

**The Corporation of the Township of
Guelph/Eramosa**

By-law Number 61/2010

**A By-law to designate a site plan control area
under Section 41 of the
Planning Act, R.S.O. 1990.**

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 41 of the Planning Act, R.S.O. 1990;

AND WHEREAS the Corporation of the County of Wellington has an approved Official Plan which designates all lands and properly within the County of Wellington as a proposed site plan control area;

NOW THEREFORE, the Council of the Township of Guelph/Eramosa hereby enacts as follows:

1. By-law 16/2000 of the Township of Guelph/Eramosa in so far as it affects lands illustrated on Schedule "A" attached hereto, is repealed.
2. The whole of the Area of the Township of Guelph/Eramosa, as illustrated on Schedule "A" hereto, being the whole of the Township of Guelph/Eramosa, is hereby designated as a site plan control area.
3. In this by-law "development" shall have the meaning ascribed to it by Subsection 1 of Section 41 of the Planning Act.
4. The Chief Administrative Officer or in their absence the Clerk is delegated as being the appointed officers of the Township to exercise Township Council's powers or authority under Section 41 of the Planning Act to approve plans and drawings, to impose conditions and to require agreements for minor Site Plan applications.
 - 4.1. The Mayor and Chief Administrative Officer or Clerk are authorized to execute all agreements required as a result of the exercise of authority delegated to appointed officers with respect to minor Site Plan applications
5. The following classes of development may be undertaken without the approval of plans and drawings otherwise required under Subsection 4 of Section 41 of the Planning Act:
 - 5.1. Single detached dwellings, semi-detached dwellings, and duplex dwellings unless the purpose of site plan control is to protect a feature of the greenland system as defined by the County of Wellington Official Plan, or unless the residential units are part of a land lease project.
 - 5.2. Agricultural buildings and structures.
 - 5.3. Buildings and structures for flood control or conservation purposes.
 - 5.4. Notwithstanding Clause 5.2 the exception does not apply to uses within an agricultural area where the use is commercial or industrial in nature.

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6. Any person or corporation convicted of a breach of any provision of this By-law shall be subjected to such penalties or orders provided for in Section 67 of the Planning Act.

READ three times and finally passed
this **4th** day of **October, 2010**.

Chris White, Mayor

Meaghen Reid, Clerk