

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 069-2023

BEING A BY-LAW TO AMEND BY-LAW NO. 144-2022 BEING A BY-LAW FOR SITE PLAN CONTROL IN THE ENTIRE TOWNSHIP OF WELLINGTON NORTH

NOW THEREFORE the Council of The Corporation of the Township of Wellington North ("Wellington North") deems it desirous to amend By-law 144-2023 as follows:

1. Section 4(d) is deleted and replaced with the following definition:

Agricultural uses, but not including farm related commercial or industrial uses, cannabis-related uses or industrial hemp-related uses;

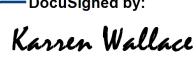
2. This By-law becomes effective on the date of its passage.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 14TH DAY OF AUGUST, 2023.***



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ANDREW LENNOX, MAYOR

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KAREN WALLACE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 144-22

BEING A BY-LAW TO ESTABLISH SITE PLAN CONTROL WITHIN THE TOWNSHIP OF WELLINGTON NORTH AND TO REPEAL BY-LAW 027-15

WHEREAS, Section 41 of the Planning Act, R.S.O. 2014, as amended, provides that the Council of a local municipality may, where in an Official Plan an area is shown or described as a proposed site plan control area, designate the whole or any part of such area as a site plan control area;

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

AND WHEREAS Council may 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 31 (4) and Section 41 (5) of the Planning Act, R.S.O., 2014, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. The entire Township of Wellington North is hereby designated as a site plan control area.
2. In 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 or more trailers as defined in clause (a) of subsection 164(4) of the *Municipal Act, 2001* or of sites for the location of three or more mobile homes as defined in subsection 46 (1) of the Planning Act or of sites for the construction, erection or location of a land lease community home as defined in subsection 46 (1) of the Planning Act.
3. No person shall undertake development on the lands identified in section 1 of this By-law without the approval of plans and drawings required under subsection 41(4) or (5) of the Planning Act unless otherwise exempt from approval as set out in this By-law.
4. Pursuant to Section 41 (13) (a) the following types of development are exempt from the requirements of Sections 41 (4) and (5) of the Planning

Act, amended:

- a. Single detached, semi-detached, duplex, triplex and three unit street townhouse dwellings, except to establish lot grading and drainage approval on lots where such requirement does not otherwise apply through the provisions of a subdivision development agreement, or to protect a feature of the Greenland system as identified in the County of Wellington Official Plan;
- b. Buildings or structures for residential purposes on a parcel of land if that parcel of land contains no more than ten residential units;
- c. Agricultural buildings and structures;
- d. Agricultural uses, but not including farm related commercial or industrial uses;
- e. Building and structures for flood control or conservation purposes;
- f. Portable classrooms on a school site of a district school board.

5. That the Chief Building Official (CBO) is delegated as being the appointed officer for the Township to exercise Township Council's powers or authority under Section 41 (2) of the Planning Act to approve plans and drawings, to impose conditions and to require agreements.
6. Any agreement entered into may be registered against the land to which it applies and the municipality is entitled to enforce the provisions thereof against the owner and, subject to the provision of the Registry Act and the Land Titles Act, any and all subsequent owners of the land.
7. 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.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 19TH DAY DECEMBER OF, 2022.**

DocuSigned by:


ANDREW LENNOX, MAYOR

DocuSigned by:


KAREN WALLACE, CLERK