

THE CORPORATION OF THE TOWNSHIP OF ST. CLAIR

ZONING BY-LAW 5 OF 2012

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-10-2" 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 being part of Lot "E", Concession 8, geographic Township of Sombra, Township of St. Clair and shown more particularly on Schedule "A-10-2" attached hereto.
3. Schedule "A-10" 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 and RS to RS-5(h) as shown on Schedule "A-10-2".
4. Section 7 of By-law No. 17 of 2003 is hereby amended by adding the following subsection:

"7.1.10

RS-5(h) Exception 5 to the Suburban Residential Zone with holding

For lands zoned RS-5(h), no new development shall be permitted without removing the holding symbol.

For lands zoned RS-5, the permitted uses shall include the uses of the RS Zone and such uses shall comply with the following provisions in addition to the other non-conflicting provisions of the by-law:

Notwithstanding Section 4.19.1, the minimum setback from the top-of-bank shall be 3.8 metres where there is a seawall, tie rod protection, and engineered fill. For the purpose of the RS-5 zone, the top-of-bank shall be deemed at the seawall.

Notwithstanding Table A, the Minimum Front Yard shall be 18 m.

Notwithstanding Table A, the Minimum Rear Yard shall be 8 m.


Notwithstanding Subsection 4.20.2, the minimum building opening shall be 177.3 metres except for existing building openings and openings for non-habitable buildings or structures which shall be deemed to comply with the by-law.

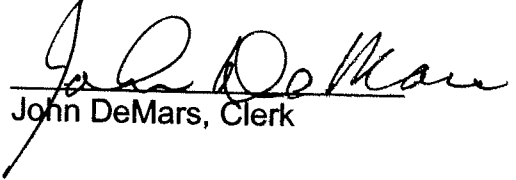
The holding (h) symbol of the RS-5(h) Zone shall be removed pursuant to Section 36 of the Planning Act S.O. 1996, c.4 only upon the completion of a development agreement with the Township of St. Clair to ensure implementation of the engineering site plan, appropriate integration onto municipal road allowances and a demonstration that the recommendations of the studies can be implemented to the satisfaction of the Township of St. Clair and the St. Clair Region Conservation Authority."

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 6th day of February, 2012

Read a THIRD and FINAL time this 6th day of February, 2012



Steve Arnold, Mayor


John DeMars, Clerk

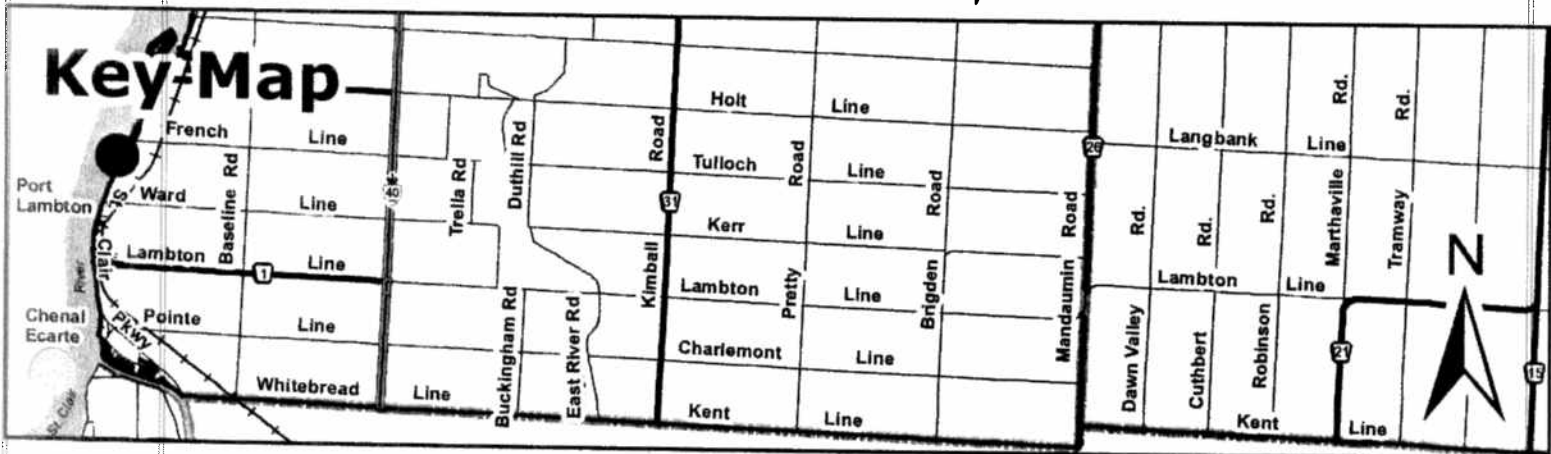
Township of St. Clair
SCHEDULE "A-10-2"

