

ORIGINAL

The Corporation of the Town of Innisfil

By-law 056-26

A By-law of The Corporation of the Town of Innisfil to designate certain lands within the corporate limits of the Town of Innisfil as site plan control areas, to delegate authority for approval, and to repeal By-law No. 135-17.

WHEREAS Section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13 as amended, provides that where an area is shown or described as a proposed site plan control area in an official plan, Council may, by By-law, designate the whole or any part of the area as a site plan control area; and,

WHEREAS Section 41 of the Act provides for the entering into of agreements between the municipality and those persons undertaking developments as defined therein, for the purpose of controlling certain matters specifically set out in the statute; and,

WHEREAS Section 41 of the Act provides that Council shall permit applicants to consult with the municipality prior to application submission; and,

WHEREAS Section 41 of the Act provides for the delegation of the powers of the Council in exercising its authority over said agreements, to such Town Official of the municipality as Council may deem proper; and,

WHEREAS the Official Plan for The Corporation of the Town of Innisfil ("Town") identifies all lands within the corporate limits of the Town as a site plan control area pursuant to Section 41 of the Act, save and except those lands subject to the Community Planning Permit By-law 024-26, as amended, enacted under Section 70.2 of the Act; and,

WHEREAS Schedule 'A' of this By-law identifies land subject to site plan control, any Tree Removal and/or vegetation, shall not be permitted prior to a written agreement and satisfaction of the Town Official; and

WHEREAS the Official Plan states that any expansions of buildings subject to site plan control shall be subject to the site plan control provisions of the Official Plan; and,

WHEREAS subsection 41(11) of the Act, refers to section 446 of the Municipal Act 2001, S.O. 2001, c.25, as amended, which permits a municipality to direct or require that a matter or thing be done at the persons expense and may recover the costs by action of doing said thing or matter from the person directed or required to do it; and,

WHEREAS the Site Alteration By-law 108-23 is not intended to and shall not circumvent any development approval process which is required under the Act.

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NOW THEREFORE the council ("Council") of The Corporation of the Town of Innisfil enacts the following:

1.0 DEFINITIONS

"Accessory" when used to describe a use, building or structure, shall mean a use, or a building or structure, that is naturally and normally incidental, subordinate and exclusively devoted to supporting the principal use, building, or structure and located on the same lot.

"Act" shall mean the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, or successor legislation

"Agricultural Uses" shall mean agricultural uses as defined in the Official Plan.

"Agriculture-related uses" shall mean those farm-related commercial and farm-related industrial uses that are directly related to the farm operation in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as primary activity.

"Application, Formal Site Plan" shall mean an application for Development or Redevelopment that requires site plan approval under this By-law, as amended, on a property or within the corporate limits of the Town without an existing site plan agreement registered on title, which will significantly alter the current use of the property or waterway on Lake Simcoe, or affect off-site uses, or impact municipal facilities or works, or significantly alter site imperviousness or stormwater runoff potential, including Tree Removal.

"Application, Pre-consultation Site Plan" shall mean an application prior to a Formal Site Plan Application for Development or Re-development that requires site plan approval under this By-law, as amended, on a property or within the corporate limits of the Town without an existing site plan agreement registered on title, which will significantly alter the current use of the property or waterway on Lake Simcoe, or affect off-site uses, or impact municipal facilities or works, or significantly alter site imperviousness or stormwater runoff potential, including Tree Removal.

"Application, Site Plan Amendment" shall mean an application for Development or Redevelopment that requires site plan approval under this By-law, as amended, on a property that has an existing site plan agreement registered on title.

"Building" shall mean any enclosed structure, whether temporary or permanent, used or intended to be used for shelter, accommodation or enclosed of persons, animals, materials, produce or equipment. Any tent, awning, silo, vessel or vehicle used for any of these purposes is a building.

"Brownfield site" shall mean undeveloped or previously developed property that may be contaminated. These sites are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict, or vacant.

"Child Care Centre" shall mean a licensed premise used for the provision of temporary care for or supervision of children in accordance with the *Child Care and Early Years Act, 2014*, S.O. 2014, c. 11, as amended.

"Community Planning Permit By-law" shall mean the Town's Community Planning Permit System By-law 024-26, as amended, or successor by-laws regulating properties abutting

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Lake Simcoe and extend to the corporate limits on Lake Simcoe or any other lands within an in effect community planning permit system by-law.

"Corporate limits" shall mean any lands or waters within the limits of the Town of Innisfil's corporate boundary including to the centreline of Lake Simcoe.

"Development " shall mean development as defined in Section 41(1) of the Act.

"Dwelling" shall mean a residential building containing one or more dwelling units constructed site or off-site in parts designed to be transported to a lot and where they are joined as integral units and placed on permanent foundation over a concrete slab or basement but shall not include an accessory building, travel trailers, mobile homes, double wide mobile homes, tourist trailers, tents, campers and motor vehicles, hotels or boarding or rooming houses, motels or institutions.

"Dwelling, Duplex" shall mean a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly or through a common vestibule.

"Dwelling, Linked" shall mean two or more buildings, each of which consists of not more than one dwelling unit, attached solely below established grade by a connection spanning between the footings of each building consisting of a concrete wall a minimum of 0.5m in height and 10.90 cm thick.

"Dwelling, Semi-detached" shall mean a building that is divided vertically into two dwelling units, each of which has independent entrances to the front and rear or side yard either directly or through a common vestibule.

"Dwelling, Single Detached" shall mean a separate building designed and intended to be occupied as a single dwelling unit for one household.

"Dwelling, Townhouse" shall mean a residential dwelling unit attached above and below grade to other units by a common sidewall that is at least 80% of the wall length of the abutting unit, where the number of attached units is no less than three and no greater than eight, or any other types of townhouse dwellings defined in the Town's Zoning By-law, including block/cluster townhouse dwellings and stacked townhouse dwellings.

"Dwelling, Street Townhouse" shall mean a residential dwelling unit attached above and below grade to other units by a common sidewall that is at least 80% of the wall length of the abutting unit, where the number of attached units is no less than three and no greater than eight, and front on a municipal street as defined in the Town's Zoning By-law. "Official Plan" shall mean the Official Plan of The Corporation of the Town of Innisfil, as amended.

"Dwelling Unit" shall mean one room or a group of rooms in a dwelling, used, or if vacant, designed and intended to be used, by only one household as a single independent and separate housekeeping establishment except when it includes a bed and breakfast establishment.

"Dwelling Unit, Additional" shall mean an additional residential self-contained dwelling unit that is either located within a dwelling and associated with a principal dwelling unit, or located within a detached accessory structure. An additional unit is subordinate to the principal dwelling unit.

"Dwelling Unit, Principal" shall mean the original dwelling unit within a dwelling.

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“Established Grade” shall mean the average level of the approved or finished ground elevation measured at all the exterior walls of any building or structure.

“Floor Area” shall mean:

- (a) For a dwelling, or dwelling unit, the total area of the storeys contained within the outside walls of the dwelling exclusive of any garage, carport, porch, veranda, balcony, sunroom, unfinished attic, unfinished basement or unfinished cellar; or
- (b) For a building or part of a building, other than a dwelling, the total area of all the storeys contained within the outside walls of a building.

In all cases, only that floor area having a clear height to the ceiling of at least 2.2m shall be considered in the calculation of the floor area.

“Group Home” shall mean a supervised single housekeeping unit in a residential dwelling for the accommodation of not more than 6 persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being and;

- (a) the members of the group are referred by a hospital, court, government agency, recognized social service agency or health professional; and
- (b) such facility is licensed and/or approved under Provincial Statutes and in compliance with municipal by-laws.

“Major Development” shall mean development consisting of:

- (a) The creation of four or more lots;
- (b) The construction of a building or buildings within a ground floor area of 500 square meters or more; or
- (c) The establishment of a major recreational use.

“Major Site Plan Application” shall mean new development of vacant lands, or any development not defined as being minor, revision or minor revision site plan applications.

“Minor Site Plan Application” means development which is small in scale on a serviced lot and will generally have a minor impact on the environment, infrastructure, traffic patterns or nearby uses.

“Owner” shall mean the lawful owner, in addition to any other meaning, include:

- (a) The registered owner of the land, premises or property;
- (b) Any person residing on or in land, premises or property;
- (c) The person entitled to the possession of land, premises or property if there is no person residing on or in the land, premises or property; and
- (d) A leaseholder;

And shall include an authorized agent or applicant of any such person.

“Principal Use” shall mean the main use to which the subject lands are devoted and the main purpose for which the subject lands are used.

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“Re-development” shall mean the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

“Site Alteration” shall mean a change to the existing topography by more than 0.3 meter, or over an area exceeding 9 square meters and includes excavation, blasting, filling and grading.

“Structure” shall mean anything constructed, erected, the use of which requires location on or in the ground or on or in the water, or which is attached to something having location on the ground or in the water.

“Town Official” shall mean the Director of Planning and Growth, Manager of Planning or other authorized person or designate appointed by the municipality.

“Tree Removal” shall mean the felling and removing of any trees and or vegetation, including tree trunks, branches, removal of stumps, grubbing and topsoil strippings.

“Zoning By-law” shall mean the Town's Comprehensive Zoning By-law 080-13, as amended, or successor by-laws.

2.0 LANDS AFFECTED

2.1 Save and except lands subject to the Community Planning Permit By-law, all lands within the corporate limits of the Town, within the land use zones including any site specific exceptions as listed on Schedule 'A', which shall form part of this by-law are hereby designated as site plan control areas.

2.2 Notwithstanding the areas designated under Section 1 of this By-law, site plan control areas may be designated as deemed necessary by the Council in accordance with the provisions of the Official Plan.

3.0 APPROVAL AUTHORITY

3.1 The authority to review, approve and exempt an Application for site plan control approval is hereby delegated to the Town Official.

4.0 PRE-CONSULTATION APPLICATION

4.1 All applicants may request a pre-consultation meeting with the Town Official prior to the submission of any Application for site plan control approval to ensure that submission requirements are identified and to determine whether the Application shall be considered.

4.2 Prior to a pre-consultation meeting with the Town Official, applicants shall review the Town's Site Plan Control Applicant Guide, Terms of Reference for Development Applications and Engineering Standards related approvals to inform the preparation of materials for discussion with the Town Official.

4.3 The Town shall classify site plan applications as either Major or Minor for the purpose of determining the scope of review and submission requirements.

(a) A Major Site Plan Application shall generally include development that:

- (i) involves the construction of a new building or an addition to an existing building greater than 500 square meters of ground floor area, or exceeds three (3) storeys in building height; or

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- (ii) involves comprehensive changes to on-site grading, servicing, drainage, access, or parking on lands greater than 0.6 hectares in area; or
 - (iii) in the opinion of the Town Official, involves complex planning, engineering, or environmental considerations.
- (b) A Minor Site Plan Application shall generally include development that:
- (i) involves the construction of a new building or an addition to an existing building not exceeding 500 square meters of ground floor area and not exceeding three (3) storeys in building height; or
 - (ii) involves limited changes to landscaping, parking, on-site grading, servicing, or drainage on lands not exceeding 0.6 hectares in area; or
 - (iii) in the opinion of the Town Official, is of limited scale and impact.
- (c) Notwithstanding Sections 4.3(a) and 4.3(b), the Town Official may classify any development as a Major or Minor Site Plan Application based on the nature of the proposal, site-specific conditions, engineering considerations or the presence of sensitive features, including but not limited to environmental constraints, transportation corridors, or adjacent land uses.
- (d) The classification of an application and the corresponding submission requirements shall be confirmed through the pre-consultation process and shall be in accordance with the Town's Site Plan Control Applicant Guide, as amended from time to time.
- (e) The Major and Minor classifications may also apply to lands subject to an existing Site Plan Agreement where amendments or modifications to the approved development are proposed.

5.0 APPLICATION

- 5.1** During pre-consultation with the applicant, the Town Official will determine the submission requirements for an Application for site plan control. This includes but is not limited to the requirements for plans, drawings, studies and reports as outlined in the Site Plan Control Applicant Guide, the Town's Terms of Reference for Development Applications and Engineering Standards. The Town Official will prepare a record of the submission requirements identified during pre-consultation that will be provided to the applicant and will be valid for one (1) year from the date of issuance.
- 5.2** Upon review of the submission of an Application for site plan control by the Town Official, the applicant will be advised in writing that a complete submission has been received. A complete submission of an Application for site plan control Approval for the purposes of Section 41 (12) of the Act, may include but is not limited to the following:
- (a) a completed Application form;
 - (b) a copy of the record of submission requirements provided during pre-consultation;
 - (c) payment to the Town of all fees, and deposits;

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- (d) the provision of plans as follows:
 - (i) plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required, including facilities designed to have regard for accessibility for persons with disabilities;
- (e) The provision of drawings, as may be required in consultation with the Town Official, including but not limited to drawings showing plan, elevation and cross-section views for each building to be erected, which drawings are sufficient to display:
 - (i) the massing, and conceptual design of the proposed building;
 - (ii) the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;
 - (iii) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;
 - (iv) facilities designed to have regard for accessibility for persons with disabilities;

and such drawings and designs shall be limited to the matters permitted under s.41 of the Act and shall not include the regulation of exterior and interior design or layout, except where required for accessibility or public access purposes.

- (f) The provision of studies, and reports, as identified in the Town's Terms of Reference for Development Applications and Engineering Standards, as may be required in consultation with the Town Official, including but not limited to the following:
 - (i) Functional Servicing Report;
 - (ii) Geotechnical Report, including identification of low impact development opportunities;
 - (iii) Stormwater Management Report, including the maximization of low impact development;
 - (iv) Traffic Impact Study;
 - (v) Salt Management Plan;
 - (vi) Tree Inventory and Preservation Plan;
 - (vii) Noise and Vibration Study;
 - (viii) Hydrogeological Assessment, with seasonally high groundwater data;
 - (ix) Fluvial Geomorphology Assessments for watercourses;
 - (x) Environmental Impact Study;
 - (xi) Radio transmission impacts for emergency services;

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- (xii) Ministry of the Environment, Conservation and Parks Guideline D-4 — Land Use On or Near Landfills and Dumps;
 - (xiii) In the case of a Brownfield Development, a Brownfields Phase 1 Site Plan Condition Report;
 - (xiv) In the case the Development is subject to Section 59 of the *Clean Water Act*, a Notice from the Risk Management Official; and
- (g) A legal survey and transfer certificate showing ownership.

6.0 CIRCULATION

- 6.1** Applications shall be circulated to any applicable external commenting agencies, and any appropriate Town staff and committees for review and commenting.
- 6.2** Applications shall be circulated to the applicable Conservation Authority where lands are within or adjacent to regulated areas, and/or meet the definition of Major Development in the Lake Simcoe Protection Plan. Site plan approval shall require confirmation of compliance and/or permit issuance.

7.0 LAPSED APPLICATIONS

- 7.1** An Application for site plan control shall lapse and be closed if the applicant has not responded to comments issued under Section 6.1 of this By-law within one (1) year from the date the Application is deemed complete. If an Application lapses, then the applicant may be required to submit a new Application for site plan control, at the discretion of the Town Official.

8.0 CONDITIONS OF APPROVAL

- 8.1** Authority to impose conditions under Section 41 of the Act is hereby delegated to the Town Official.
- 8.2** As a condition to the approval of the plans and drawings referred to in Section 5.2(d) and 5.2(e) of this By-law, the Town may require the Owner of the land to:
- (a) provide to the satisfaction of and at no expense to the municipality, any or all of the following:
 - (i) widenings of highways that abut on the land, if the highway to be widened is shown on or described in the Official Plan or Town Transportation Master Plan, as amended, as a highway to be widened and the extent of the proposed widening is likewise shown or described;
 - (ii) subject to the Public Transportation and Highway Improvement Act, facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs;
 - (iii) off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways;
 - (iv) trails, walkways and walkway ramps, including the surfacing thereof, and all other means of pedestrian access;

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- (v) facilities designed to have regard for accessibility for persons with disabilities;
 - (vi) facilities for emergency services including sprinkler systems and radio transmission equipment;
 - (vii) facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon;
 - (viii) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands;
 - (ix) vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
 - (x) easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the municipality or local board thereof on the land; and,
 - (xi) grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
- (b) maintain to the satisfaction of the Town and at the sole risk and expense of the owner any or all of the facilities or works mentioned in paragraphs (ii), (iii), (iv), (v), (vi), (vii), (viii), and (ix) of Section 8.2(a), including the removal of snow from access ramps and driveways, parking and loading areas and walkways;
 - (c) enter into one or more agreements with the Town dealing with and ensuring the provision of any or all of the facilities, works or matters mentioned in Section 8.2(a) or 8.2(f) of this By-law, and the maintenance thereof as mentioned in Section 8.2(b) or with the provision and approval of the plans and drawings referred to in Section 5.2(d) and 5.2(e) of this By-law;
 - (d) enter into one or more agreements with the Town ensuring that Development proceeds in accordance with the approved plans and drawings referred to in Section 5.2(d) and 5.2(e) of this By-law;
 - (e) enter into one or more agreements with the Town for the collection of cash-in-lieu of parking;
 - (f) enter into one or more agreements with the Town for the collection of parkland dedication;
 - (g) convey part of the land to the Town to the satisfaction of and at no expense to the Town for a public transit right of way, if it the public transit right of way to be provided is shown on or described in the Official Plan;
 - (h) where an ecological offsetting strategy is required pursuant to the Official Plan, the Town may require the implementation of such strategy, including restoration works or financial contributions in lieu, to be secured through a Site Plan Agreement; and,

- (i) enter into one or more agreements with the Town for the collection of cash in-lieu for tree removal compensation.

8.3 For lands that are subject to site plan control pursuant to item (iii) in Schedule 'A' of this By-law, site plan approval shall be required on a block-by-block basis in conjunction with a plan of condominium, where appropriate.

9.0 EXECUTION OF AGREEMENTS

9.1 The authority to execute agreements authorized under Section 41 of the Act is hereby delegated to the Town Official.

10.0 ENFORCEMENT

10.1 Development Without Approved Plans

Every Owner who, without having plans or drawings approved in accordance with Section 41 of the Act, undertakes any development in the site plan control area designated by this by-law is, pursuant to Section 67 of the Act, guilty of contravening Section 41 of the Act.

10.2 Failure to Provide or Maintain Facilities etc.

Every Owner who undertakes any development in the site plan control area designated by this by-law without providing or maintaining any of the facilities, works or matters that are mentioned in Clause 41 (7) of the Act and that are required by the Corporation under that clause as a condition to the approval of plans or drawings in accordance with Section 41 is, pursuant to Section 67 of the Act, guilty of contravening Section 41 of the Act.

10.3 Failure to Enter Into Agreement

Every Owner who undertakes any development in the site plan control area designated by this by-law without entering into one or more agreements with the Corporation that deal with or ensure the provision or maintenance of any of the facilities, works or matters and that the person is required by the Corporation to enter into under that subsection as a condition to the approval of plans and drawings in accordance with Section 41 is, pursuant to Section 67 of the Act, guilty of contravening Section 41 of the Act.

10.4 Failure to Develop in Accordance with Approved Plans

Every Owner who undertakes any development that is in contravention of approved plans in accordance with a Site Plan agreement established under Section 41 of the Act is, pursuant to Section 67 of the Act, guilty of contravening Section 41 of the Act.

10.5 Penalty Upon Conviction

Every Owner who contravenes any portion of this by-law is guilty of an offence and is liable to fine or penalty prescribed by Section 67 of the Act.

11.0 EXEMPTIONS FROM SITE PLAN CONTROL APPROVAL

11.1 Exemptions to this By-law may be granted under the following circumstances:

- (a) Development or Re-development of single detached, semi-detached, duplex, linked dwelling, additional dwelling unit and street townhouse dwellings within

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approved developments, where the total number of residential units does not exceed ten (10), and where architectural control guidelines are in place, unless otherwise indicated in Schedule 'A' of this By-law, except:

- (i) where the lands are located within a prescribed area under the Act, including:
 - 1. within 120 meters of a wetland, lake, river, or stream; or
 - 2. within 300 meters of a railway line;
- (b) On-farm buildings and structures associated with agricultural uses;
 - (j) Notwithstanding subsection (b), Development associated with agriculture-related uses shall be subject to site plan approval to regulate the location and scale of the use on the property and to ensure compatibility with the surrounding countryside.
- (c) By the Town Official as an exemption from site plan control to any property within the site plan control area proposing alterations to an existing Development, provided that:
 - (i) it is a minor change to the nature of the use, size of building, structures and parking areas, and site imperviousness/stormwater runoff;
 - (ii) it is consistent with, and complies with the Town's Zoning By-law;
 - (iii) it does not require any alterations to external works, roads or drainage infrastructure;
 - (iv) an engineering review is deemed not to be required by the Town Official prior to the building permit stage.
- (d) Enlargements of existing buildings or structures on a site containing a commercial, industrial or institutional use with or without an executed Site Plan Agreement that would involve an expansion of the floor area by no more than 25 percent of the existing Gross Floor Area;
- (e) new non-residential development which contains less than 300 square meters of ground floor area (cumulatively), at the sole discretion of the Town Official, where:
 - (i) the lot is not located within an Environmental Protection Area or adjacent lands;
 - (ii) the development minimally effects or alters the grading or drainage of the lot; and
 - (iii) the development does not adversely affect a natural heritage feature or adjacent lands;
- (f) a temporary building or structure that is designed, constructed and placed on a lot in a manner which permits its removal after a period of time not to exceed 120 consecutive days, as determined in the sole discretion of the Town Official;
- (g) A building or structure that is less than 50 square meters in size as an accessory or addition to an existing building;

- (h) a portable classroom on a school site of a district school board;
- (i) a Child Care Centre;
- (j) Where a development is damaged or destroyed by fire or natural hazard or natural causes, it may be replaced or rebuilt without the need for site plan approval provided it is within the same building envelope that existed before damages occurred, and the use remains the same;
- (k) by resolution of Council where circumstances warrant an exemption due to the nature of the proposed Development; and,
- (l) municipal projects.

11.2 Exemptions from site plan control granted under Section 11.1 (c) of this By-law may be made in writing without an amendment to the existing site plan control agreement registered on title.

12.0 SECURITIES

12.1 The Town Official may require that securities be posted by the owner, in such amount as the Town Official deems necessary and appropriate, to ensure the provision and maintenance of the site works as shown on an approved site plan. Securities are to be submitted in a form deemed acceptable to the Town Official.

12.2 The Town may recover any costs incurred by the Town, including interest and administration expenses, to provide, maintain or complete site works by deducting from or drawing upon securities that have been provided to the Town by the owner. If there are no securities, or if the amount of securities held by the Town are not sufficient to cover the costs incurred by the Town, then without limiting the Town's remedies the costs incurred by the Town which can not be reimbursed or recovered from securities will be added to the tax roll of the property that is the subject of the site works and will be collected in the same manner as taxes.

13.0 EXISTING AGREEMENTS IN FORMER MUNICIPALITIES

13.1 Every agreement entered into by the former municipalities of the Township of Innisfil, Village of Cookstown, Township of West Gwillimbury, Township of Essa or the Township of Tecumseth, shall be deemed to continue to have force and effect as if entered into under this by-law.

14.0 REPEAL OF PREVIOUS BY-LAW

14.1 That By-law No. 135-17, as amended, is hereby repealed.

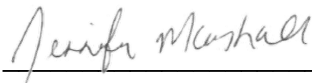
15.0 DATE OF EFFECT

15.1 This By-law shall come into force and take effect on and from the date of it passing by the Council.

Passed this 3rd day of June 2026.



Lynn Dollin, Mayor



Jennifer Marshall, Clerk

SCHEDULE 'A'

The following land use zones, including the corporate limits of the Town and any site specific exceptions are designated as site plan control areas:

- (i) Residential Apartment (RA), Residential Special Community (RSC) and Residential Townhouse (RT) Zones, save and except for residential developments less than 10 units;
- (ii) In accordance with By-law 080-13:
 - a. All Commercial Zones (CN, CV, CH, CT, CBP);
 - b. All Mixed Use Zones (MU1, MU2, MU3, MU4, MU5);
 - c. All Community Service, Open Space and Environmental Protection Zones (CS, OS, EP);
 - d. All Industrial Zones (IG, IBP, IE); and,
 - e. All Future Development (FD) and Agricultural Zones (AG, ASC, AR), save and except for on-farm buildings and structures associated with agricultural uses.
- (iii) Regardless of the zone, all lots with:
 - a. A Home Occupation or Home Industry when a Building Permit is required or additional parking or landscaping is required;
 - b. A commercial water taking permit or agreement;
 - c. A medical marijuana production facility;
 - d. A group home;
- (iv) Notwithstanding any other provision of this Schedule, all lands subject to a Minister's Zoning Order issued pursuant to s.47 of the Act, as amended, shall be designated as a Site Plan Control Area, unless the Minister's Zoning Order explicitly exempts such lands from Site Plan Control.