



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Allen Burgess, Supervisor of Planning & Development

Department: Planning & Development

Date of Report: July 17, 2024

Report Number: PD-26-2024

Subject: Site Plan Agreements Executed (October 2023 to July 17, 2024)

Recommendation

That the report completed by the Supervisor of Planning and Development (PD-00-2024) regarding the number and nature of site plan agreements executed from October 2023 to July 17, 2024, be received.

Report

The Town of LaSalle's Official Plan (2018) designates the Town of LaSalle in its entirety as a Site Plan Control Area pursuant to Section 41(2) of the *Planning Act*. 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 Council is to pass a by-law under subsection (2) and shall appoint an officer, employee, or agent of the municipality as an authorized person for the purposes of subsection (4). Where site plan approval was previously approved by Council, Bill 109 required municipalities to pass a By-law to appoint an authorized designate for site plan control approvals. At the June 14th, 2022 meeting of Council, By-law 8709 was adopted to appoint an authorized designate to oversee and approve site plan control applications on behalf of the municipality.

The purpose of this report is to provide information to Council that details the number and nature of site plan agreements that have been approved by Administration since our last report on September 30th, 2023.

Each site plan control agreement is prepared by Legal Counsel for the Municipality in consultation with both the Planning and Engineering Departments. Any site plan proposal that is granted approval within the municipality must demonstrate compliance with the zoning requirements and engineering standards for new development in the Town of LaSalle.

Since the adoption of the Site Plan Delegation By-law, Administration has exercised the delegated authority of site plan approval for the following applications:

	Registered Owner	Registration Date	Project Location	Description of Project
1	Montessori Day Care – 1550 Front Road	March 4, 2024 CE1172337	1550 Front Road	New Site Plan Control Agreement to facilitate a two-storey 4,000 square-foot expansion of the existing Montessori Day Care.

Currently, staff is working with developers on six additional agreements which are nearing completion.

Consultations

Consultation with the Town’s legal department.

Financial Implications

There are no financial impacts as a result of this report. The municipality collects the appropriate development charges and building permit fees prior to releasing the building permit. Following project completion, there is an anticipated increase in the assessed value of the property which typically results in an increase in municipal taxation and assessment base for the Town.

Prepared By:



Allen Burgess, MCIP, RPP
Supervisor of Planning & Development Services
Town of LaSalle

Link to Strategic Goals

1. Enhancing organizational excellence - Yes
2. Strengthen the community's engagement with the Town - Yes
3. Grow and diversify the local economy - No
4. Build on our high-quality of life - No
5. Sustaining strong public services and infrastructure - No

Communications

None.

Notifications

None.

Report Approval Details

Document Title:	Site Plan Agreements Executed (October 2023 til July, 2024.docx
Attachments:	
Final Approval Date:	Jul 30, 2024

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



Director of Planning and Development

Gudrin Beggs



Chief Administrative Officer

Joe Milicia