to By-law No. 5 of 2012

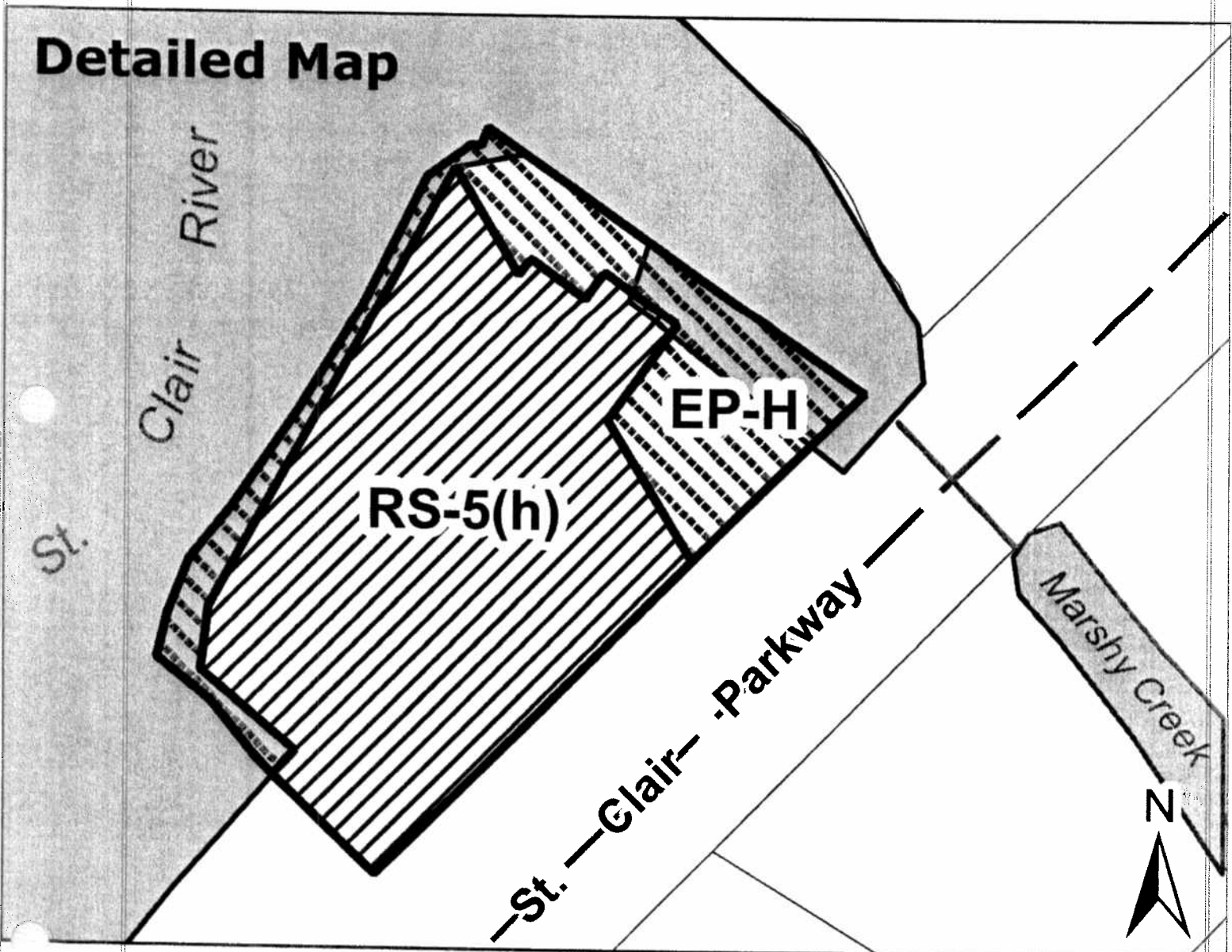
Dated this 6th Day of February, 2012

Signed: 
Steve Arnold, Mayor


John DeMars, Clerk



● Subject Property



APPLICANT: Dennis H. Marcus

LOCATION: Concession 8, N PT Lot E, geographic township of Sombra,
4011 St. Clair Parkway, St. Clair Township.

File: