



CORPORATION OF THE VILLAGE OF SOUTH

RIVER BY-LAW NUMBER 16-2024

**Being a By-law to designate a Site Plan Control Area for the
Corporation of the Village of South River**

WHEREAS Section 41(2) of the *Planning Act, RSO 1990, Ch. P.13*, as amended, provides that where an area is shown in the Village's Official Plan as a Site Plan Control Area, Council may, by By-law, designate such area as a Site Plan Control Area;

AND WHEREAS Section 13.6 of the Village of South River Official Plan designates all lands in the Village as a Site Plan Control Area;

AND WHEREAS Section 41(13) of the *Planning Act, RSO 1990, Ch. p.13*, as amended, authorizes the Council of a municipality to delegate to either a committee of Council or an appointed officer of the municipality any of the Council's power or authority under Section 41;

AND WHEREAS The Village may require the approval of certain plans and drawings as a condition of development in the Village, and may require that an owner enter into a Site Plan Agreement with the Village, in accordance with Section 41 of the *Planning Act*;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF SOUTH RIVER ENACTS AS FOLLOWS:

1. Site Plan Control Area

All land within the corporate limits of the Corporation of the Village of South River (The "Village") is hereby designated as a Site Plan Control Area.

No development is permitted within the Village unless the owner enters into a Site Plan Agreement, except where exempted from Site Plan Control, or where the Council waives the requirement for an Agreement.

2. Types of Development Excluded:

- i. Any residential development containing two (2) dwelling units or less (including buildings and structures accessory to such residential development), except those locations as indicated in clause 3.
- ii. Any development, buildings or structures erected by the Corporation of the Village of South River;

3. Residential development requiring site plan approval

- i. Residential development located within environmental designations of the Village of South River Official Plan or Zoning By-laws;
- ii. Lands where site plan control is imposed through a zoning by-law amendment by Council or as a condition of approval of a planning application.

4. Further Exceptions

Minor extensions to existing buildings or structures shall not be subject to site plan control where determined by the Clerk-Administrator, or designate.

5. Classes of Site Plan Applications

a. Major Site Plan Application

The development of any new building other than an accessory or temporary building, including building additions which:

- i. Non-residential building
 - A gross floor area greater than 500 square metres; or
 - A gross floor area greater than that of the existing building to which it is being added.
- ii. Residential development of five or more dwelling units.

b. Minor Site Plan Application

The development of any new building or building addition that is smaller than the requirements for a major site plan application, or any temporary building.

A minor site plan application includes any change to a site not involving the erection of a new building or building addition.

6. Delegation of Site Plan Approval

The powers and authority given to Council of the Corporation of the Village of South River under Section 41 of the Planning, RSO 1990, Ch. P.13, are hereby delegated to:

- (a) The Council where they relate to a Major Site Plan Application
- (b) The Clerk-Administrator or designate where they relate to a Minor Site Plan Application

Further, the Clerk-Administrator, or designate, has the sole discretion to forward for approval to the Council any Minor Site Plan Application which is of such a nature that further corporate review is deemed appropriate.

The applicant for a Minor Site Plan Application may request that the approval of the site plan application be made by the Council.

7. Authorization

Upon approval of an application by the Council or the Clerk-Administrator or designate, the Mayor and Clerk are hereby authorized to sign any site plan agreement and any documents which may be required to implement the conditions of approval.

8. Schedule "A" attached hereto is hereby made part of this By-law.

READ a first time this 9th day of April , 2024.

SIGNED

Deputy Mayor

SIGNED

Clerk - Administrator

READ a second and third time and **finally passed** this 9th day of April, **2024**.

SIGNED

Deputy Mayor

SIGNED

Clerk - Administrator

Schedule "A" – Site Plan Control Area

