

**BY-LAW NUMBER 3141-2009, A.D. 2009**

**THE CORPORATION OF THE COUNTY OF PERTH**

**TO ADOPT AMENDMENT NO. 95 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. 95 to the County of Perth Official Plan, consisting of the attached text and schedule, 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 14th day of May, 2009.

Read a third time and finally passed this 14<sup>th</sup> day of May, 2009.

"Julie Behrns"

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Julie Behrns, Warden

"Bill Arthur"

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Bill Arthur, Clerk

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**Certified that the above is a true copy of By-law Number 3141-2009, A.D. 2009 as enacted and passed by the Council of the Corporation of the County of Perth on May 14, 2009.**

"Bill Arthur"

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Bill Arthur, 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-95” (Land Use Plan), constitutes Amendment No. 95 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-95” - Land Use Plan, which shall form part of Schedule “A” - Land Use Plan for the County of Perth.

### **Item 2:**

By deleting Section 8.5.8.1.4 and replacing it with the following:

#### **“8.5.8.1.4     Residential Uses**

Permitted residential uses shall be limited to single-detached dwellings, and existing semi-detached dwellings, home occupations, and bed and breakfast establishments and such uses shall be permitted only in those parts of the subject “Urban Fringe” area which are described as Registered Plan No. 290 and Registered Plan No. 509, as well as the existing lots immediately to the north (i.e. one lot) and south (i.e. one lot) of the Registered Plan No. 509. The following criteria shall apply:

- (a) The minimum lot size shall be appropriate for the use and consistent, where possible, with adjacent residential uses. The local municipality’s implementing Zoning By-law shall establish the minimum lot size requirements;
- (b) Municipal water and sewage services with sufficient capacity to serve the use must be available. Where a municipal servicing strategy has been adopted, interim servicing through the use of individual water supply and sewage treatment systems may be permitted until such time as municipal servicing is installed;
- (c) Access must be available to a public road which is developed to municipal standards and which is maintained on a year-round basis. Access must not generate conditions that are considered to be hazardous to traffic movement on the surrounding road network;
- (d) Factors such as land use compatibility, suitability of soil type for development, site characteristics, impact on natural environment, and drainage characteristics/impacts must be given consideration; and
- (e) For new lots created within Registered Plan No. 509, as well as the existing lots immediately to the north (i.e. one lot) and south (i.e. one lot) of the Registered Plan No. 509, additional building setbacks and/or screening are required to the satisfaction of the Municipality of North Perth, in order to buffer the proposed new residential uses from the existing industrial development in the area.

# Schedule "A-95" - Land Use Plan AMENDMENT NO. 95 to the County of Perth Official Plan

