

THE CORPORATION OF THE TOWNSHIP OF CENTRAL FRONTENAC

BY-LAW #2008-284

**BEING A BY-LAW TO ESTABLISH A SITE PLAN CONTROL AREA
WITHIN THE TOWNSHIP OF CENTRAL FRONTENAC**

WHEREAS Section 41 of the Planning act permits the Council of a municipality, where in an approved Official Plan, an area is shown or described as a proposed site plan control area, to designate such area as a site plan control area;

AND WHEREAS such by-law may also define any class or classes of development that may be undertaken without the approval of plans and drawings otherwise required;

AND WHEREAS Council deems it desirable to designate all of the lands within the limits of the Township of Central Frontenac as a site plan control area and exempt from approval the classes of development as provided herein;

NOW THEREFORE the Council of the Corporation of the Township of Central Frontenac ENACTS as follows:

1. This by-law may be cited as the "Township of Central Frontenac Site Plan Control Area By-law".
2. For the purposes of this by-law "development" shall be defined as per Section 41(1) of the Planning Act.
3. All lands located within the entire geographical limits of the Township of Central Frontenac are hereby designated as a "site plan control area" pursuant to Section 41(3) of the Planning Act.
4. The provisions of this by-law shall apply to all classes of land or land uses as follows:
 - A. All forms of development as defined in Section 41 of the Planning Act, R.S.O. 1990, as, are subject to site plan control;
 - B. Any industrial, commercial or institutional use;
 - C. Any multiple residential use consisting of six (6) or more dwelling units;
 - D. Any lands abutting a lake, water body or natural heritage feature;
 - E. All conversions and redevelopment within any of the above categories;
 - F. A communications tower or public utility installation.
5. The provisions of this by-law shall apply to all classes of land or land uses except for the following:
 - A. All single detached dwellings, duplexes, semi-detached and two unit dwellings which do not abut a lake, water body or natural heritage feature;
 - B. All additions to commercial or industrial buildings under 100 m² [1,076 ft.²] providing there is an existing site plan agreement;
 - C. All renovations, retrofitting or repair of buildings that does not increase the external footprint or is otherwise exempted under Section 5 of this By-law.
6. No person shall undertake any development in the area or areas designated as a site plan control area by this By-law unless the Council of the Township of Central Frontenac, or where referral has been made, the Ontario Municipal Board, has approved the plans and drawings for such development in accordance with Section 41 of the Planning Act, and the Official Plan of the Township of Central Frontenac, and in addition, as may be required, has entered into one or more agreements with the municipality dealing with and ensuring the provision of any or all facilities, works or matters and the maintenance thereof, required as a condition to the approval of the plans and drawings. The agreement may be registered against the lands to which it applies in accordance with Section 41 of the Planning Act, R.S.O., 1990, as amended.

7. Applicants are hereby required to consult with the Municipality prior to the submitting plans and drawings for site plan approval and without limiting the foregoing the such plans and drawings shall include:

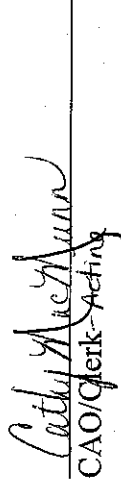
- A. Plans showing the location of all buildings and structures to be erected, as well as all related facilities and works to be undertaken;
- B. Plans showing the massing and conceptual design of each building;
- C. Plans showing the relationship of each proposed building to adjacent existing buildings, street and exterior public areas;
- D. Plans showing the provision of interior walkways, stairs, elevators and escalators to which members of the public have access;
- E. Vehicle access facilities including access ramps, curbs, traffic direction signs, off-street loading and parking facilities, driveways and emergency access provisions;
- F. Pedestrian access facilities including walkways, ramps and related facilities;
- G. Exterior lighting facilities;
- H. Site landscaping, including measures for the protection of adjacent lands;
- I. Garbage storage and collection facilities;
- J. Site grading and provisions for the disposal of storm, surface and waste water from all land, buildings and other structures within the proposed development;
- K. Easements for the construction, maintenance or improvement of services and utilities related to the proposed development;
- L. Sustainable design elements such as vegetation materials, street furniture, waste and recycling and bicycle parking;
- M. Any other matters which may be considered as part of the site plan approval process by the municipality in accordance with Section 41 of the Planning Act, R.S.O., 1990, as amended.

- 8. Any person who contravenes this By-law shall be guilty of an offence and upon conviction shall be liable to a fine as prescribed under the Planning Act.
- 9. All predecessor by-laws enacted under the Planning Act governing site plan control as they apply to all or part of the municipality are hereby repealed.
- 10. This By-law shall come into force and take effect on the final passing thereof.

Read a first and second time this 8th day of December, 2008.

Read a third time and finally passed this 8th day of December, 2008.


Mayor


CAO/Clerk-Acting

I hereby certify the above to be a true copy of By-law Number 2008-284 passed by the Council of Township of Central Frontenac at its meeting held on December 8, 2008.

Acting CAO/Clerk – Cathy MacMunn