



The Corporation of the Town of New Tecumseth

**By-law 2023-075
(Consolidated – as amended)**

ESTABLISH SITE PLAN CONTROL AREAS BY-LAW

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

Consolidation		
Amendment No. 1	By-law No. 2024-046	April 29, 2024

Disclaimer:

The following consolidation is an electronic reproduction made available for information only. It is not an official version of the By-law. The format may be different, and plans, pictures, other graphics or text may be missing or altered. The Town of New Tecumseth does not warrant the accuracy of this electronic version.

This consolidation cannot be distributed or used for commercial purposes. It may be used for other purposes, only if you repeat this disclaimer. Official versions of all By-laws can be obtained from the Town's Administration Department by calling (705) 435-6219.

E&OE

**The Corporation of the Town of
New Tecumseth**

By-law

Number 2023-075

“Establish Site Plan Control Areas By-law”

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

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 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;

And Whereas the Town of New Tecumseth deems it expedient to adopt a new Site Plan Control Area By-law as outlined Report # ENG-2023-15 dated August 28, 2023;

Now Therefore the Council of The Corporation of the Town of New Tecumseth does hereby enact 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 land zoned and used for a detached, semi-detached dwelling, duplex or triplex, and uses, buildings and structures that are accessory to these uses including accessory residential uses.
 - b) All lands zoned and used solely for agriculture purposes and that portion of such zoned lands used for horticulture purposes.
 - c) All freehold street townhouses located within a block in a registered plan of subdivision.
 - d) All residential developments on an existing parcel of land containing up to 10 residential units.
 - e) All residential developments for a land lease community homes on an existing parcel of land for up to ten (10) residential units.
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 the power and authority to exempt from site plan control

any property proposing construction or alterations within the site plan control area which does not change the use of the land, building, or premises and;

- i. Does not increase the existing Gross Floor Area (GFA) of the building(s); or structure(s) by greater than 25% of the existing GFA; or
 - ii. The construction value is less than \$100,000.00, where this is an existing Site Plan Agreement registered on the title of the property.
4. That the Site Plan Control By-law shall apply to all developments on an existing parcel of land with more than three (3) and less than ten (10) residential units where the development is proposed within 300 metres of a railway line, and within 120 metres of a Great Lakes Shoreline, inland lake, wetland, or river or stream valley.
- i. Notwithstanding section 4, accessory residential units associated with a permitted primary dwelling unit, as defined in the Town's Comprehensive Zoning By-law 2021-28 will be exempt from Site Plan Control.
5. That this By-law shall be cited as the "Establish Site Plan Control Areas By-law"
6. That By-law No. 2002-20 and By-law 2005-051 and all amendments hereto are hereby repealed.
7. That this by-law shall come into force and take effect on the date of final passing thereof.

Read a first, second and third time and finally passed this 11th day of September, 2023.

Mayor

Clerk

Office Consolidation