

# Site Plan Approval Process

Ted Horton, Planner



# Overview



- Planning overview
- Site Plan Approval Process Manual
- Types of applications
- Process & role of Site Plan Review Committee (SPRC)
- Questions and conclusion

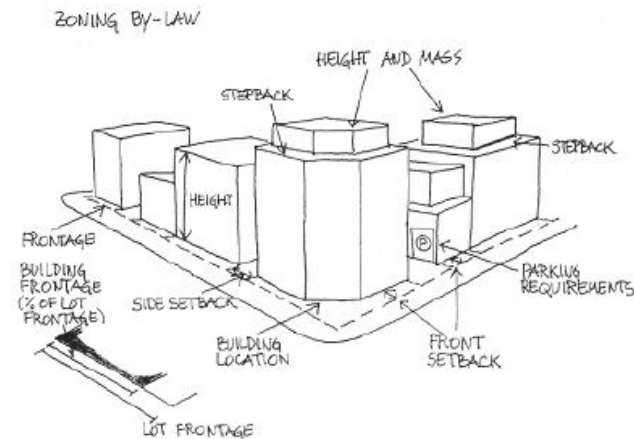


# Planning Overview: Policy



# Planning Overview: Zoning

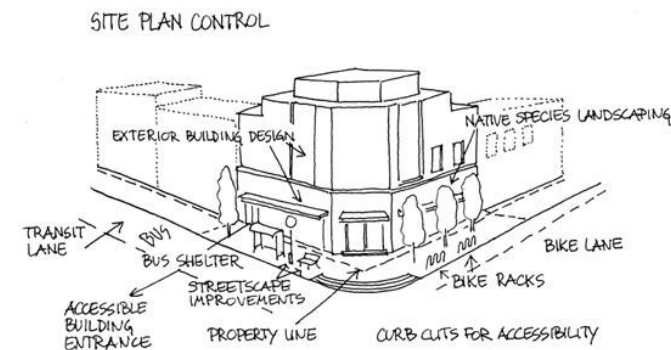
- Planning Act S. 34
- Tool to control land use
- Implement policies of the:
  - Provincial Policy Statement (2014)
  - Provincial plans
  - York Region Official Plan
  - Official Plan



# Planning Overview: Site Plans



- Planning Act S. 41
- Tool to review and control development
- Implement policies of the:
  - Official Plan
  - Zoning By-law



# Planning Overview: Site Plans



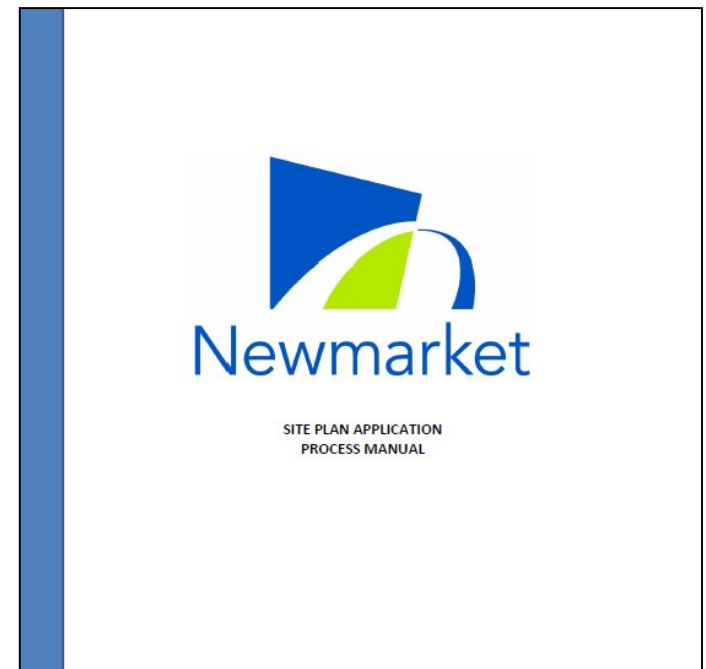
|   |   |
|---|---|
| <b>Town of Newmarket</b> <ul style="list-style-type: none"> <li>• Town of Newmarket Official Plan</li> <li>• Urban Centres Secondary Plan</li> <li>• The applicable Zoning By-law(s)</li> <li>• Engineering Design Standards</li> <li>• Streetscape Master Plan</li> <li>• Water/Wastewater Master Plan</li> <li>• Stormwater Master Plan</li> <li>• Tree Policy</li> <li>• Parkland Dedication By-law</li> <li>• Development Charges By-law</li> <li>• Traffic By-law</li> <li>• Noise By-law</li> </ul> | <b>Lake Simcoe Region Conservation Authority</b> <ul style="list-style-type: none"> <li>• South Georgian Bay Lake Simcoe Source Protection Plan</li> <li>• Lake Simcoe Protection Plan</li> <li>• LSCRA Ecological Offsetting Plan</li> <li>• Watershed Development Guidelines</li> </ul> |
| <b>Regional Municipality of York</b> <ul style="list-style-type: none"> <li>• York Region Official Plan</li> <li>• Site Plan Submission Requirements</li> </ul>   | <b>Utilities and Service Providers</b> <ul style="list-style-type: none"> <li>• Bell Canada Building and Conduit Requirements</li> <li>• Canada Post Standards for Builders and Developers</li> </ul>   |
| <b>Ministry of Transportation</b> <ul style="list-style-type: none"> <li>• Policies and Standards for Impacts on the Provincial Transportation System</li> <li>• Ontario Traffic Manuals</li> </ul>   | <b>Provincial Legislation</b> <ul style="list-style-type: none"> <li>• Ontario Building Code</li> <li>• Accessibility for Ontarians with Disabilities Act</li> </ul>  |



# Site Plan Approval Process Manual



- Types of applications
- Process
- Studies and plans
- Standards
- Checklists
- Appendices



# Types of Applications



## Exempt

- Minor additions, low-density residential, minor changes to approved plans



## Quick

- Exterior works such as LID, lots created through consent, parking lots

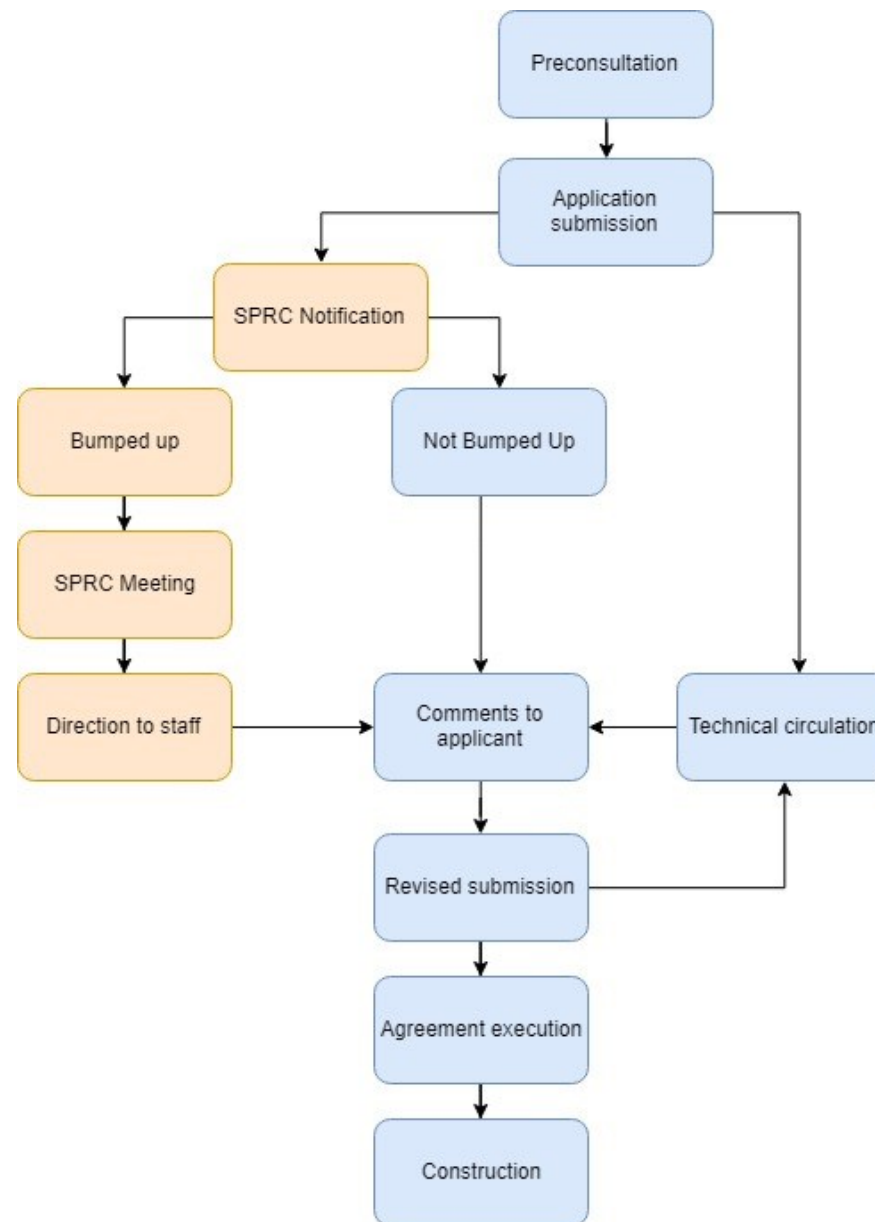


## Routine

- All other development



# Process



# Conclusion



- Planning overview
- Site Plan Approval Process Manual
- Role of Council and SPRC
- Questions and conclusion



# Questions?

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