

C. C. P. 00-7-27
C. C. P. 00-7-11
M. S. 2000-00-7-11

THE CORPORATION OF THE VILLAGE OF ST. CLAIR BEACH

BY-LAW NUMBER 2067

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 (R3-8)'.
2. Section 8, Residential Type Three Zone (R3) Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.8, to immediately follow subsection 8.3.7, and to read as follows:

"8.3.8 DEFINED AREA R3-8 as shown on Schedule "A" of this By-law.

- a) Permitted Uses
Not more than thirty-six (36) 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 8.3.8 of this by-law shall be in accordance with the following:

- i) Minimum Lot Area 4,800 square feet per unit
- ii) Minimum Lot Frontage in accordance with corresponding site plan agreement
- iii) Minimum Front Yard Depth 25 feet from the private road
- iv) Minimum Interior Side Yard Width 15 feet between buildings
- v) Minimum Exterior Side Yard Depth 12 feet from the private road
- vi) Minimum Rear Yard Depth 40 feet using the private road as a municipal road for the purposes of calculating yard requirements
- vii) Maximum Building Height in accordance with the corresponding site plan agreement
- viii) Maximum Lot Coverage 45 percent, including accessory structures"

3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED, THIS
13TH DAY OF JUNE, 1994.


Reeve


Clerk-Administrator

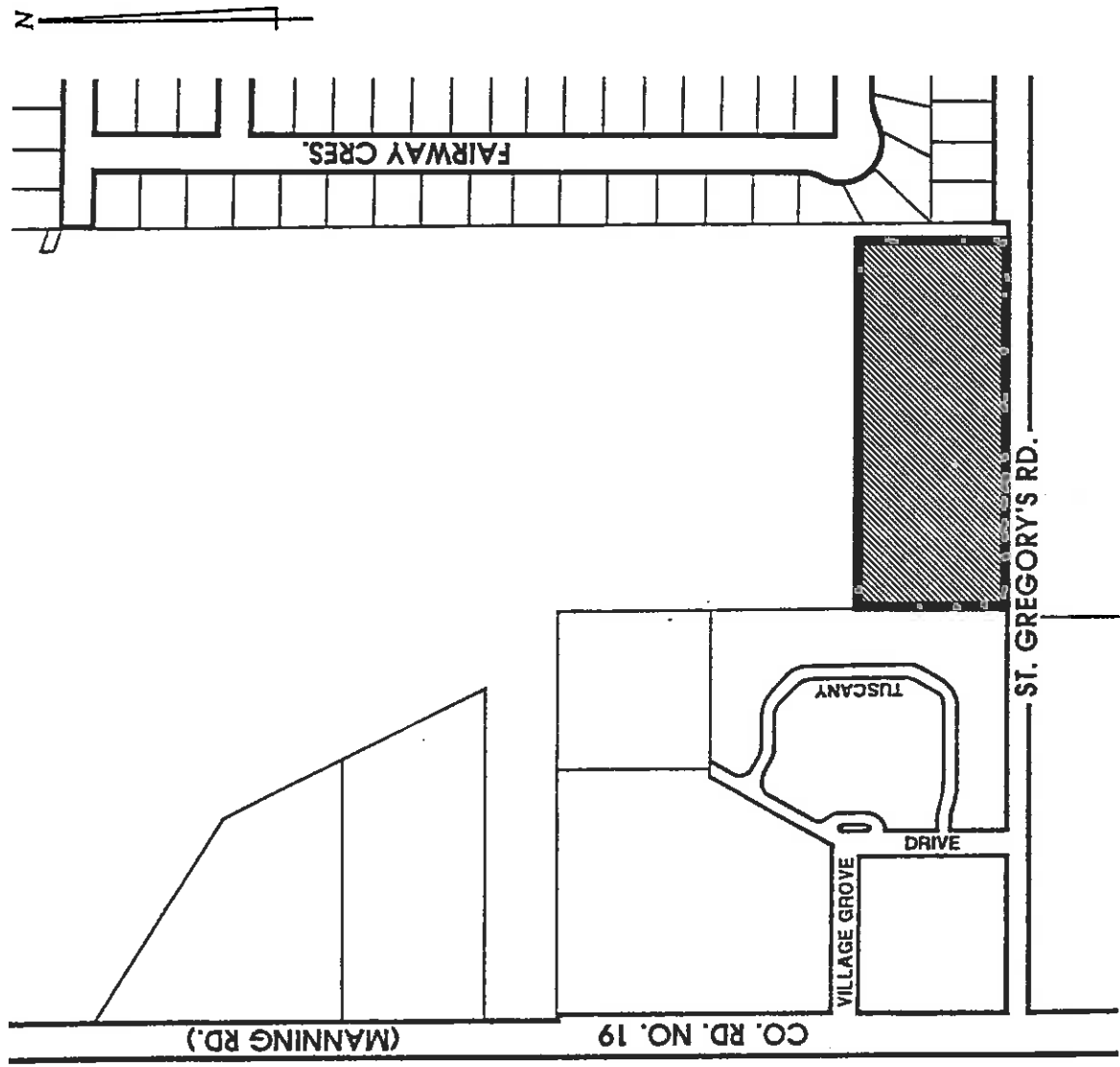
ADMINISTRATOR'S CERTIFICATE


I, ANDRE M. BARRETTE, Clerk-Administrator of the Village of St. Clair Beach, DO HEREBY CERTIFY the foregoing to be a true copy of By-law No. 2067 passed by the Council of the said Corporation of the Village of St. Clair Beach, on the 13th day of June, 1994.

CERTIFIED THIS day of , 1994.

Clerk-Administrator


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



 Change from "R2" to "R3-8" Zone

This is Schedule "A" to By-law No. 2067
Passed the 13th day of June, 1994.

Signed


Reeve


Clerk