

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

BY-LAW No. 2002-31

BEING A BY-LAW TO DESIGNATE SUCH AREAS AS A SITE PLAN CONTROL AREA

Whereas Section 41(2) of the Planning Act, R.S.O, 1990, permits Council to designate by By-law the whole or any part of such area as a Site Plan Control Area;

And Whereas the Council of the Corporation of the Municipality of Powassan deems it desirable to designate a Site Plan Control area in the Municipality of Powassan;

Now Therefore the Council of the Corporation of the Municipality of Powassan enacts a By-law as follows:

1. LANDS SUBJECT TO THIS BY-LAW

The provisions of this By-law shall apply to all of the lands in the Municipality of Powassan as indicated on the attached Schedule "A" which forms part of this By-law.

2. APPROVAL OF PLANS AND DRAWINGS

No person shall undertake any development in the designated area unless Council, or the Ontario Municipal Board, has approved the plans and/or drawings for such development in accordance with Section 41 of the Planning Act, R.S.O, 1990.

3. ISSUANCE OF BUILDING PERMITS

Notwithstanding any provision of the Building By-law or any other By-law of the Corporation to the contrary, no building permit shall be issued within the designated area until the plans and/or drawings for such development have been approved by Council or a person or body as appointed by Council.

4. VIOLATIONS AND PENALTIES

Every person who violates any provision of this By-law or causes or permits a violation shall be guilty of an offence, and upon conviction, thereon, shall forfeit and pay a penalty at the discretion of the presiding justice according to the provisions of Section 67 of the Planning Act, R.S.O. 1990.

5. REMEDIES

In case any building or structure is to be erected or altered, or any part thereof is to be used, or any lot is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any ratepayer or the Corporation pursuant to the provisions of the Planning Act or the Municipal Act in that behalf.

6. VALIDITY

If any section, clause or provision of this By-law is for any reason declared by a court or competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as

a whole or any part thereof, other than the section, clause or provision so declared to be invalid.

This By-law shall take effect and come into force immediately following the date of final passage.

READ A FIRST time and considered read a SECOND and THIRD time and passed as such in open Council this 1st day of October 2002.

Mayor

Clerk