

THE CORPORATION OF THE VILLAGE OF HILTON BEACH

BY-LAW NO. 444(a)

Being a By-law to amend B-law No. 432 providing for the regulation or the use of land and the erection, use, bulk, height, and location of buildings and structures in the Village of Hilton Beach.

WHEREAS the Council of the Village of Hilton Beach is authorized to pass by-laws and amend such by-laws passed under Section 35 of The Planning Act R.S.O. 1970, for the use of land and the erection, use, bulk, height and location of buildings in the Village of Hilton Beach;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF HILTON BEACH ENACTS AND BE IT ENACTED AS FOLLOWS:

1. That Subsection 8.1 and 8.2 of By-law No. 432 are hereby deleted in their entirety and replaced by the following:

8.1 Development on the Great Lakes Shoreline

Notwithstanding any other provision of this By-law, no person shall erect any habitable dwelling or structure on lands abutting the Lake Huron/St. Mary's River Shoreline which:

- (a) has openings below the elevation of 178.3 m (585 ft.) CGD;
- (b) is within 15 m (50 ft.) of the shoreline.

2. This By-law shall come into effect upon the final passing thereof and shall come into force upon the approval of the Ontario Municipal Board.

By-law read a first, second, and third time and finally passed in Open Council this 9<sup>TH</sup> day of July, 1980.



REEVE

*J. Bishop*

CLERK

*Mary M. Betourney*

EXPLANATORY NOTE

Purpose and Effect of By-law

The Comprehensive Zoning By-law #432 implements the Official Plan for the St. Joseph Island Planning Area as it relates to the Village of Hilton Beach and it was intended to regulate the use of all lands and buildings within the municipality.

Through the circulation of the noted Comprehensive By-law, commenting agencies advised the Planning Board that the By-law did not conform to the Official Plan in respect to Hazard Lands Policies set out in the Official Plan.

This By-law serves to amend the comprehensive By-law only to bring it into conformity with the Official Plan. Its provisions will apply to the Shoreline of Lake Huron/St. Mary's River and will prevent habitable structures on lands abutting the shoreline from having openings below 178.3 m (585 ft.) CGD.