

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 14/08

**BEING A BY-LAW TO ESTABLISH SITE PLAN CONTROL
WITHIN THE TOWNSHIP OF PUSLINCH**

WHEREAS the Official Plan for the County of Wellington provides for the establishment of a Site Plan Control Area pursuant to Section 41 of the *Planning Act, R.S.O. 1990*, as amended;

AND WHEREAS the Official Plan identifies the whole of the County of Wellington as a proposed site plan control area;

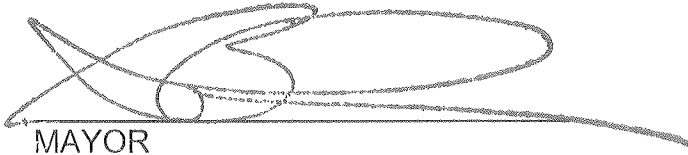
AND WHEREAS Council may designate the whole or any part of such area as a Site Plan Control Area and may define certain classes of development which may be undertaken without approval of plans under Section 41 (4) and Section 41 (5) of the Planning Act, R.S.O., 1990, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch enacts as follows:

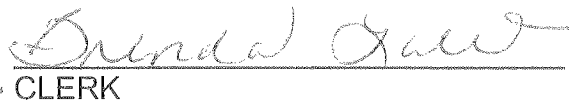
1. That all lands within the corporate limits of the Township of Puslinch are hereby designated as a Site Plan Control Area pursuant to Section 41 (2) of the Planning Act, R.S.O. 1990, as amended.
2. Pursuant to Section 41 (13) (a) the following types of development are exempt from the requirements of Section 41 (4) and Section 41 (5) of the Planning Act, R.S.O., 1990, as amended:
 - a) single detached, semi-detached and duplex dwellings except to establish lot grading and drainage approval on lots where such requirement does not otherwise apply through the provisions of a subdivision development agreement, or to protect a feature of the Greenland System;
 - b) agricultural buildings and structures, save and except farm help houses, trailers and garden suites;
 - c) agricultural uses, but not included farm related commercial or industrial uses;
 - d) all individual trailer site improvements;
 - e) buildings and structures for flood control or conservation purposes.
3. No person shall undertake any development (as defined in Subsection 41 (1) of the Planning Act, R.S.O. 1990, as amended) in a site plan control area unless they have first obtained written approval from the Township with respect to such development pursuant to this section.

4. That the Council of the Township of Puslinch delegates to the Chief Building Official of the Township of Puslinch the power and authority to exempt from site plan control any property proposing construction alterations within the site plan control area which do not change the occupancy use of the building or premises and have a construction value less than \$10,000.00 or other minor applications as determined by the Chief Building Official.
5. Every person who uses any lot, or erects or uses any building or structure or any part of any lot, building or structure in a manner contrary to any requirements of this by-law, or who causes or permits such use or erection, or who violates any provisions of this By-law or permits such a violation, shall be guilty of an offence, and upon conviction thereof, shall forfeit and pay a penalty pursuant to Section 67 of the Planning Act, R.S.O. 1999, as amended.
6. This by-law shall come into force and effect on the final passing thereof by the Council of the Corporation of the Township of Puslinch.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 6th DAY OF FEBRUARY, 2008.



MAYOR



CLERK