

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Community Planning



To: Mayor & Members of Council

From: Sahar Jamshidi, RPP, MCIP, C.E.T.
Division Leader - Community Planning

Date: November 14, 2023

Subject: Q3 2023 Site Plan Agreements Executed

Recommendation

This report is for information only.

Background

The passing of the *More Homes for Everyone Act, 2022* (Bill 109) resulted in the addition of section 41(4.0.1) of the *Planning Act* which states:

(4.0.1) A council that passes a by-law under subsection (2) shall appoint an officer, employee or agent of the municipality as an authorized person for the purposes of subsection (4).

Subsection 4 refers to the approval of site plan applications. Previously, the section stated that the Council of a municipality approve site plan applications. As a result of Bill 109 and the changes to the Planning Act, Council passed a By-law to delegate site plan approval authority to the Division Leader – Community Planning at the June 14, 2022, Council meeting.

At the same meeting, By-law 62-2022 was adopted, establishing a site plan control area for the Municipality and to adopt rules for the processing of site plan development applications. Section 13 of the By-law states that Council shall be informed of the exercise of authority delegated through presentation of an information report to Council on a quarterly basis.

This report is to provide Council with the required information to report on the site plan development applications that have been approved by the Division Leader – Community Planning through the delegated authority of site plan approval.

Comments

To be included in this quarterly report of executed site plan, the following conditions need to be met:

- 1) site plan control agreement signed by the owner or member of the corporation who has the authority to bind the company;
- 2) agreement signed by the Mayor;
- 3) agreement signed by the Clerk;
- 4) securities collected by Lakeshore (currently at the set value of \$5,000.00 for all agreements/developments); and
- 5) the Legal division confirms that the agreement is registered on title.

During Q3 2023, the Division Leader – Community Planning exercised the delegated authority of site plan approval for the following applications:

1. Site Plan Agreement (file SPC-13-2020/S-A-02-2020) was registered on title on February 3, 2023, over lands known as 191 Puce Rd. The purpose of this development was for the construction of 12 Units Stacked Townhomes.
2. Site Plan Agreement (file SPC-22-2021) was registered on title on August 23, 2023, over lands known as 1628 Essex County Rd. 22. The purpose of this development is to construct a 3-storey Long Term Care Facility (160 beds.)

Financial Impacts

There are no financial impacts as a result of this report. The municipality collects the appropriate building permit fees and development charges at the building permit stage. After the complete build-out of the project there will be an increase in the assessed property value, resulting in an increase in municipal taxation.

Report Approval Details

Document Title:	Q3 2023 Site Plan Agreements Executed.docx
Attachments:	
Final Approval Date:	Nov 16, 2023

This report and all of its attachments were approved and signed as outlined below:

Prepared by Sahar Jamshidi

Submitted by Tammie Ryall

Approved by Justin Rousseau and Truper McBride