

THE CORPORATION OF THE TOWNSHIP OF ST. CLAIR

ZONING BY-LAW 3 OF 2011

Being a By-law to amend the Comprehensive Zoning-By-law No. 17 of 2003 Pursuant to Section 34 of the Planning Act, S.O. 1996, C.4 and to repeal By-law No. 21 of 2010.

**WHEREAS** the Council of the Corporation of the Township of St. Clair, passed a comprehensive Zoning By-law No. 17 of 2003 on the 21<sup>st</sup> day of April 2003 and;

**NOW THEREFORE** the Council of the Corporation of the Township of St. Clair enacts as follows:

1. By-law No. 21 of 2010 be hereby repealed.
2. Schedule "A-13-1" attached hereto is hereby declared to form part of this by-law
3. By-law 17 of 2003 is hereby amended by affecting the lands described as Con 4 PT Lot 7 RP 25R2330 PT 7 PT Parts 4 to 6, geographic Township of Moore, Township of St. Clair and shown more particularly on Schedule "A-13-1" attached hereto.
4. Schedule "A-13" to By-law 17 of 2003 is hereby amended by changing the zone symbols which applies to the lands subject to this by-law amendment from "A1-5" to "M2-4" and "C2-1".
5. Section 10.2 of By-law No. 17 of 2003 is hereby amended by adding the following subsection after Subsection 10.2.3:

**"10.2.4 M2-4 Exception 4 to the Industrial Type Two Zone**

**For lands zoned M2-4 described as Con 4 PT Lot 7 RP 25R2330 PT 7 PT Parts 4 to 6, geographic township of Moore, all permitted uses from Section 10.2.1 are permitted subject to the following restrictions:**

**Minimum Lot area for the M2-4 zone is 7.5 acres.**

**No dwellings are permitted anywhere on lands zoned M2-4.**

**No open storage is permitted within 100 meters of Courtright Line. Any outdoor storage must be completely enclosed by a fence and locked gate. Any area used for outdoor storage shall be in addition to and separate from such areas as may be required by this by-law for the provision of off-street parking.**

**The existing access from Courtright Line is exclusively for passenger traffic; all heavy trucks shall use the existing accesses from Brigden Road. Future development shall not include a parking area to be accessed by Courtright Line. All parking areas for future expansion shall be accessed from Brigden Road.**

**No new accesses will be permitted from Courtright Line.**

**The only developments permitted within 70 meters of 2361 and 2389 Courtright Line shall be limited to a Type One Industrial**

Use. No development shall be permitted within 30 meters of 2361 and 2389 Courtright Line.

Existing farm buildings may only be used for storage. Livestock facilities are not permitted in any building in this zone. No processing is permitted in such buildings.

Any painting facility shall have a 200 meter setback from the property line abutting Courtright Line.

No flammable or volatile materials to be stored within 250 meters of the lot line abutting Courtright Line and 100 meters from the lot line abutting Brigden Road.

Any future development will require a privacy fence (of poly materials) between it and both Courtright Line and the Baptist Church.

In the event of future development proposed on lands zoned M2-4, the Township may require a traffic impact study to determine whether upgrades are required to Brigden Road to accommodate truck traffic. In addition, a noise study may also be required at the time of proposed new development if determined necessary by the Township.

Despite 24 hour operations being permitted, any new development shall have regard for acceptable noise levels as determined by required noise studies during evening and night hours with respect to the nearby community.

6. Section 9.2 of By-law No. 17 of 2003 is hereby amended by adding the following subsection after Subsection 9.2.2:

**"9.2.3 C2-1 Exception 1 to the Highway Commercial Zone**

For lands zoned C2-1, all uses listed in section 9.2.1 are permitted subject to the following provisions:

Existing dwellings may not be used as a residential unit, and may only be converted to a permitted use or used as office space for a permitted use.

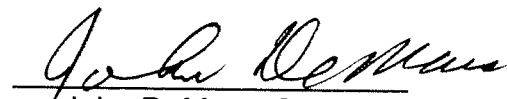
Any permitted use in this zone requires a 6 foot tall privacy fence along the south zone boundary."

7. This by-law shall come into force and take effect upon being passed by Council subject to any approval being necessary pursuant to the Planning Act S.O. 1996 C.4.

Read a FIRST and SECOND time this 10th day of January, 2011

Read a THIRD and FINAL time this 10th day of January, 2011

  
\_\_\_\_\_  
Steve Arnold, Mayor

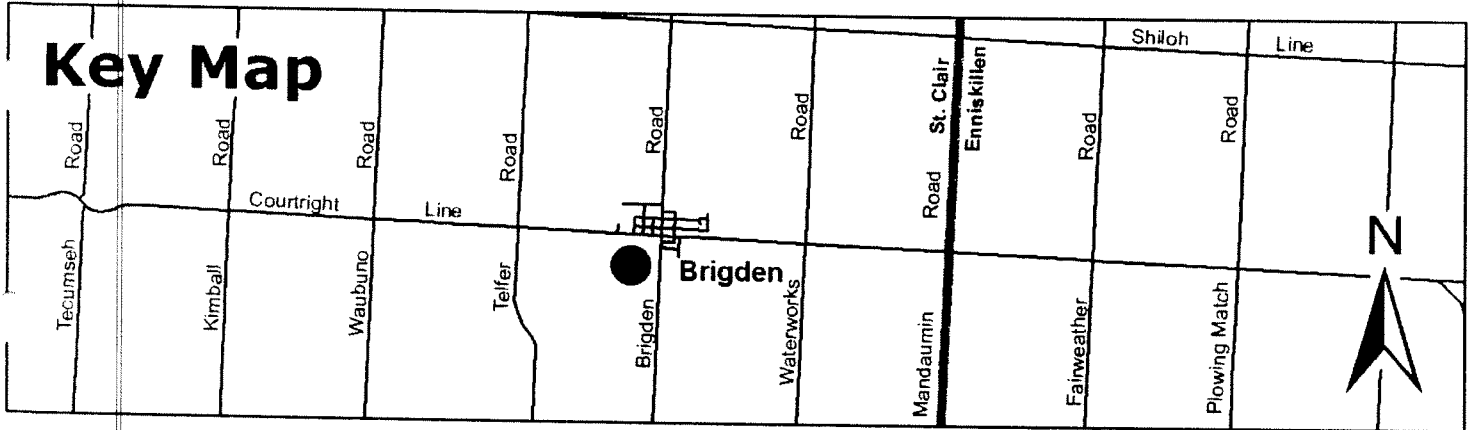
  
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John DeMars, Clerk

Township of St. Clair  
SCHEDULE "A-13-1"  
to By-law No. 3 of 2011

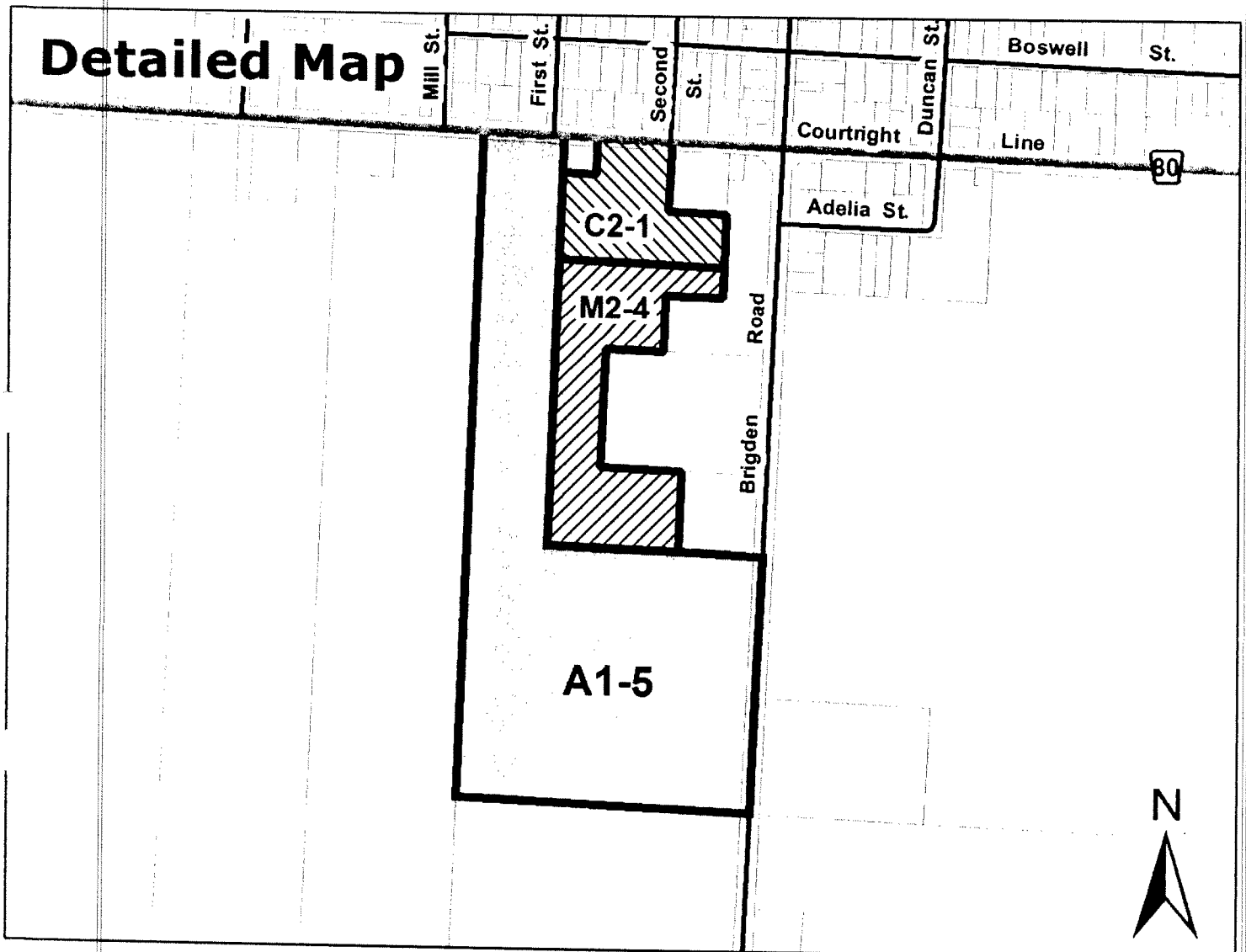
Dated this 10th Day of January, 2011

Signed:   
Steve Arnold, Mayor

  
John DeMars, Clerk



● Subject Property



APPLICANT: Ryan Leslie Scott (St. Clair Mechanical).

LOCATION: Con 4 PT Lot 7 RP25R2330 Part 7 Pt Parts 4 to 6  
2371 Courtright Line; geographic twp. of Moore, Township of St. Clair.

File: