

**CORPORATION OF THE TOWNSHIP OF LEEDS**  
**AND THE THOUSAND ISLANDS**

**BY-LAW 11-069**

**BEING A BY-LAW TO AMEND BY-LAW NO. 11-002, BEING A BY-LAW TO DESIGNATE PART OF LEEDS AND THE THOUSAND ISLANDS TOWNSHIP AS A SITE PLAN CONTROL AREA PURSUANT TO SECTION 41(2) OF THE PLANNING ACT, R. S. O. 1990, AS AMENDED.**

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**WHEREAS** Council for the Township of Leeds and the Thousand Islands passed By-law No. 11-002 on the 14<sup>th</sup> day of February 2011, and passed an amendment By-law #11-049 on the 11<sup>th</sup> day of July 2011;

**AND WHEREAS** The Planning Act, R. S. O., 1990, c.P. 13, Section 41(2) as amended provides that the Council of a Municipality which has an approved Official Plan may by by-law, designate the whole or part of the Municipality as a Site Plan Control Area, and provide that no person shall undertake any development in an area designated as a Site Plan Control Area unless certain plans and drawings are approved;

**AND WHEREAS** Leeds and the Thousand Islands Township has an Official Plan approved by the Minister of Municipal Affairs and Housing, that has defined site plan control areas;

**AND WHEREAS** the Planning Act, R.S.O. 1990, Chapter c.P.13, Section 41(13) as amended, provides that the Council of a local municipality may define any class or classes of development that may be undertaken without the approval of plans and drawings otherwise required under Section 41(4) and 41(5) of the Planning Act;

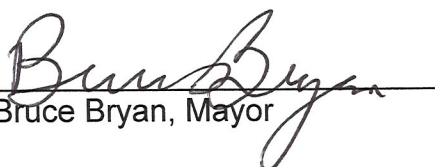
**AND WHEREAS** the Council of The Corporation of the Township of Leeds and the Thousand Islands deems it expedient to amend the Site Plan Control By-law;

**NOW THEREFORE BE IT ENACTED** as a by-law of this Corporation as follows:

1. That Subsection 8 (b) is hereby replaced with the following:  
  
*"For any new single or semi-detached dwelling, accessory building or structure, or an addition or expansion to an existing residential development where a planning amendment is requested unless the Committee of Adjustment, Council, or any applicable reviewing agency requires that development of the site be subject to a site plan agreement."*
2. That By-law #11-049 is hereby repealed.
3. That this by-law shall come into force and take effect on the date of passage.

**READ A FIRST AND SECOND TIME THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2011.**

**READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2011.**

  
Bruce Bryan, Mayor

  
Vanessa Latimer, Clerk

