



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: L. Silani, MCIP, RPP, Director of Development Services

Department: Development & Strategic Initiatives

Date of Report: April 7, 2020

Report Number: DS-12-2020

Subject: Delegation of Site Plan Control Approval

Recommendation

That the report of the Director of Development & Strategic Initiatives dated April 7, 2020 (DS-12-2020) regarding the Delegation of Site Plan Control BE APPROVED and the accompanying by-law BE ADOPTED.

Report

Site plan control is a tool that is used by the Town in accordance with the provisions of Section 41 of the Planning Act, to make sure that commercial, industrial, institutional and multi-unit residential development is designed, built and maintained appropriately.

The Council adopted and approved Official Plan establishes the objectives for using this planning tool, including:

- Ensuring safe and efficient vehicular and pedestrian access;
- Minimizing incompatibilities between new and existing development;
- Establish the location of parking, loading and other site details;
- Ensuring that the required easements and/or land dedications are obtained as needed for road widening's, public infrastructure, and site drainage.

Reviewing site plans submitted under Section 41 of the Planning Act is an administrative matter that can be delegated to the CAO, and the Director of Development & Strategic Initiatives. This would help streamline what is considered a technical review function. Planning Staff would continue to circulate and obtain input from Town Engineering, Fire and other internal and external departments and agencies --- to ensure that the final site plan conforms with the Council adopted Official Plan

policies, implements the Council adopted Zoning By-law regulations, and implements the Council adopted Development Standards.

No public meetings are required for the Town to approve a site plan control application, and no external appeals are permitted. Under the Planning Act, only the Applicant can appeal a site plan control application decision.

Public meetings held under the rezoning and lot creation provisions of the Planning Act would not be affected by this delegation of site plan control approval to the CAO and the Director of Development & Strategic Initiatives. Those would continue to take place, and Council would continue to be the decision making authority for all of those Planning Act applications.

It should be noted that the vast majority of municipalities in our region have already delegated this approval authority to Staff, and it has resulted in more efficient and streamlined approval process.

Consultations

Supervisor of Planning & Development Services, Town Engineer, Fire Chief

Financial Implications

None

Prepared By:



Director, Development and
Strategic Initiatives

L. Silani, MCIP, RPP



Supervisor, Planning and Development

A. Burgess, MCIP, RPP

Link to Strategic Goals

Yes	Enhancing organizational excellence
	Sustain strong public services and infrastructure
	Strengthen the community's engagement with the Town
Yes	Grow and diversify the local economy
	Build on our high-quality of life

Communications

Yes	Not applicable
	Website
	Social Media
	News Release
	Local Newspaper
	Bids & Tenders
	Notification pursuant to the Planning Act

Notifications

Name	Address	Email

Report Approval Details

Document Title:	Delegation of Site Plan Control Approval.docx
Attachments:	
Final Approval Date:	Apr 7, 2020

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



Director, Development and
Strategic Initiatives

Larry Silani



Chief Administrative Officer

Joe Milicia