



## **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:** October 4, 2024

**Report Number:** PD-35-2024

**Subject:** Site Plan Agreements Executed (August 1, 2024 to September 30, 2024)

### **Recommendation**

That the report completed by the Supervisor of Planning and Development (PD-35-2024) regarding the number and nature of site plan agreements executed from August 1, 2024, to September 30, 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 14<sup>th</sup>, 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 with details on the number and nature of site plan agreements that have been approved by Administration, since the last report on August 13<sup>th</sup>, 2024.

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 must demonstrate compliance with the zoning requirements and engineering standards for new development in the Town of LaSalle.

Since the last site plan approval update report to Council, Administration has exercised the delegated authority of site plan approval for the following applications:

	<b>Registered Owner</b>	<b>Registration Date and #</b>	<b>Project Location</b>	<b>Description of Project</b>
<b>1</b>	Mohamed Tabib	August 21, 2024 CE1194589	1725 Sprucewood Avenue	New Site Plan Control Agreement for the construction of a mixed-use multi-unit residential/commercial development (purpose-built rental building), which includes a total of 12 dwelling units and a ground floor commercial unit.
<b>2</b>	2210036 Ontario Limited (Facca Marina)	September 4, 2024 CE1196646	2796 Front Road	New Site Plan Control Agreement to facilitate the construction of a 15,400 square foot indoor Marine Storage facility.
<b>3</b>	2442760 Ontario Limited (ProPower)	September 23, 2024 CE1199242	5000 Howard Business Parkway	New Site Plan Control Agreement to facilitate a 15,800 square foot expansion of the existing ProPower manufacturing facility on Howard Business Parkway.

### **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 (August, 2024 to Sept 30, 2024).docx
Attachments:	
Final Approval Date:	Oct 7, 2024

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



Manager, Planning and Development

Kristina Brcic

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Director of Planning and Development

Gudrin Beggs

A handwritten signature in black ink, appearing to read 'Joe Milicia', written in a cursive style.

Chief Administrative Officer

Joe Milicia