



## **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:** January 9, 2025

**Report Number:** PD-01-25

**Subject:** Site Plan Agreements Executed (October to December 31st, 2024)

### **Recommendation**

That the report completed by the Supervisor of Planning and Development (PD-01-2025) regarding the number and nature of site plan agreements executed from October 1, 2024 to December 31, 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 that details the number and nature of site plan agreements that have been approved by Administration since the last report on September 30<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 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	Timberland	October 04, 2024 CE1201135	1630 Sprucewood	Amending Site Plan Control Agreement to facilitate the addition of one additional residential unit.
2	CDG Properties Inc.	Nov 18, 2024 CE1206952	6146 Malden	New Site Plan Control Agreement to facilitate the construction of a 10,100 square-foot plaza.
3	M. Tabib	Dec 5, 2024 CE1209519	1725 Sprucewood	Amending Site Plan Control Agreement to facilitate seven additional residential units.
4	LaSalle Heritage Plaza Inc.	Dec 6, 2024 CE1209670	2055 Sandwich West Parkway	Amending Site Plan Control Agreement to facilitate the construction of the third phase of development with an 8,800 square-foot building.

## 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 to December 31st, 2024).docx
Attachments:	
Final Approval Date:	Jan 13, 2025

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



Manager, Planning and Development

Kristina Brcic



Director of Planning and Development

Gudrin Beggs



Chief Administrative Officer

Joe Milicia