

BY-LAW NUMBER 3028, A.D. 2007

THE CORPORATION OF THE COUNTY OF PERTH

TO ADOPT AMENDMENT NO. 74 TO THE COUNTY OF PERTH OFFICIAL PLAN

The Council of the Corporation of the County of Perth in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990 hereby enacts as follows:

1. Amendment No. 74 to the County of Perth Official Plan, consisting of the attached text and schedule (A-75), is hereby adopted.
2. That the Clerk is hereby authorized and directed to proceed with the giving of written notice of the County's decision in accordance with the provisions of the Planning Act, R.S.O. 1990.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Read a first and second time this 21st day of June, 2007

Read a third time and finally passed this 21st day of June, 2007

Ronald McKay, Warden

Judy Schweitzer, Clerk

Certified that the above is a true copy of By-law Number 3028, A.D. 2007 as enacted and passed by the Council of the Corporation of the County of Perth on June 21, 2007.

Judy Schweitzer, Clerk

PART B - THE AMENDMENT

All of this document entitled “Part B - The Amendment” consisting of the following text and attached Map, designated Schedule “A-75” (Land Use Plan), constitutes Amendment No. 74 to the County of Perth Official Plan.

DETAILS OF THE AMENDMENT

The County of Perth Official Plan is hereby amended as follows:

Item 1:

By adding a new Schedule, entitled Schedule “A-75” - Land Use Plan, which shall form part of Schedule “A” - Land Use Plan for the County of Perth.

Item 2:

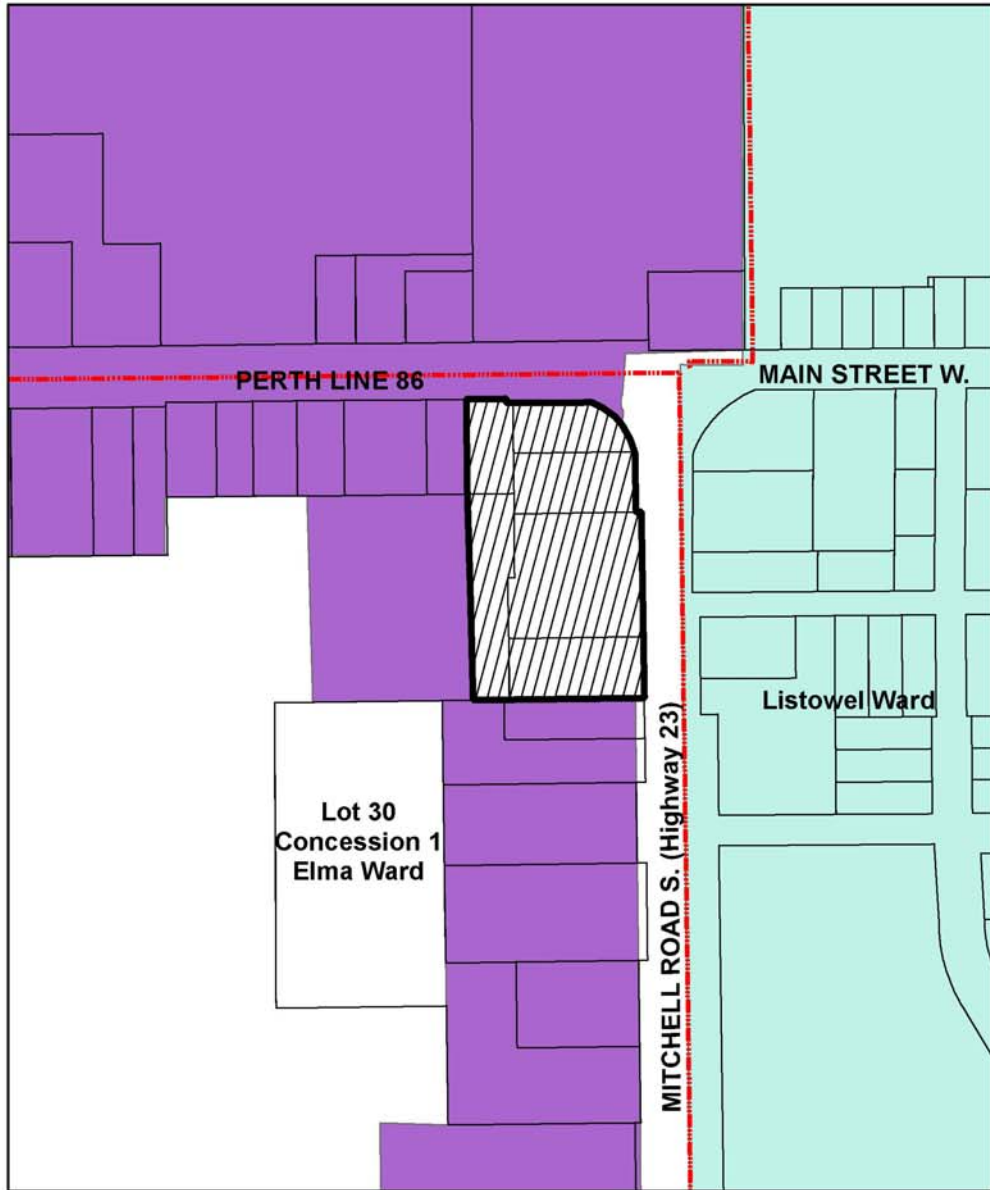
By deleting Section 8.5.11 (6) - Site Specific Amendments of the County Official Plan and replacing it with the following:

- “(6) Pt. Lot 2, and Lots 3, 4, 5 and 6, Registrar’s Compiled Plan No. 430, and part of Lot 30, Concession 1 in the Elma Ward, Municipality of North Perth (Schedule “A-75”):





Notwithstanding the policies of this Official Plan to the contrary, the redevelopment of the above-noted properties for new highway commercial uses (i.e. uses oriented to serving the traveling public such as: restaurants; automobile service stations; public garages; and motels, as well as retail or wholesale outlets requiring large enclosed or open storage areas such as building supply outlets; and automobile sales and service establishments), as well as a financial institution, medical clinic, business or professional offices, and/or a retail store. The new uses may be developed subject to the following criteria being met:

- a) That the additional new uses be limited to one building having a maximum gross floor area of 3,530 m² (38,000 ft.²), and that no individual use shall have a gross floor area greater than 1,858 m² (20,000 ft.²);
- b) That the proponent obtain all necessary access, land use, development, and signage approvals and meet the applicable requirements of the appropriate road authority (i.e. either the Ministry of Transportation and/or the County of Perth) for access to the site;
- c) An amendment to the implementing Zoning By-law and a Site Plan Agreement with the Municipality of North Perth;
- d) The proposed municipal servicing must be approved by the Municipality of North Perth; and
- e) A lot grading and drainage plan is required prior to the issuance of a Building Permit.”

Schedule "A-75" - Land Use Plan
AMENDMENT NO. 74
TO THE COUNTY OF PERTH OFFICIAL PLAN



May 2007

-  LAND AFFECTED BY OPA 74 [Land Subject to Revised Section 8.5.11 (6)]
-  Urban Fringe
-  Serviced Urban Area
-  Ward Boundary

0 50 100 200 metres

