

THE CORPORATION OF THE TOWNSHIP OF ST. CLAIR
ZONING BY-LAW NO. 11 OF 2011

Being a By-law to amend Comprehensive Zoning By-law No. 17 of 2003
Pursuant to Sections 34 and 39 of the Planning Act

WHEREAS the Council of the Corporation of the Township of St. Clair passed a comprehensive Zoning By-law No. 17 of 2003 on the twenty first day of April, 2003; and

WHEREAS Section 39 of the Planning Act empowers Council to authorize by by-law the temporary use of land, buildings or structures for any purpose set out herein that is otherwise prohibited by the zoning by-law and that Council deems it desirable to amend the said by-law;

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

1. Schedule "A", attached, is hereby declared to form part of this By-law.
2. Schedule "A" to By-law 17 of 2003 is hereby amended by changing the zone symbol that applies to those lands indicated on Schedule "A" to this By-law from the "Agricultural (A1) Zone" to the "Agriculture - No Dwelling (A1-ND) Zone" and "Exception 16 to the Agriculture - 1 Zone (A1-16)".
3. Section 5.1 of By-law 17 of 2003 is hereby amended by adding the following Subsection:


5.1.22 A1-16 Exception 16 to the Agricultural - 1 Zone

Notwithstanding Section 5.1.1 (a), to the contrary, no livestock facilities shall be permitted on the parcel known as 149 Mandaumin Road and created by consent application B-08/10 granted by the St. Clair Township Committee of Adjustment on June 28, 2010, and further no existing structures shall have legal non-conforming status as livestock facilities as per the conditions of said consent.

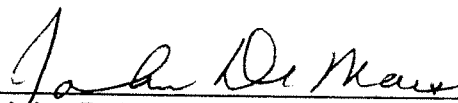
4. This By-law shall come into force and effect pursuant to Sections 34 (21) or Section 34 (30) of the Planning R.S.O. 1990 upon being passed by Council.

Read a **FIRST and SECOND** time this 14th day
of February , 2011.

Read a **THIRD and FINAL** time this 14th day
of February , 2011.

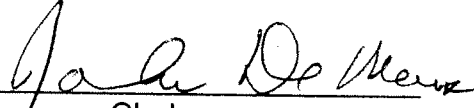


Steve Arnold, Mayor



John DeMars, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 11 of 2011 as enacted by the Council of the Corporation of the Township of St. Clair this 14th day of February , 2011



Clerk

**CORPORATION OF THE
TOWNSHIP OF ST.CLAIR
ZONING BY-LAW NO. 11 OF 2011**

Explanatory Note

The purpose of this By-law is to amend to By-law 17 of 2003 by changing the zone symbol that applies to the subject lands from the "Agricultural (A1) Zone" to the "Agriculture - No Dwelling (A1-ND) Zone" and" Exception 16 to the Agriculture - 1 Zone (A1-16)".

Application B-08/10 to the St. Clair Township Committee of Adjustment was granted to allow the creation of a new rural residential lot to dispose of a surplus farm dwelling. The rural residential lot would not permit future livestock facilities.

A further condition of the consent was that the retained farm "be rezoned as required by Provincial Policy Statements", which allow severance of a surplus dwelling on condition that a dwelling be prohibited in perpetuity on the retained farm. A rezoning of this nature is the only means that has been identified to enforce this requirement of the PPS. This satisfies these conditions of consent application B-08/10.

No other amendments are being considered at this time.

The Key Map shows more particularly the lands affected.

Township of St. Clair

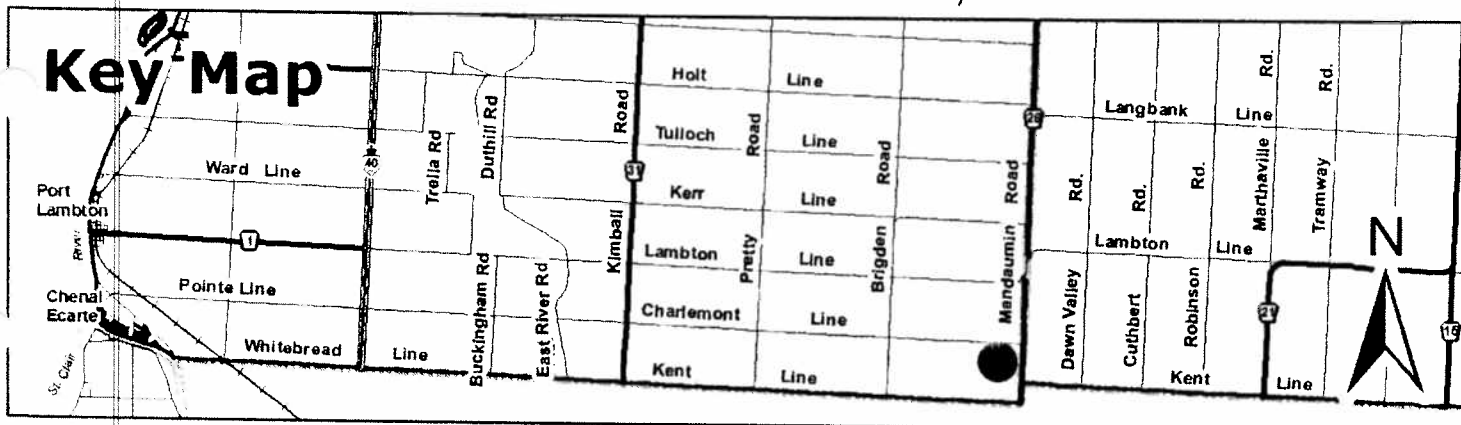
SCHEDULE "A-22"

