

THE CORPORATION OF THE TOWNSHIP OF ST. CLAIR

ZONING BY-LAW 19 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 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. Schedule "A-19" 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 South Half Lot 15, Concession 1, geographic Township of Moore, Township of St. Clair and shown more particularly on Schedule "A-19" 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 "A1" to "A1-R" and "A1-ND3" as specifically shown by Schedule "A-19" attached hereto.
4. Section 5.1 of By-law No. 17 of 2003 is hereby amended by adding the following subsection after Subsection 5.1.21:

**"5.2.22 A1-ND3 Exception 3 to the Agricultural No Dwelling Zone**

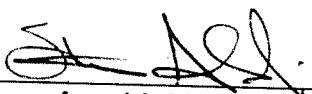
**For lands zoned A1-ND3, there are no consents permitted. Only one dwelling is permitted in this zone. The existing dwelling at 2242 Kimball Road may be removed and a new one may be built ONLY if it is in the exact location of the former dwelling. The new dwelling does not necessarily have to be on the same foundation or have the same footprint, but it shall be in the exact same location (or as close as possible to it if exact location deemed not possible).**

**Dwellings in other locations on the lot are not permitted, even when the existing dwelling is removed. All other provisions of the A1 zone apply to land zoned A1-ND3.**

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<sup>st</sup> day of March, 2010

