



Date: August 28, 2023

To: Mayor and Council

Author: Richard J.H. Wyma, CSLA
Director of Growth and Development

RE: Site Plan Approvals: January 1, 2023 to August 1, 2023

RECOMMENDED ACTION

1. That the Director of Growth and Development **BE DIRECTED** to report on approved Site Plans annually.

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.

File No.	Date Approved	Agreement	Address
SPA-2022-5	January 24, 203	1741033 Ontario Limited	2025 Spinks Drive
SPA-2022-3	March 6, 2023	CSH Royal Oak LTC Inc.	1750 Division Rd. N.
SPA-01-22	March 31, 2023	Division Road 2 Holdings Inc.	1788 Division Rd. N.
SPA-2023-2	May 10, 2023	1797465 Ontario Limited (Randy Knight)	34 DiMar Drive (Lot 25)
SPA-04-22	July 6, 2023	8 DiMar Management Inc.	12 DiMar Drive 8 DiMar Drive 4 DiMar Drive
SPA -14-20	July 14, 2023	Allegro Acres Inc.	80 Wigle Avenue

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

Administration proposes that rather than quarterly reporting, Site Plan approvals be reported on annually, as part of the Town's annual reporting on building permits, value of construction, planning applications, etc.. This will provide a more comprehensive look at planning and development in Kingsville.

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 Growth and Development

REVIEWED BY:

Name

John Norton
Chief Administrative Officer