

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



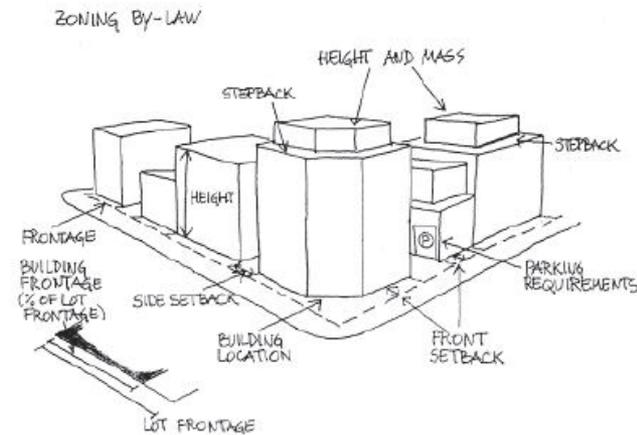
Planning Overview: Policy



Planning Overview: Zoning



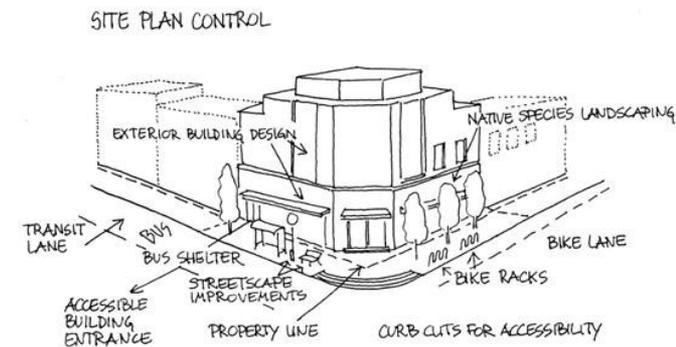
- Planning Act S. 34
- Tool to control land use
- Implement policies of the:
 - Provincial Policy Statement (2014)
 - Provincial plans
 - York Region Official Plan
 - Official Plan



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



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



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

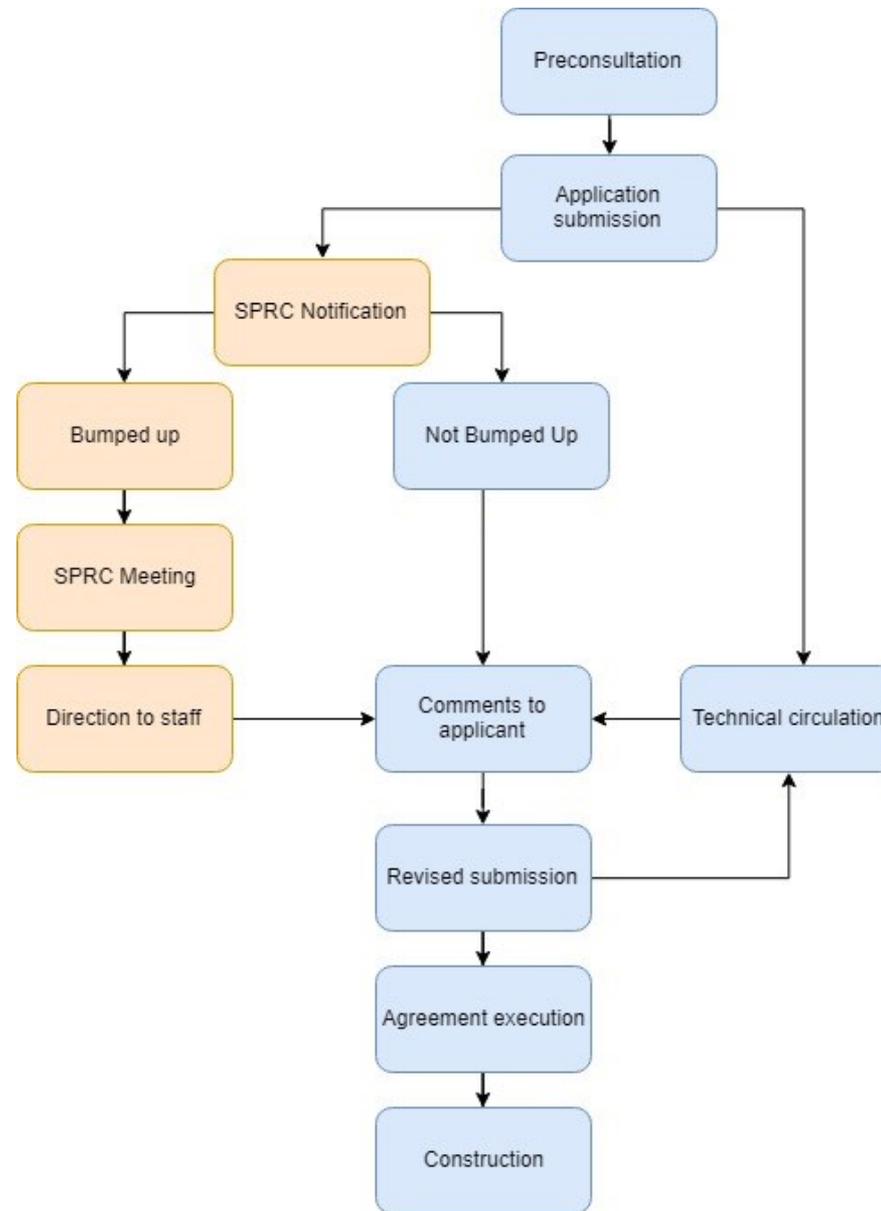


Routine

- 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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