

THE CORPORATION OF THE TOWNSHIP OF STRONG

BY-LAW NO. 2015-0015 As Amended – January 12, 2016

Being a By-law to Designate Areas of the Township as Site Plan Control Areas

WHEREAS the Official Plan of the Corporation of the Township of Strong was approved by the Minister of Municipal Affairs on October 14, 2014

AND WHEREAS Council for the Corporation of the Township of Strong established Site Plan Control policies through the new Official Plan;

AND WHEREAS Section 41(2) and 41(3) of The Planning Act, R.S.O 1990 c. P. 13, as amended provides that where in an Official Plan an area is shown or described as a proposed Site Plan Control area, the Council of the local Township may designate the whole or any part of such area as a Site Plan Control area and further that Site Plan Control areas may be designated on the basis of their zone category and/or use as defined in the Township's Comprehensive Zoning By-law;

AND WHEREAS Council deems it advisable to provide for Site Plan Control areas in order to provide for the orderly development of certain uses within the Township;

NOW THEREFORE the Council for the Corporation of the Township of Strong hereby enacts as follows:

1. Definitions

(a) "**Council**" means the Council for the Corporation of the Township of Strong.

(b) "**development**" means the construction, erection, or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out of sites for the location of three or more mobile homes as defined in subsection 46 (1) of the Planning Act, R.S.O 1990 c. P. 13 or of the laying out of sites for the construction, erection or location of three or more land lease community homes as defined in subsection 46 (1) of the Planning Act, R.S.O 1990 c. P. 13, s. 41 (1) 1994, c.4, s. 14.

(c) "**person**" means an individual, association, firm, partnership, corporation, trust, incorporated company, or other legal representatives of a person to whom the same can apply according to law.

(d) "**Township**" means the Corporation of the Township of Strong

(e) "**zoning by-law**" means the comprehensive Zoning By-law 2014-019 as amended.

(f) "**planning approval**" means an approval on a planning or land use matter made under the authority of the Planning Act, R.S.O 1990 c. P. 13.

2. Lands and Uses subject to Site Plan Control

2.1 The following Zones in By-law 2014-019 are designated as Site Plan Control areas in accordance with Section 41 of the Planning Act, R.S.O. 1990 c.P. 13, as amended:

- (a) Shoreline Residential (SR) Zone
- (b) Limited Service Residential (LSR) Zone
- (c) Rural Residential Zone (RR)
- (d) Rural Zone (RU)
- (e) Commercial Employment Zone (CE)
- (f) Commercial Tourist Park Zone (CTP)
- (g) Commercial Tourist (CT)
- (h) General Industrial Zone (M1)

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- (i) Extractive Industrial -Pit Zone (M2-P)
 - (j) Extractive Industrial – Quarry Zone (M2-Q)
 - (k) Disposal Industrial
 - (l) Institutional Zone (I)
 - (m) Open Space Zone (OS)
 - (n) Environmental Protection Zone (EP)
- 2.2 The following uses are exempt from Site Plan Control in any Zone where they may be located, unless Council, the Committee of Adjustment or the Planning Board requires site plan control as a condition of a planning approval:
- (a) Expansion or replacement of, or renovation to existing dwelling units
 - (b) New development of a dwelling unit on a vacant lot
 - (c) Accessory buildings and structures to a dwelling and expansion thereto
 - (d) Home occupations and home industries
 - (e) Docks
 - (f) Agriculture and farm practices
 - (g) Farm produce sales
 - (h) Hunt camps
 - (i) Conservation uses
 - (j) Portable food trailers or vehicles
 - (k) Pits and quarries and accessory uses located within an ARA license boundary
- 2.3 Where a land use or uses is permitted through a zoning by-law amendment as an exception, such use or uses shall also be subject to site plan control.
- 2.4 The replacement of any legal non-conforming building or structure shall be subject to site plan control.
- 2.5 All development occurring by Plan of Subdivision or Plan of Condominium shall be subject to site plan control, if necessary.
3. No person shall undertake any development in an area designated under Section 2 of this by-law unless Council has approved its Site Plan and authorized the execution of a Site Plan Control agreement.
4. Council may waive the requirement for a Site Plan Control Agreement, when, in Council's opinion, the extent and nature of the development does not warrant an agreement.
5. Every person who is required to enter into a Site Plan Control Agreement under this by-law shall provide information on the development as authorized by Section 41 of The Planning Act and contained on a "Site Plan Control Application" form as may be approved by Council from time to time.
6. No building permit shall be issued for any development in the area designated under Section 2 of this by-law until such time as an agreement has been approved or Council has waived the requirement for a Site Plan pursuant to Section 3 of this by-law.
7. Any agreement executed in accordance with this By-law shall be registered on title at the expense of the landowner or proponent pursuant to Section 41 (10) of the Planning Act.
8. Every person who contravenes this by-law is guilty of an offence and on conviction is liable to a fine in accordance with the provisions of the Planning Act.

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BY-LAW READ A FIRST AND SECOND TIME, THIS 26th DAY OF MAY , 2015.

BY-LAW READ A THIRD TIME AND FINALLY PASSED THIS 26th DAY OF MAY , 2015.

As amended January 12, 2016

**THE CORPORATION OF THE TOWNSHIP
OF STRONG**

Mayor, Christine Ellis

Clerk, Treasurer Linda Maurer