



**Date:** February 13, 2023

**To:** Mayor and Council

**Author:** Richard J.H. Wyma  
Director of Community and Development Services

**RE:** Site Plan Approvals: October 1, 2022 to December 31, 2022

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## **INFORMATION REPORT**

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### **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 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 October 1, 2022 and December 31, 2022.

<b>File No.</b>	<b>Date Approved</b>	<b>Agreement</b>	<b>Address</b>
SPA 2022-1	September 27, 2022	Domrick International Ltd.	3069 Graham Side Road
SPA 2022-2	September 27, 2022	J. Voshol Beheer BV	80 Wigle Avenue
SPA 13/21	October 26, 2022	Southshore Greenhouses Inc.	1670 Seafliff Drive
SPA 2022-3	November 24, 2022	CSH Royal Oak LTC Inc.	1750 Division Rd. N.
SPA 03/22	November 29, 2022	Vince Mocerri Holdings Inc.	2071 Road 3 East
SPA 2022-5	December 21, 2022	1741033 Ontario Ltd.	2025 Spinks Drive

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:**




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Richard J.H. Wyma CSLA  
 Director of Community and Development Services  
 Chief Administrative Officer