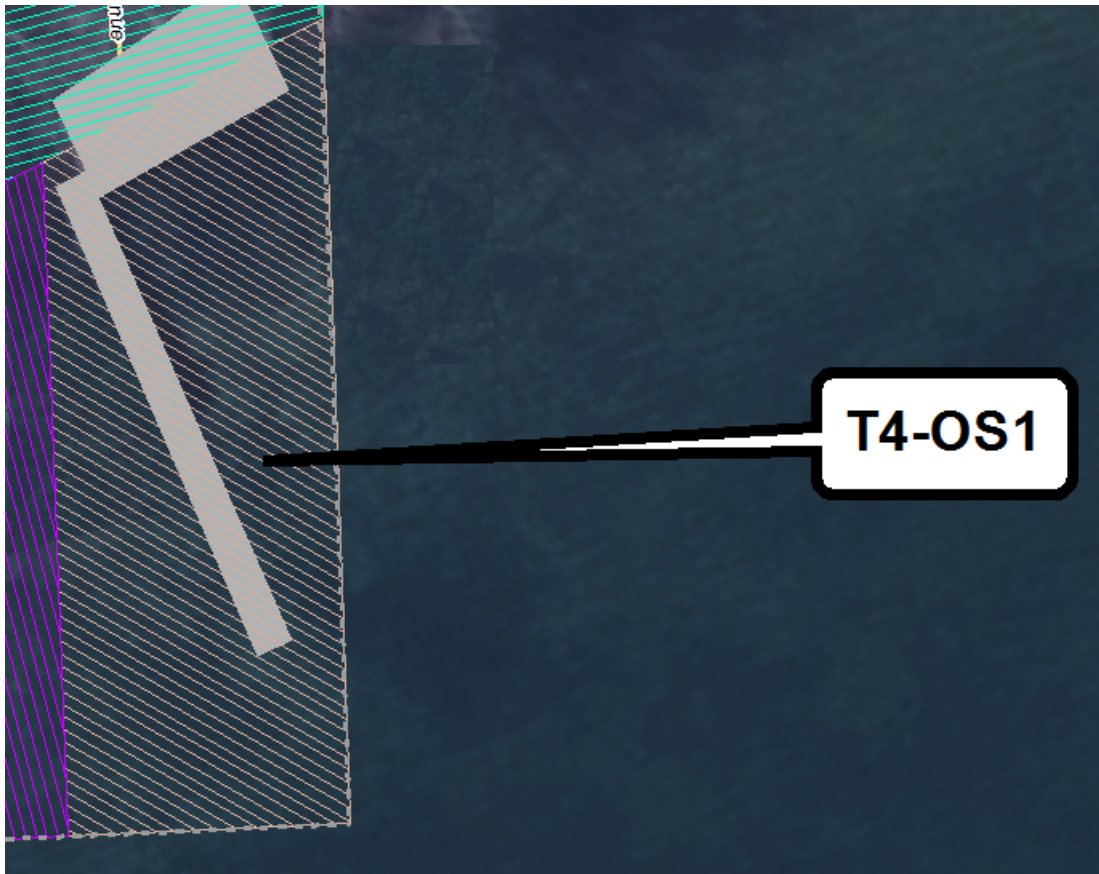
Need to recognize:

- 1) Hunter Boat Lift will not meet the required setback of 4.5 m from the straight line projections of either the easterly or westerly lot lines of 371 Victoria Crescent as set out in Section 5.1.4.3 d) of the Zoning By-law.
- 2) Hunter Dock will be permitted to be relocated such that it is aligned parallel to and within 6 m of the westerly lot line of the water lot.
- 3) Hunter Dock –
 - a. Exceeds Maximum Dock Length of 15.0 m as set out in Section 5.1.4.3 b) of the Zoning By-law
 - b. Will not meet the required 4.5 m setback to the westerly Lot Line of the water lot as set out in Section 5.1.4.3 d)

Proposed Zone Provisions:

- Setback of Boat Lift from the straight line projections of the easterly and westerly Side Lot Line of 371 Victoria Crescent (min) – 0 m
- Setback of Boat Lift and Dock on the east side of the westerly Side Lot Line of the municipally owned water lot (min) – 0 m; (max) - 6.0 m
- Dock Length (max) – 20.0 m

Schedule “C” – Proposed Temporary Use Zones and Provisions (Page 3)
“Temporary Four – Open Space One” (T4-OS1) Zone



T4-OS1 Zone

Applies to:

The easterly 14.1 m of the municipally-owned water lot at the foot of the Forest Avenue South Road Allowance (containing the in-water portion of the concrete pier).

Need to recognize:

- 1) Grape Island Property Owners Association Dock –
 - a. Exceeds Maximum Dock Length of 15.0 m
 - b. Dock does not meet the required setback of 4.5 m from the easterly Lot Line of the water lot.
- 2) Use of the GIPOA Docks and municipal pier as a launching and docking facility.