to By-law No. 11 of 2011

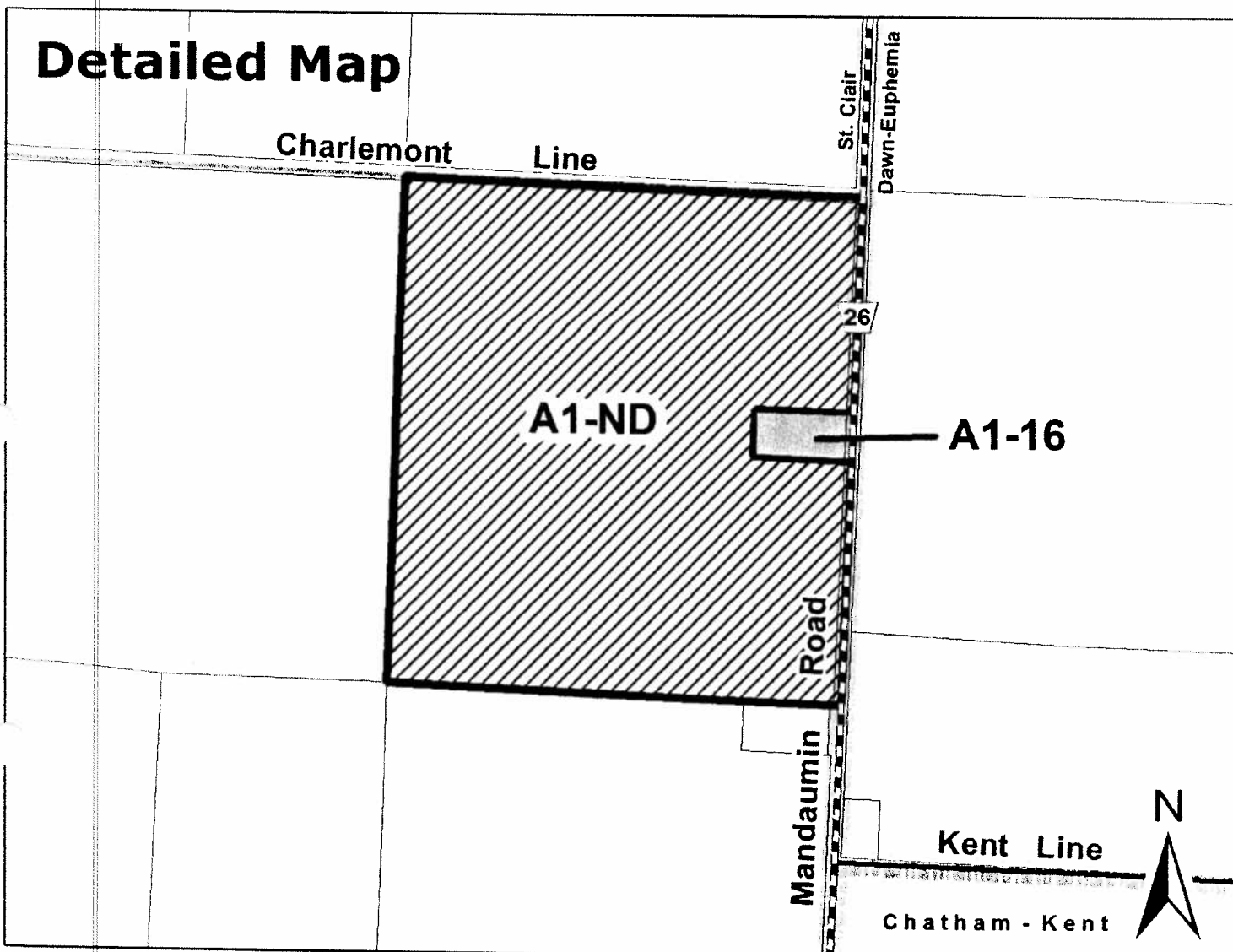
Dated this 14th Day of February, 2011

Signed: 
Steve Arnold, Mayor


John DeMars, Clerk



● Subject Property



APPLICANT: Philip F. Johnson

LOCATION: Concession 5, N PT Lot 30, geographic township of Sombra,
149 Mandaumin Road, St. Clair Township.

File: