



**Date:** September 14, 2022

**To:** Mayor and Council

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Director of Community and Development Services

**RE:** Update on Site Plan Approvals

**Report No.:** CADS 2022-21

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## **RECOMMENDED ACTION**

1. That Site Plan Approvals issued between July 1, 2022 and September 30, 2022 **BE RECEIVED** the information.

## **BACKGROUND**

On March 30, 2022, the Province of Ontario introduced the More Homes for Everyone Plan and tabled *Bill 109: More Homes for Everyone Act, 2022*, with the stated goal to create more housing options for homeowners and renters by accelerating development timelines to get more homes built faster. The legislation is aimed at reducing 'red tape', accelerating the development application review timelines, and streamlining approvals processes, primarily at the municipal level.

The Amendments included the requirement that the authority to approve Site Plan applications be delegated to Administration. Further, the amendments added requirements for plans to be approved within 60/90/120 days with fees to be refunded 50%/75% or 100% if those timelines are not met. Penalties will take effect on January 1, 2023.

Administration brought forward report to Council recommending that the authority to approve Site Plan applications be delegated to the Director of Community and Development Services, upon receiving a recommendation from the Manager of Planning and any other applicable Town departments.

Council further directed that every ninety (90) days, Council be made aware of any Site Plans that Administration has approved. Administration will provide quarterly reports to Council at the first Council meetings in January, April, July, and October.

## DISCUSSION

In keeping with Council Direction, on recommendation from the Manager of Planning, the Director of Community and Development Services has approved the following Site Plan Agreements between July 1, 2022 and September 25, 2022.

File No.	Date Approved	Agreement	Address
SPA 09/22	August 29, 2022	2610349 Ontario Ltd. (N.J. Peralta Engineering Ltd.)	45 and 49 Division Street North
SPA 11/22	August 30, 2022	2819430 Ontario Ltd. (Marco Industrial Park)	16 and 20 DiMar Drive (Lots 12 and 13)
SPA 13/22	Sept. 14, 2022	Michael Mastronardi (M & M Farms)	1775 Road 4 East

The above noted site plans have been or are being submitted to the Land Registry Office to be registered.

## FINANCIAL CONSIDERATIONS

Each Site Plan Approval includes securities that are required to be provided prior to approval.

## ENVIRONMENTAL CONSIDERATIONS

Each Site Plan Approval includes requirements related to storm water (quality and quantity), landscaping, natural heritage, night-sky compliant lighting, servicing, lot grading, and other conditions that have to be met or completed prior to issuance of building permit.

## CONSULTATIONS

- George Robinson, Manager of Planning
- Town of Kingsville Technical Advisory Committee
- Senior Management Team

PREPARED BY:



Richard J.H. Wyma, CSLA  
**Director of Community and Development Services**

REVIEWED BY:



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John Norton

**Chief Administrative Officer**

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

Manage residential growth through sustainable planning.

Manage growth through sustainable planning.

## **Link to Council 2021-2022 Priorities**

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☒ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☒ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities