

# THE CORPORATION OF THE TOWN OF ERIN

Amended by 16-38

Amended by 04-37

By-law 01- 32

BEING a By-law to designate the whole of the Town of Erin as a site plan control area.

WHEREAS pursuant to Section 41 of the Planning Act, as amended, the Council of a municipality having an approved Official Plan which designates a proposed site plan control area may by By-Law, designate the whole or any part of such area as a site plan control area;

AND WHEREAS the Official Plans for the areas comprising The Corporation of the Town of Erin collectively describe the town as a proposed site plan control area;

AND WHEREAS the Corporation of the Town of Erin deems it necessary and in the public interest to pass a by-law to designate the entire municipality as a site plan control area;

NOW THEREFORE the Council of the Corporation of the Town of Erin ENACTS AS FOLLOWS:

1. That all lands and property within the corporate limits of the Town of Erin are hereby designated as a site plan control area.
2. (a) No person shall undertake any development (as defined in subsection 41(1) of the Planning Act, as amended) in the site plan control area unless they have first obtained written approval from the Town with respect to such development pursuant to this section.  
(b) Subsection 2(a) does not apply to the development of:
  - i) Single-detached, semi-detached and duplex dwellings unless the purpose of site plan control is for grading and drainage;
  - ii) Agricultural uses, but not including farm related commercial or industrial uses; and
  - iii) Buildings and structures used for flood control or conservation purposes,
3. In default of all matters and things being done as and when required under clauses (7)(a) and (b) or any agreement made under clause (7)(c) of Section 41 of the said Planning Act by person(s) required to do it, such matters or things shall be done at such person's expense and the Corporation of the Town of Erin may recover the expenses incurred in doing it by action as in the same manner as municipal taxes or as provided pursuant to Section 326 of the Municipal Act, R.S.O. 1990, as amended.
4. Every person who uses any lot, or erects or uses any building or structure or any part of any lot, building or structure in a manner contrary to any requirements of this By-Law, or who causes or permits such use or erection, or who violates any provisions of this By-Law or permits such a violation, shall be guilty of an offence, and upon conviction thereof, shall forfeit and pay a penalty pursuant to Section 67 of the Planning Act, R.S.O. 1990, as amended.
5. The mayor and the clerk of the Corporation of the Town of Erin are hereby authorized to execute all agreements required by the municipality under Subsection 41(7)(c) of the said Act.
6. By-law No. 97-26 of the Corporation of the Village of Erin is hereby repealed.
7. This By-Law shall come into effect on the final passing thereof by the Council of the Corporation of the Town of Erin.

READ A FIRST and second time this 1st day of May, 2001.

READ A THIRD time and finally passed this 1st day of May, 2001.

Amended  
By-law # 04-37

  
Mayor

  
Clerk