

Meeting Date: October 21, 2019
Department: Building and Planning
Prepared By: Jennifer Huff, Manager, Building and Planning
Reviewed By: Matthew Stephenson, Director, Building / Planning / Waste Services
Approved By: Greg McClinchey, Chief Administrative Officer
SUBJECT: **Update to the Site Plan Control By-law**

RECOMMENDATION: **THAT:** Council approve the updated Site Plan Control By-law.

BACKGROUND

The purpose of a site plan control by-law is to ensure that the Municipality is able to control the appearance and function of development by applying consistent standards and guidelines. The Municipality of Strathroy-Caradoc passed its first site plan control by-law in 2006. Since 2006, there have been a number of Provincial-level legislative and policy changes that trigger the need to amend the current site plan control by-law. Staff have also identified a number of opportunities to make the site plan control by-law more effective in order to respond to changing development trends.

An updated site plan control by-law has been prepared and reviewed by local building and planning staff. Changes include:

- Updating the by-law to make it consistent with Section 41 of the Planning Act, R.S.O., 1990, as amended;
- Clarifying that the construction of secondary suites are exempt from site plan control;
- Clarifying the extent that changes to the ‘usability’ of a site will trigger the application of site plan control;
- Clarifying that agricultural commercial / industrial uses such as on-farm diversified uses, agri-tourism uses, and cannabis greenhouses are subject to site plan control;
- Including direction that a ‘Guidelines Compliance Report’ may be a required part of a site plan control application for development located on lands within the “Downtown Core” designation of the Official Plan; and,
- Clerical and technical amendments as needed.

SUMMARY

It is staff's opinion that the proposed amendments to the Site Plan Control By-law ensures that it remains consistent with the Planning Act and provides sufficient direction regarding the types of development that shall be subject to site plan control.

Based on the above, it is recommended that Council approve the updated Site Plan Control By-law.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

None