Read a THIRD and FINAL time this 1<sup>st</sup> day of March, 2010

  
Steve Arnold, Mayor

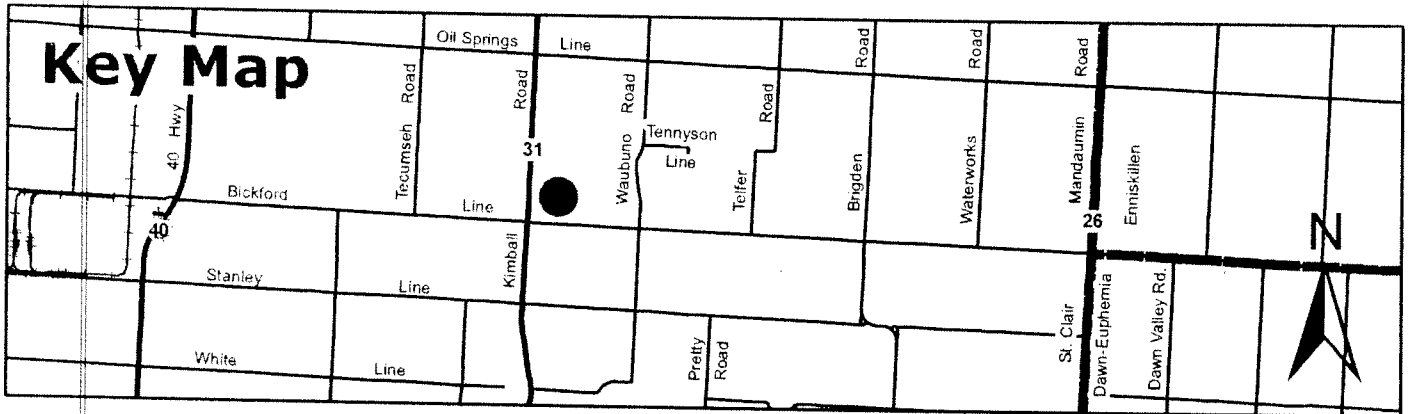
  
John DeMars, Clerk

Township of St. Clair  
**SCHEDULE "A-19"**  
 to By-law No. 19 of 2010

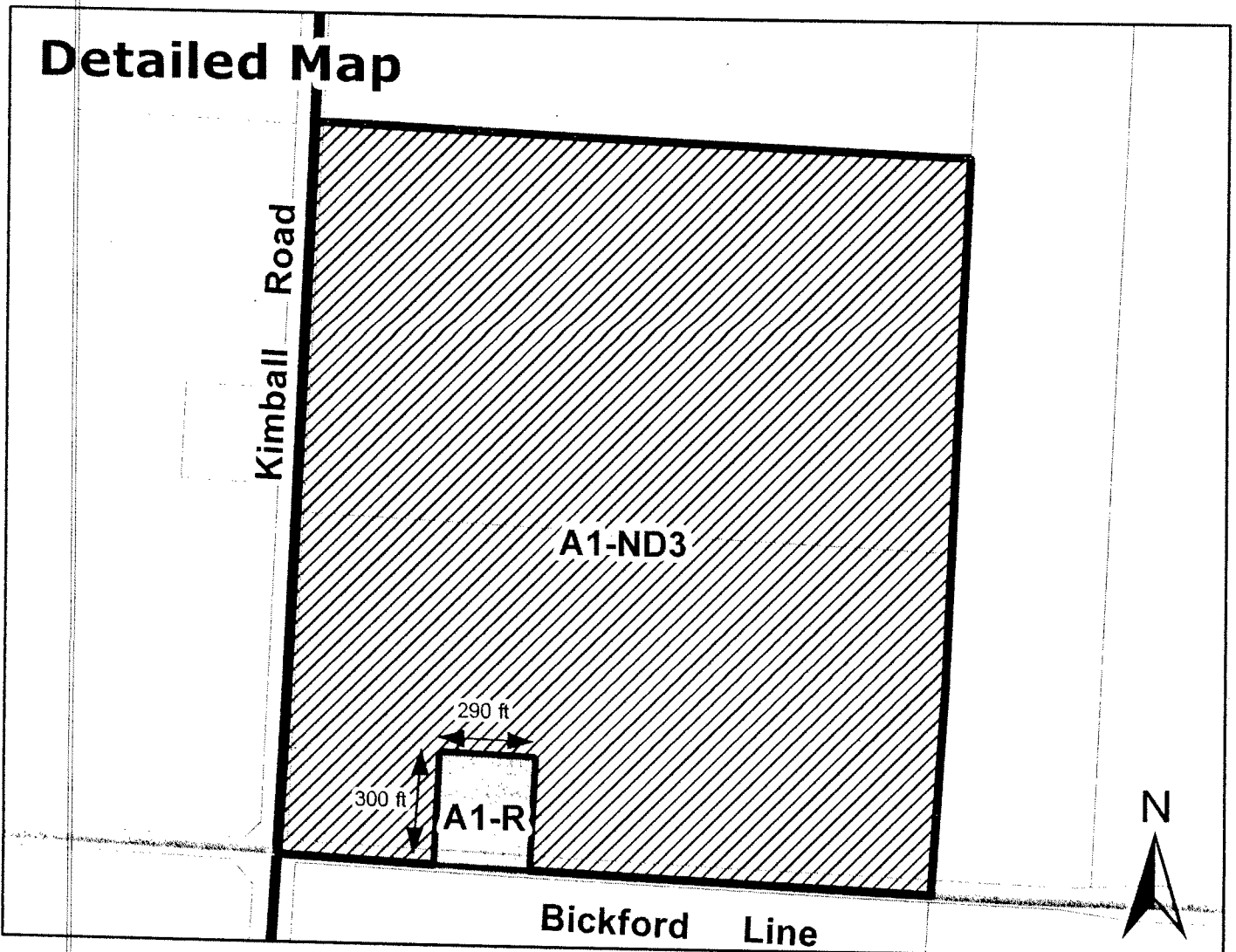
Dated this 1st Day of March, 2010

Signed: *Steve Arnold*  
 Steve Arnold, Mayor

*John DeMars*  
 John DeMars, Clerk



● Subject Property



APPLICANT: Ryan Leslie Scott

LOCATION: Concession 1, S Pt Lot 15 S1/2 Lot 15, geographic township of Moore, 1528 Bickford Line, Township of St. Clair.

File: