

# Municipality of Lakeshore – Report to Council

## Growth and Sustainability

### Planning Services



**To:** Mayor and Members of Council  
**From:** Urvi Prajapati, Team Leader – Community Planning  
**Date:** September 12, 2024  
**Subject:** Site Plan Agreements Executed 2023 - 2024

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### Recommendation

This report is presented at the October 1, 2024 Council meeting, for information only.

### Strategic Objectives

This report is to provide Council with the required information report on the Site Plan Development Applications that have been approved by the Division Leader – Community Planning for 2023 and 2024. Although this is not directly related to a Strategic Objective, it is a core service to the Municipality as it relates to the effective services provided to the residents of the Municipality.

### Background

The passing of the *More Homes for Everyone Act, 2022* (Bill 109) resulted in the addition of section 41(4.0.1) to 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.

The last report came forward in Q3 of 2023. This report will provide a recap of 2023 and all agreements that have been registered up until August 30, 2024.

## 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 Clerk;
- 3) agreement signed by the Mayor;
- 4) securities collected by Lakeshore (currently at the set value of \$4,000.00 for Minor Site Plan Agreements and \$25,000.00 for Major Site Plan Agreements); and
- 5) the Legal division confirms that the agreement is registered on title.

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

- 1) Site Plan Amending Agreement (file SPC-09-2022) was fully executed on March 6, 2023, over lands known as 538 Blanchard Park Dr. The purpose of the amendment was to allow for the construction of additional building space for the expansion of the existing manufacturing business.
- 2) Site Plan Amending Agreement (file SPC-07-2022) was fully executed on March 3, 2023, over lands known as 904 County Rd 8. The purpose of the amendment was to allow for the construction of a new warehouse on the property as an expansion to the existing business.
- 3) 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.
- 4) 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.)
- 5) Site Plan Amending Agreement (file SPC-24-2021) was fully executed on January 27, 2023, over lands known as 6305 Main St. in the community of Comber. The amendment allows the existing mixed-use building to be renovated into a bakery/bistro at ground level and include two residential units on the upper level, with parking in the rear of the building.
- 6) Site Plan Agreement (file SPC-05-2023) was registered on title on September 20, 2024, over lands known as 395 Patillo Rd. The purpose of this development is to construct a new 186,000sq ft. warehouse plant and office use for Can Art

Aluminum Extrusion Inc.

- 7) Site Plan Agreement (file SPC-07-2024) was fully executed on January 30, 2024, over lands known as 226 East Pike Creek Road. The purpose of the development was to upgrade the existing private on-site sewage works.

Agreements nearing registration:

- 1) Site Plan Agreement (file SPC-01-2023) affects 981 County Rd. 2. The purpose of the development is to permit a cart storage building with associated new berm and landscaping for the existing golf cart facility.
- 2) Site Plan Amending Agreement (file SPC-02-2023) affects 472 Blanchard Drive and the amendment will permit the construction of Phase 2 of their original Site Plan executed in 2016. The applicant will recognize Building A as two separate buildings, whereas it was planned and depicted as one building on the original site plan. It will also permit the construction of Building D, E, and G as part of Phase 2.
- 3) Site Plan Agreement (file SPC-03-2023) affects 266 Patillo Rd and the development is for public storage units without any office space.
- 4) Site Plan Agreement (file SPC-04-2024) affect 216 Renaud Line Road. The purpose of this development is to permit the construction of Phase 3 Med Art Plaza which consists of the construction of a new 10,000 sq ft commercial building.
- 5) Site Plan Agreement (file SPC-06-2023) affects 7032 Ford St. The proposal is to make improvements to the existing warehouse buildings on site and continue the use as storage in the warehouse.
- 6) Site Plan Amending Agreement (file SPC-08-2023) affects 904 County Road 8. The proposal is to permit a reservoir building on the property.
- 7) Site Plan Amending Agreement (file SPC-10-2023) affects 390 Talbot St. N and the proposed development will permit the expansion of the existing service garage with 4 additional bays.
- 8) Site Plan Agreement (file SPC-01-2024) affects 1650 Manning Rd and the proposal is for the development of 10 townhomes.
- 9) Site Plan Amending Agreement (file SPC-04-2024) affects 465 Jutras Dr. and the proposal is to address the already built storage facility used for storage of extra lease held equipment until it is processed within the facility.

## 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:	Site Plan Agreements Executed (2023 - 2024).docx
Attachments:	
Final Approval Date:	Sep 23, 2024

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

Prepared by Urvi Prajapati

Submitted by Ryan Donally and Tammie Ryall

Approved by the Corporate Leadership Team