

C-03 94707
C-03 94707
Min Av 94707
C-1 94707

THE CORPORATION OF THE VILLAGE OF ST. CLAIR BEACH

BY-LAW NUMBER 2066

Being a By-law to amend Zoning By-law No. 2065, the Village's Comprehensive Zoning By-law, as amended.

WHEREAS By-law No. 2065 is the Village's comprehensive zoning by-law regulating the use of lands and the character, location and use of buildings and structures within the Village of St. Clair Beach;

AND WHEREAS the Council of the Corporation of the Village of St. Clair Beach deems it necessary and in the best interest of proper planning to further amend By-law No. 2065;

AND WHEREAS this By-law conforms with the Official Plan for the Village of St. Clair Beach, as amended by Official Plan Amendment No. 3;

NOW THEREFORE THE CORPORATION OF THE VILLAGE OF ST. CLAIR BEACH ENACTS AS FOLLOWS:

1. That Schedule "A" to Zoning By-law 2065, as amended, is hereby further amended by changing the zoning classification on the parcel of land depicted on Schedule "A" attached hereto and forming part of this by-law from 'Residential Type Two Zone (R2)' to 'Residential Type Three Zone (R3-6)' and 'Residential Type Three Zone (R3-7)' and 'Residential Type Two (R2-4)'.
2. Section 7, Residential Type Two Zone (R2) Regulations, as amended, is hereby further amended by the addition of a new subsection 7.3.4, to immediately follow subsection 7.3.3, and to read as follows:

"7.3.4 DEFINED AREA R2-4 as shown on Schedule "A" of this By-law.

- a) Permitted Uses
One single unit dwelling and accessory uses.
- b) Permitted Buildings and Structures
Buildings and structures for the permitted uses.
- c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 7.3.4 of this by-law shall be in accordance with subsection 7.1.1 and 7.2 except that there

shall be no requirement to have frontage on a municipal road allowance."

3. Section 8, Residential Type Three Zone (R3) Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.6, to immediately follow subsection 8.3.5, and to read as follows:

"8.3.6 DEFINED AREA R3-6 as shown on Schedule "A" of this By-law.

a) Permitted Uses

Not more than seventeen (17) attached residential dwelling units and accessory uses.

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 8.3.6 of this by-law shall be in accordance with the following:

- | | | |
|-------|----------------------------------|---|
| i) | Minimum Lot Area | 2500 square feet |
| ii) | Minimum Lot Frontage | 28 feet |
| iii) | Minimum Front Yard Depth | 9 feet |
| iv) | Minimum Interior Side Yard Width | 9 feet, except that no minimum side yard shall be required between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit |
| v) | Minimum Exterior Side Yard Depth | 9 feet |
| vi) | Minimum Rear Yard Depth | 25 feet |
| vii) | Maximum Building Height | 32 feet |
| viii) | Maximum Lot Coverage | 55 percent, including accessory structures |

d) Additional Setback Requirement From Brighton Road

Notwithstanding any other requirement of this by-law to the contrary, no part of any building shall be built closer than 20 feet to Brighton Road.

e) Regulations Pertaining to Building Permit Issuance

Notwithstanding any other requirement of this By-law to the contrary, at the time of building permit issuance and prior to the severance of individual units within the R3-6 zone, the following regulations shall apply:

- i) no part of any building or structure shall be built closer than 9 feet to the north and east lot lines;
- ii) no part of any building or structure shall be built closer than 25 feet to the south lot line;
- iii) no part of any building or structure shall be built closer than 20 feet to the west lot line;
- iv) all development shall be in accordance with the corresponding site plan agreement."

4. Section 8, Residential Type Three Zone (R3) Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.7, to immediately follow subsection 8.3.6, and to read as follows:

"8.3.7 DEFINED AREA R3-7 as shown on Schedule "A" of this By-law.

a) Permitted Uses

- i) Not more than two (2) attached residential dwelling units and accessory uses;
- ii) accessory boat docks for the exclusive non-commercial use of residents in the R3-6 and R3-7 defined areas.