Proposed Zone Provisions:

- Permit “Waterfront Landing” and one Seasonal Dock in this Zone
- Seasonal Dock length (max) – 30.0 m (measured from the shoreline)
- Seasonal Dock width (max) – 3.0 m
- Setback of Seasonal Dock from the easterly Interior Side Lot Line of a water lot (min) – 0 m
- Setback of Seasonal Dock from the westerly Interior Side Lot Line of a water lot (min) – 6.0 m

Schedule “C” – Proposed Temporary Use Zones and Provisions (Page 4)
“Temporary Five – Open Space One” (T5-OS1) Zone



T5-OS1 Zone

Applies to:

Forest Avenue South Road Allowance between the southerly limit of Victoria Crescent and the shoreline of Lake Simcoe, including the mainland portion of the concrete pier.

Need to recognize:

- 1) Stairs and Deck (Hunter) at shoreline do not meet the required setback of 2.0 m from the westerly boundary of the Forest Avenue South Road Allowance as set out in Section 5.1.4.3 d) of the Zoning By-law or the required setback of 5.0 m from the Shoreline.
- 2) Use of Forest Avenue South Road Allowance and concrete pier by the residents of Grape Island for access to their property.

Proposed Zone Provisions:

- Hunter Stairs and Deck
 - Setback of Existing Shoreline Structure (stairs and Detached Deck) from the westerly boundary of the Road Allowance (min) – 0 m and from the Shoreline of Lake Simcoe (min) – 0 m
- Forest Avenue South Road Allowance
 - Add “Waterfront Landing” as a Permitted Use, defined as follows:

“**Waterfront Landing** means the Use of land as a docking and boat launching facility which serves as a mainland access point for residential properties that are accessible only by water, but which does not include Watercraft sales or rental or services, the sale of fuel or the parking or storage of vehicles or trailers.”

Schedule “D” – Draft Temporary Use By-law

BY-LAW NUMBER 2018-20 OF THE CITY OF ORILLIA

AMENDMENT NUMBER 64 TO BY-LAW NUMBER 2014-44, THE ZONING BY-LAW FOR THE CITY OF ORILLIA (371 VICTORIA CRESCENT, A PORTION OF THE FOREST AVENUE SOUTH ROAD ALLOWANCE, A WATER LOT IN LAKE SIMCOE IN FRONT OF THE FOREST AVENUE SOUTH ROAD ALLOWANCE AND ADJACENT PORTIONS OF THE LAKE BED OF LAKE SIMCOE)

WHEREAS the Council of the Corporation of the City of Orillia may pass by-laws pursuant to Section 34 and 39 of the *Planning Act*, R.S.O. 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Orillia has received a municipally-initiated application for a Temporary Use By-law (Zoning By-law Amendment) with respect to the property municipally known as 371 Victoria Crescent together with a portion of the Forest Avenue South road allowance, a water lot in Lake Simcoe in front of the Forest Avenue South road allowance and adjacent portions of the lake bed of Lake Simcoe;

AND WHEREAS the Council of the Corporation of the City of Orillia deems the said application to be in conformity with the Official Plan of the City of Orillia, as amended, and deems it advisable to amend By-law Number 2014-44, as amended, by enacting a Temporary Use By-law pursuant to Section 39 of the *Planning Act*, R.S.O. 1990, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ORILLIA HEREBY ENACTS AS FOLLOWS:

1. THAT Section 4, “Definitions” of Zoning By-law 2014-44, as amended, is further amended by adding the following new definitions, in alphabetical order, with all existing definitions being renumbered accordingly:

	Boat Lift means a Structure free of enclosing walls, located on, over or adjacent to a Waterbody which is used to place a Watercraft into or take a Watercraft out of a navigable waterway, or used to moor, berth or store a Watercraft accessory to a Residential Use. Watercraft moored, berthed or stored in a Boat Lift shall be elevated above the level of the water.
	Dock, Permanent means a Dock that is permanently attached to lands under water, which is used to provide access to the water for Persons and Watercraft.
	Dock, Seasonal means a Dock that is not permanently affixed to the shoreline or lake bed and is designed for seasonal removal. Such Docks may include a floating Dock, post/pole dock or wheel-in Dock, but shall not include a cantilevered Dock or Docks supported by cribs, steel piles or any supporting structures permanently affixed to the lake bed or Shoreline.
	Lot, Water means a Lot consisting of a portion of the lake bed of a Waterbody exclusive of surface rights.
	Waterfront Landing means the Use of land as a docking and boat launching facility which serves as a mainland access point for residential properties that are accessible only by water, but which does not include Watercraft sales or rental or services, the sale of fuel or the parking or storage of vehicles or trailers.

Schedule “D” – Draft Temporary Use By-law

2. THAT Map Number 33 of Schedule "A" to By-law Number 2014-44, as amended, is hereby amended by:

- a. changing the zoning of the lands identified on Schedule "A-1" attached from the "Residential One Exception Three" (R1-3) Zone to the "Temporary Use Two- Residential One Exception Three" (T2-R1-3) Zone, from the “Open Space One” (OS1) Zone to the “Temporary Use Three - Open Space One” (T3-OS1) Zone and from the “Open Space One” (OS1) Zone to the “Temporary Use Four - Open Space One” (T4-OS1) Zone; and
- b. by zoning a portion of the Forest Avenue South Road Allowance, as identified on Schedule "A-1" attached, to the “Temporary Use Five - Open Space One” (T5-OS1) Zone.

3. THAT Section 14.1 "Holding Zones, Temporary Use Zones and Interim Control Zones" of Zoning By-law Number 2014-44, as amended, shall be amended by adding Temporary Use Zones “T2”, “T3”, “T4” and “T5” to the end of Table 14.2.1, as follows:

Column 1	Column 2	Column 3	Column 4	Column 5
Municipal Address	Temporary Use Number	Temporary Uses Permitted	Date Enacted	Date Expires
371 Victoria Crescent	T2	Additional Permitted Uses: <ul style="list-style-type: none"> • Existing Shoreline Structure (stairs) may be permitted in accordance with the following zone provisions: • Setback from easterly Side Lot Line (min) - 0 m 	March 5, 2018	March 5, 2020
A portion of the Lake Bed of Lake Simcoe in front of 371 Victoria Crescent and the westerly 6 m of the water lot at the foot of the Forest Avenue South Road Allowance	T3	Additional Permitted Uses: <p>A Seasonal Dock and a Boat Lift associated with property known municipally as 371 Victoria Crescent may be located in the T3-OS1 Zone subject to the following zone provisions:</p> <ul style="list-style-type: none"> • Seasonal Dock length (max) - 20.0 m (measured from the Shoreline of Lake Simcoe) • Seasonal Dock width (max) - 2.4 m • Boat Lift width (max) - 2.4 m • Setback of Seasonal Dock and Boat Lift from the straight line projection of the westerly Side Lot Line of 371 Victoria Crescent into Lake Simcoe (min) - 0 m • Setback of Seasonal Dock and Boat Lift from the westerly Lot Line of the municipally owned 	March 5, 2018	March 5, 2020

Schedule “D” – Draft Temporary Use By-law

		water lot in front of the Forest Avenue South Road Allowance - (min) 0 m, (max) 6.0 m		
Water Lot in Lake Simcoe in front of Forest Avenue South Road Allowance and a portion of the lake bed of Lake Simcoe to the east thereof	T4	Additional Permitted Uses: <ul style="list-style-type: none"> • Waterfront Landing • Seasonal Docks (1) for the purpose of access to Grape Island may be located in T4-OS1 Zone subject to the following zone provisions: <ul style="list-style-type: none"> • Seasonal Dock length (max) - 30.0 m (measured from the shoreline) • Seasonal Dock width (max) - 3.0 m • Setback of Seasonal Dock from the easterly Interior Side Lot Line of a water lot (min) - 0 m • Setback of Seasonal Dock from the westerly Interior Side Lot Line of a water lot (min) - 6.0 m 	March 5, 2018	March 5, 2020
Portion of Forest Avenue South Road Allowance between the southerly limit of Victoria Crescent and the Shoreline of Lake Simcoe	T5	Permitted Uses: <ul style="list-style-type: none"> • Waterfront Landing • An Existing Detached Deck and stairs associated with property known municipally as 371 Victoria Crescent may be located in the T5-OS1 Zone subject to the following zone provisions: <ul style="list-style-type: none"> • Setback of Existing Shoreline Structures (stairs and Detached Deck) from westerly boundary of road allowance (min) - 0 m • Setback of Existing Shoreline Structures (stairs and Detached Deck) from Shoreline of Lake Simcoe (min) - 0 m 	March 5, 2018	March 5, 2020

4. THAT this by-law shall take effect as of the date of passing, subject to the provisions of the *Planning Act*, R.S.O. 1990, Chap. P.13 as amended.

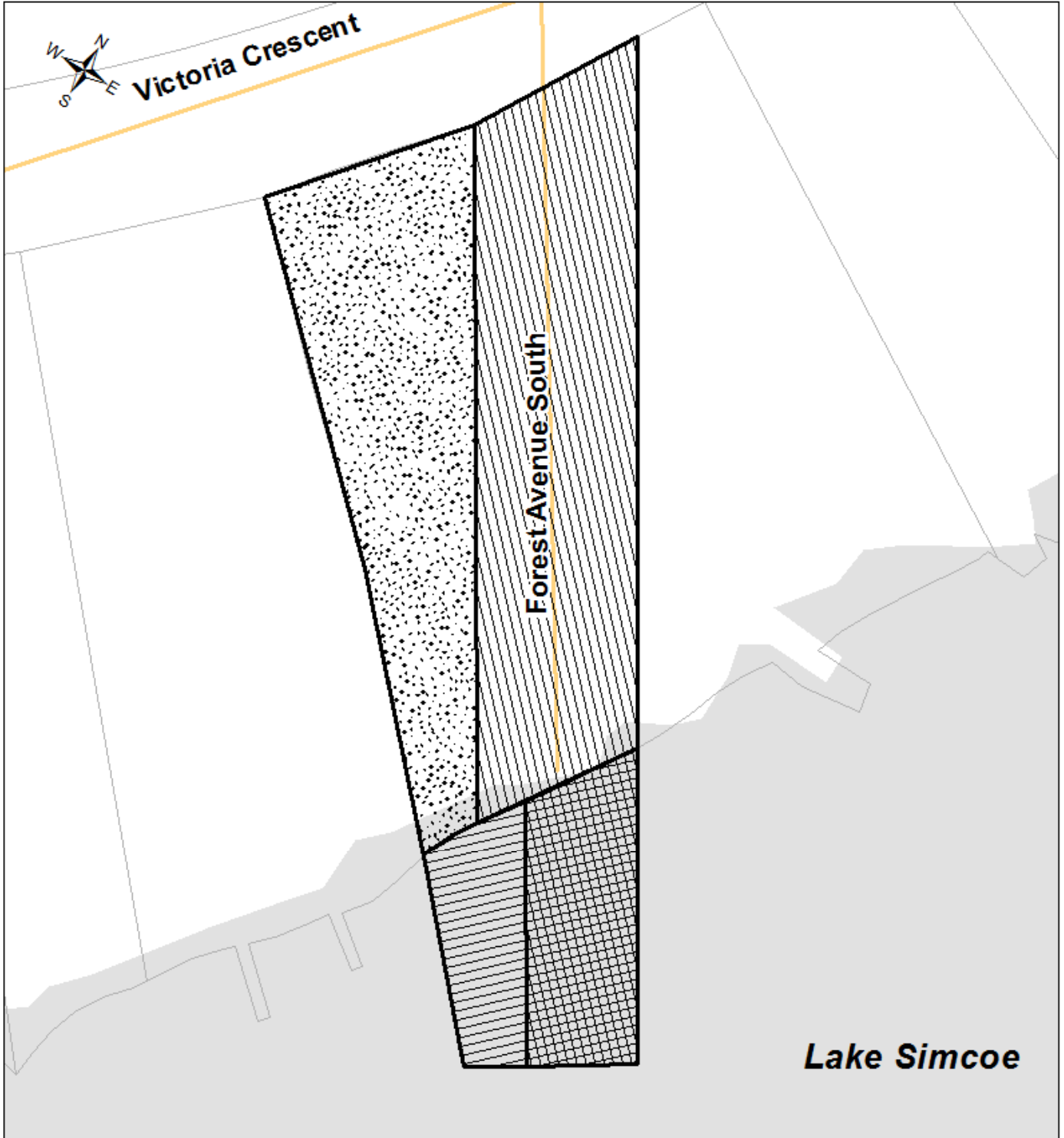
5. THAT with the exception of Paragraph 1, this by-law shall expire two years from the date of passing pursuant to Subsection 39(2) of the *Planning Act*.

BY-LAW read a first, second and third time and finally passed this 5th day of March, A.D. 2018.





MAYOR

CAO/CITY CLERK

SCHEDULE A-1 TO BY-LAW NUMBER 2018-XX



371 Victoria Crescent, a Portion of the Forest Avenue South Road Allowance, a Water Lot in Lake Simcoe in front of the Forest Avenue South Road Allowance and Adjacent Portions of the Lake Bed of Lake Simcoe

- 
 Property to be rezoned from the "Residential One Exception Three" (R1-3) Zone to the "Temporary Use Two - Residential One Exception Three" (T2-R1-3) Zone
- 
 Property to be rezoned from the "Open Space One" (OS1) Zone to the "Temporary Use Three – Open Space One" (T3-OS1) Zone
- 
 Property to be zoned to the "Temporary Use Four – Open Space One" (T4-OS1) Zone
- 
 Property to be rezoned from the "Open Space One" (OS1) Zone to the "Temporary Use Five – Open Space One" (T5-OS1) Zone

City of Orillia

Schedule A-1 to By-law 2018-XX enacted and passed the 5th day of March, A.D. 2018