

THE CORPORATION OF THE TOWNSHIP OF ST. CLAIR

ZONING BY-LAW __21__ 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-13-1" 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 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.
3. 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".
4. 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

Notwithstanding any provisions to the contrary, the following provisions shall apply to 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.

Minimum Lot area for the M2-4 zone is 8 acres and minimum frontage is 100 meters.

No dwellings are permitted anywhere on lands zoned M2-4. Existing dwellings may only be used as office space accessory to a permitted use. No structures shall be permitted closer to Courtright Line than the existing dwelling (35 meters from the edge of the road).

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. Outside of a few parking spaces for office use, 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.

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.

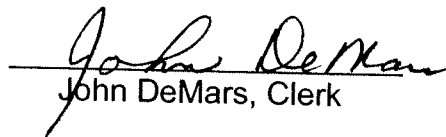
5. This by-law shall come into force and take effect upon being passed by Council subject to any approval being necessary pursuant to the Planning Act S.O. 1996 C.4.

Read a FIRST and SECOND time this __15th__ day of __March__, 2010

Read a THIRD and FINAL time this __15th__ day of __March__, 2010




Steve Arnold, Mayor

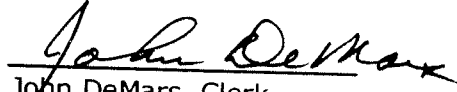


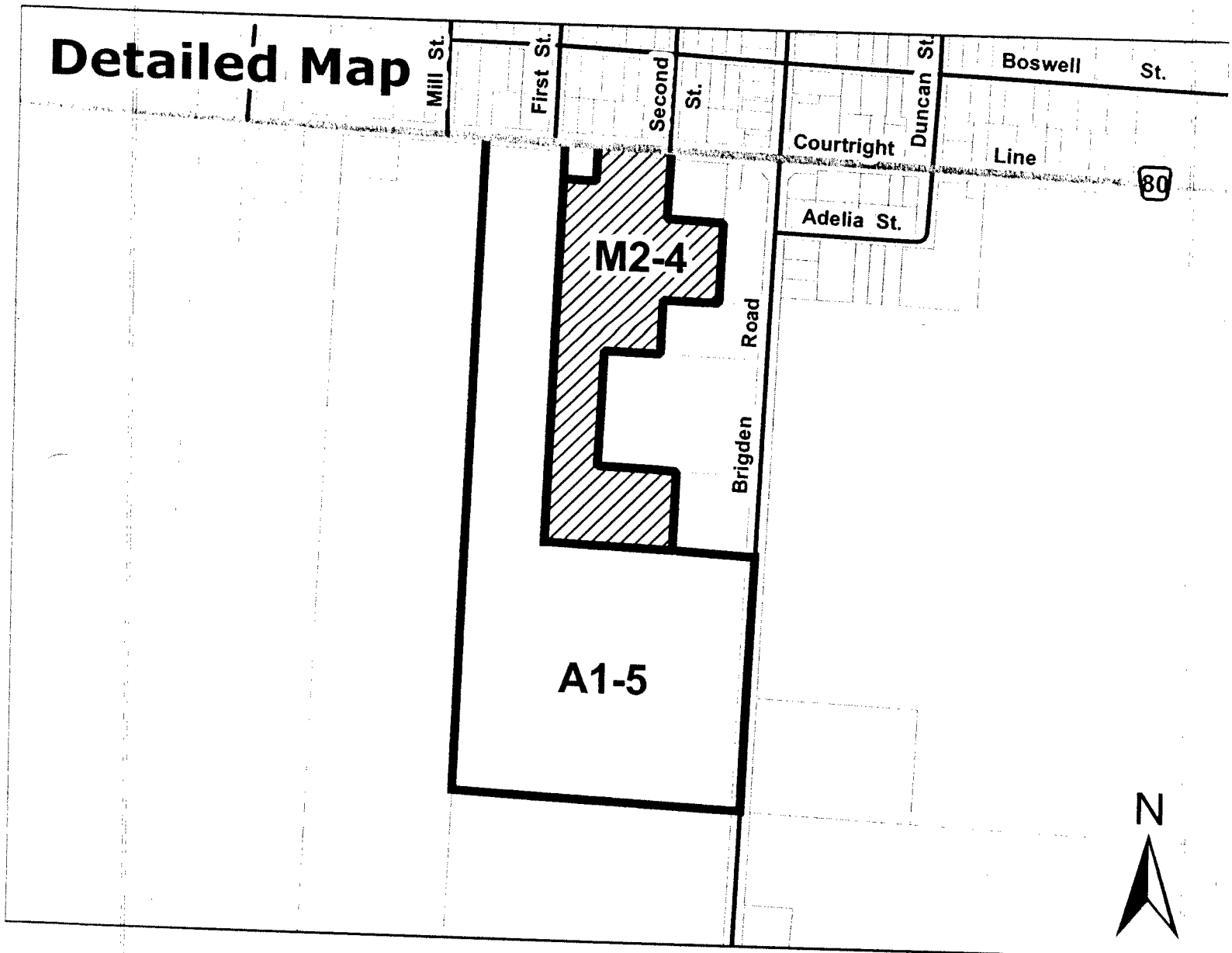
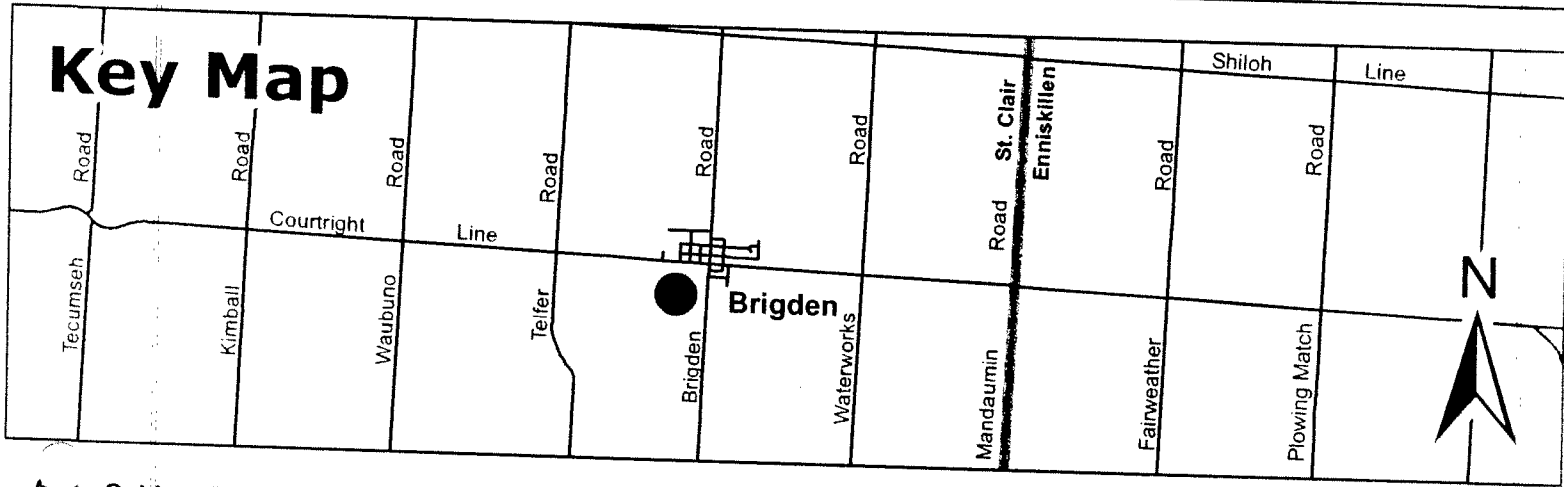
John DeMars, Clerk

Township of St. Clair
SCHEDULE "A-13-1"
to By-law No. 21 of 2010

Dated this 15th Day of March, 2010

Signed: 
Steve Arnold, Mayor


John DeMars, Clerk



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: