

# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Planning



**To:** Mayor & Members of Council  
**From:** Kristina Brcic, Team Lead – Development Approvals  
**Date:** January 30, 2023  
**Subject:** 2022 Site Plan Agreements Executed

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### 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, being a By-law to establish a site plan control area for the Municipality of Lakeshore and to adopt rules for the processing of site plan development applications, was adopted. By-law 62-2022 Section 13 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 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 for 2022.

## Comments

While the Community Planning Division continues to work with developers on a number of Site Plan Control applications, only the following applications are included in this report:

- 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, no site plan control applications were executed. During Q4 2022, the Division Leader – Community Planning has exercised their delegated authority of site plan approval for the following executed site plan control application:

- 1) Site Plan Agreement (file SPC-12-2021) was fully executed on November 24, 2022 over lands known as 0 and 320 Croft Dr to construct two warehouse additions and additional parking.

## Financial Impacts

There are no financial impacts as a result of this report. The municipality collects the appropriate building permit fees and Development Charges. After completing 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:	2022 Q4 Site Plan Agreements Executed.docx
Attachments:	
Final Approval Date:	Feb 8, 2023

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

Prepared by Kristina Brcic

Submitted by Aaron Hair and Tammie Ryall

Approved by Krystal Kalbol, Justin Rousseau and Truper McBride