

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW NO. 2105-05

ABY-LAW ENACTED PURSUANT TO SECTION 41 OF THE *PLANNING ACT*, R.S.O. 1990, c. P.13, AS AMENDED, TO DESIGNATE A SITE PLAN CONTROL AREA IN THE TOWNSHIP OF NORTH DUMFRIES.

WHEREAS the Council of The Corporation of the Township of North Dumfries deems it desirable to formally designate a Site Plan Control Area;

AND WHEREAS section 8.8 of the Township of North Dumfries' Official Plan provides that all lands within the Township shall be deemed to be a Site Plan Control Area subject to certain exclusions.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES ENACTS AS FOLLOWS:

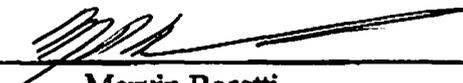
1. For the purpose of this By-law, "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three (3) or more trailers as defined in subsection 168(5) of the *Municipal Act, 2001* or of sites for the location of three (3) or more mobile homes as defined in subsection 46(1) of the *Planning Act* or sites for the construction, erection or location of 3(3) or more land lease community homes as defined in subsection 46(1) of the *Planning Act*.
2. All of the land contained within the Township of North Dumfries is hereby designated as a Site Plan Control Area pursuant to section 41 of the *Planning Act* and all Development shall be subject to the provisions of that section except as specifically set out herein.
3. The following classes of Development may be undertaken without the approval of plans and drawings otherwise required under subsections 41(4) and 41(5) of the *Planning Act*:
 - (a) Development proposed in conjunction with farm operations, farm buildings and the residence of the farm operator for agricultural purposes; and
 - (b) single detached dwellings, semi-detached dwellings and duplexes, except those permitted within or contiguous to Open Space Areas or Environmentally Sensitive Policy Areas as defined in the Township of North Dumfries' Official Plan, and single detached dwellings, semi-detached dwellings and duplexes forming part of a zero lot line or linked housing.
4. The Mayor and Administrator/Clerk-Treasurer are hereby authorized to execute any agreements required pursuant to subsection 41(7) of the *Planning Act*.

5. This By-law shall come into force and effect on the date of final passing thereof.

READ A FIRST AND SECOND TIME THIS 28th day of February, 2005.



Kim Denouden, Mayor

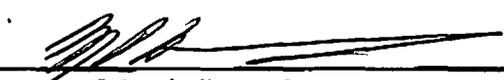


Marvin Bosetti
Administrator/Clerk-Treasurer

READ A THIRD TIME AND FINALLY PASSED this 28th day of
February, 2005.



Kim Denouden, Mayor



Marvin Bosetti
Administrator/Clerk-Treasurer