

THE CORPORATION OF THE TOWN OF  
NEW TECUMSETH

**BY-LAW**

*Number 2002-20*

"ESTABLISH SITE PLAN CONTROL AREAS BY-LAW"

A by-law to establish Site Plan Control Areas  
in the Town of New Tecumseth

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WHEREAS an Official Plan is in force and effect in the Municipality;

AND WHEREAS a comprehensive Zoning By-Law is in force and effect in the Municipality;

AND WHEREAS the Council of The Corporation of the Town of New Tecumseth has established site plan control policies in its Official Plan and outlined the areas to which these policies may apply;

AND WHEREAS The Corporation of the Town of New Tecumseth deems it necessary to designate certain areas as site plan control areas;

AND WHEREAS authority is granted under Section 41 of the *Planning Act*, R.S.O. 1990, as amended, to designate the whole or any part of an area established in its Official Plan as a Site Plan Control Area;

NOW THEREFORE the Council of The Corporation of the Town of New Tecumseth enacts, as follows:

1. That the entire Town of New Tecumseth planning area is hereby designated a site plan control area, save and except for the following:
  - a) All areas zoned "Single or Semi-detached Residential".
  - b) Those parts of areas zoned "Agricultural" which are used for horticultural purposes.
  - c) Those parts of areas zoned "Agricultural" which are used exclusively for crop production, and farm residential purposes.
2. That notwithstanding the areas designated under Part 1 of this by-law, site plan control areas may be designated as deemed necessary by the Council of The Corporation of the Town of New Tecumseth in accordance with the provisions of the Official Plan.
3. That the Council of the Town of New Tecumseth delegates to the Chief Administrative Officer of the Town of New Tecumseth 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 \$25,000.00.

4. That the Council of the Town of New Tecumseth delegates to the Chief Administrative Officer the power and authority to approve site plans, and to determine if a site plan agreement is required, for any property where there is to be an addition to an existing structure and the estimated size of said addition is not greater than 25% of the estimated size of the existing structure.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 28TH DAY OF JANUARY, 2002.**

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MAYOR

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CLERK