

**CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON**

**BY-LAW NO. 2004 - 041**

**BEING A BY-LAW TO ESTABLISH SITE PLAN CONTROL  
WITHIN THE TOWNSHIP OF CENTRE WELLINGTON.**

**WHEREAS** the Official Plan for the County of Wellington provides for the establishment of a Site Plan Control Area pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended;

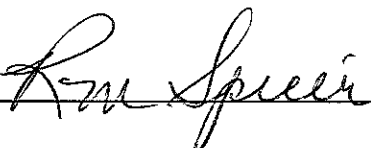
**AND WHEREAS** the Official Plan identifies the whole of the County of Wellington as a proposed site plan control area;

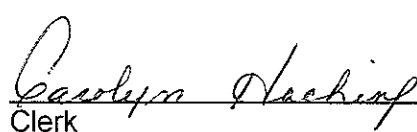
**AND WHEREAS** Council may by by-law designate the whole or any part of such area as a Site Plan Control area and may define certain classes of development which may be undertaken without approval of plans under Section 41 (4) and Section 41 (5) of the Planning Act, R.S.O. 1990, as amended;

**NOW THEREFORE** the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:

1. All lands within the Township of Centre Wellington are hereby designated as Site Plan Control Areas pursuant to Section 41 (2) of the Planning Act, R.S.O. 1990, as amended.
2. Pursuant to Section 41 (13) (a) the following types of development are exempt from the requirements of Section 41 (4) and Section 41 (5) of the Planning Act, R.S.O. 1990, as amended;
  - (i) single detached, semi-detached and duplex dwellings except to establish lot grading and drainage approval on lots with a lot area less than 0.4 hectares where such requirement does not otherwise apply through the provisions of a subdivision development agreement, or to protect a feature of the greenland system.
  - (ii) agricultural buildings and structures, save and except farm help houses, trailers and garden suites.
  - (iii) all individual trailer site improvements within a Trailer Camp "T" Zone or equivalent.
  - (iv) buildings and structures for flood control or conservation purposes.
3. By-law 99-029 is hereby repealed.
4. This by-law shall come into effect upon its final passing.

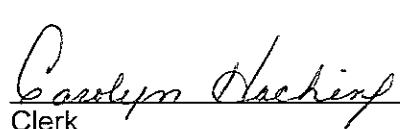
**READ A FIRST AND SECOND TIME** this 7<sup>th</sup> day of June 2004.

  
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Mayor

  
\_\_\_\_\_  
Clerk

**READ A THIRD TIME AND PASSED** this 7<sup>th</sup> day of June 2004.

  
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Mayor

  
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Clerk