b) Permitted Buildings and Structures

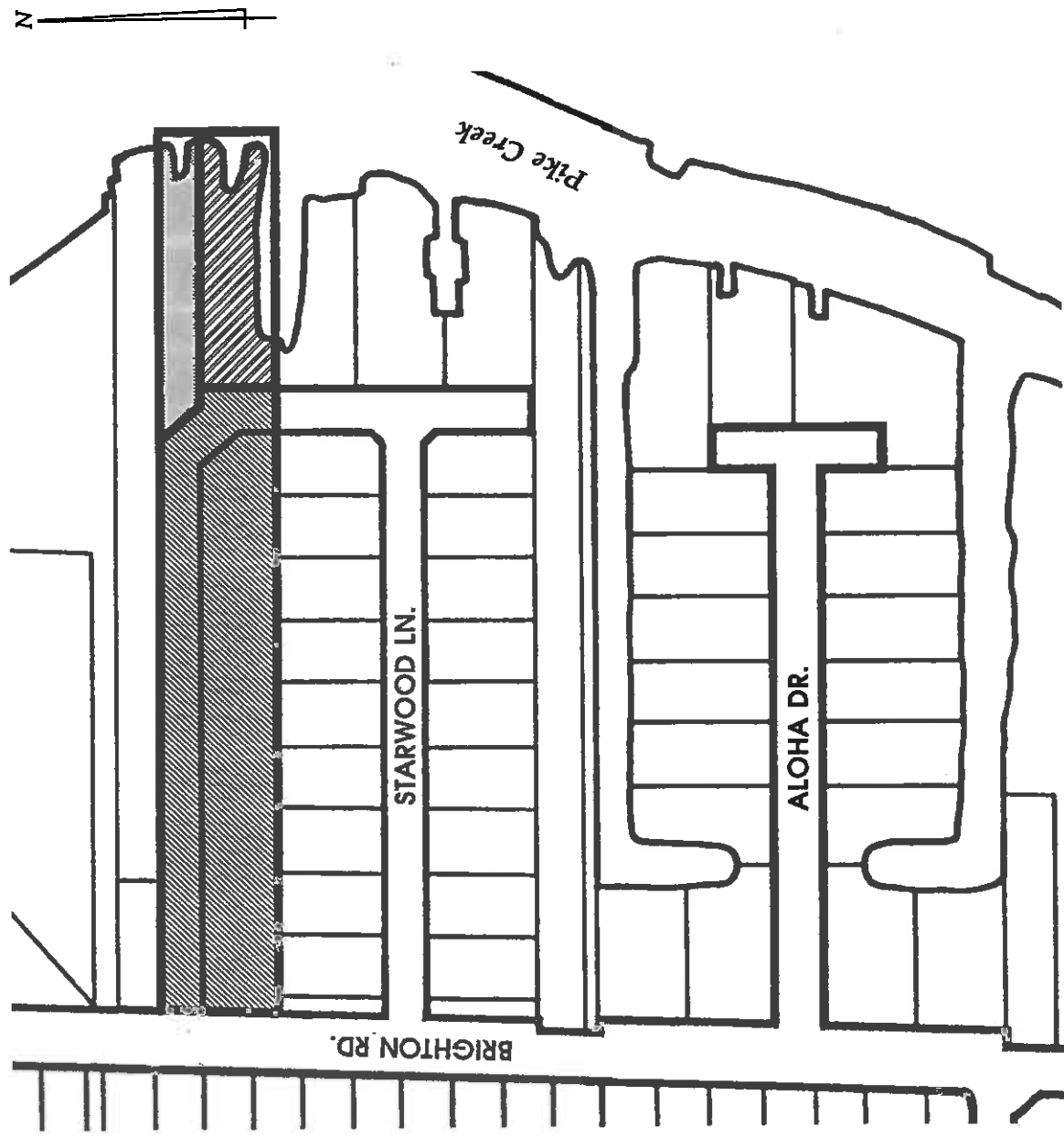
Buildings and structures for the permitted uses.




c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 8.3.7 of this by-law shall be in accordance with the following:

- i) Minimum Lot Area 2500 square feet
- ii) Minimum Lot Frontage 40 feet per dwelling unit
- iii) Minimum Front Yard Depth 11 feet
- iv) Minimum Interior Side Yard Width 5 feet, except that no minimum side yard shall be required between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit
- vi) Minimum Rear Yard Depth 25 feet
- vii) Maximum Building Height 32 feet
- viii) Maximum Lot Coverage 55 percent, including accessory structures"

SCHEDULE "A"
 PART OF LOT A, WEST PIKE CREEK CONCESSION
 VILLAGE OF ST. CLAIR BEACH



-  Change from "R2" to "R3-6" Zone
-  Change from "R2" to "R3-7" Zone
-  Change from "R2" to "R2-4" Zone

This is Schedule "A" to By-law No. 2066
 Passed the 13th day of June, 1994.

Signed
 Reeve

Andrew M. Bawlt
 Clerk

THE PLANNING ACT

IN THE MATTER OF BY-LAW NO. 2066 of the Corporation of the Village of St. Clair Beach being a By-law regulating land use pursuant to Section 34 of The Planning Act, R.S.O. 1990.

AND IN THE MATTER OF a Clerk's Declaration issued pursuant to Section 34(22) of The Planning Act, R.S.O. 1990.

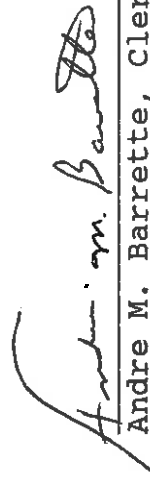
I, ANDRE M. BARRETTE, Clerk of the Corporation of the Village of St. Clair Beach, in the County of Essex, do hereby solemnly declare and certify that:

1. A Notice, for By-law No. 2066, passed by the Council of the Corporation of the Village of St. Clair Beach on 1994 06 13, in Form 1 to Regulation 920 R.R.O. 1990 made under The Planning Act, Chapter P.13 was given in the manner and form and to the persons prescribed by Regulation 920 R.R.O. 1990 made in accordance with Section 34(18) of The Planning Act.
2. The twenty day objection period prescribed by Section 34(19) of The Planning Act, as it relates to the said By-law No. 2066 expired on 1994 07 26.
3. No Notice of Objection to By-law No. 2066 or to any part thereof, or request for a change in the provision of the By-law, remain in effect pursuant to Section 34(19).
4. By-law No. 2066 comes into full force and effect on 1994 06 13 being the date of its final passing by the Municipal Council of the Corporation of the Village of St. Clair Beach, in accordance with Section 34(21) of The Planning Act.

DECLARED BEFORE ME at the)
Village of St. Clair Beach,)
in the County of Essex,)
this 1994 10 13.)



A Commissioner, etc.



Andre M. Barrette, Clerk