

**THE CORPORATION OF THE  
VILLAGE OF ST. CLAIR BEACH  
COMPREHENSIVE ZONING BY-LAW  
BY-LAW NUMBER 2065**

A by-law to regulate the use of land, and the character,  
location and use of buildings and structures in the  
Village of St. Clair Beach.

WHEREAS the Council of the Corporation of the Village of St. Clair Beach deems it expedient to implement the Official Plan for the Village of St. Clair Beach; and

WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, as amended, to pass this by-law.

NOW THEREFORE the Council of the Corporation of the Village of St. Clair Beach enacts as follows:

**SECTION 1 - GENERAL**

1.1 TITLE

This by-law shall be known as the "The Village of St. Clair Beach Comprehensive Zoning By-law".

1.2 APPLICATION

The provisions of this by-law shall apply to all lands within the boundaries of the Corporation of the Village of St. Clair Beach as now or hereafter legally constituted.

1.3 SCOPE

No lands shall be used and no buildings or structures shall be erected, structurally altered or enlarged, or used, within the Village of St. Clair Beach except in conformity with the provisions of this by-law.

1.4 REPLACEMENT OF EXISTING BY-LAWS

From the coming into force of this by-law, all previous by-laws passed under Section 34 of the Planning Act, R.S.O. 1990, or a predecessor thereof, shall be replaced by the provisions of this by-law except to the extent that any of the said by-laws prohibit the use of any land, building or structure for a purpose that is also prohibited by this by-law.

1.5 APPLICATION OF OTHER BY-LAWS

Nothing in this by-law shall serve to relieve any person from the obligation to comply with the requirements of the Ontario Building Code or any other by-law of the municipality in force from time to time or the obligation to obtain any licence, permit, authority or approval required under any by-law or by the municipality.

1.6 GREATER RESTRICTIONS OF OTHERS TO GOVERN

Nothing in this by-law shall reduce the severity of restrictions lawfully imposed by a government authority having jurisdiction to make such restrictions.

1.7 VALIDITY

Should any section, clause or provision of this by-law, including any part of the zoning as shown on Schedule "A", be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the by-law shall not be affected.

1.8 EFFECTIVE DATE

This by-law shall come into effect in accordance with Section 34 of the Planning Act, R.S.O. 1990.