

THE CORPORATION OF THE TOWNSHIP OF ST. CLAIR

ZONING BY-LAW 9 OF 2010

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

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

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

1. Schedule "A-18" attached hereto is hereby declared to form part of this by-law
2. By-law 17 of 2003 is hereby amended by affecting the lands described as North Part Lot 26, Concession 15, geographic Township of Sombra, Township of St. Clair and shown more particularly on Schedule "A-18" attached hereto.
3. Schedule "A" 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 "EP-H" to "EP-H(2)".
4. Section 11 of By-law No. 17 of 2003 is hereby amended by adding the following subsection after Subsection 11.1.3:

"11.1.4 EP-H(2) Exception 2 to the Environmental Protection – Hazard Zone

Notwithstanding any provisions to the contrary, the following provisions shall apply to the lands described as North Half of Lot 26, Concession 15, geographic township of Sombra, Township of St. Clair and zoned as EP-H(2).

One dwelling with a walkout style basement is permitted in the location approved by St. Clair Region Conservation Authority's (SCRCA) decision on Application No. 10251. Prior to construction beginning (on a new dwelling in the approximate location of the former dwelling), the land owner shall notify the SCRCA providing 24 hour notice; and shall notify the SCRCA no more than 24 hours after the completion of construction.

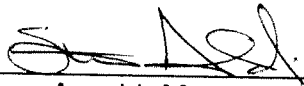
The lowest opening in the dwelling shall be no greater than 1.5 meters below the elevation of the road.

This zone permits only the erection of one new dwelling beyond January 2010. Any subsequent dwellings or removal of the dwelling in preparation for a new dwelling is subject to approval of the SCRCA.

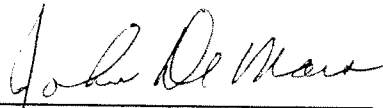
5. This by-law shall come into force and take effect upon being passed by Council subject to any approval being necessary pursuant to the Planning Act S.O. 1996 C.4.

Read a FIRST and SECOND time this 1 day of February , 2010

Read a THIRD and FINAL time this 1 day of February , 2010



Steve Arnold, Mayor



John DeMars, Clerk