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M E M O R A N D U M

TO: Members of Council
CAO
Commissioner of Development and Infrastructure

FROM: Adrian Cammaert

DATE: October 17, 2018

RE: Site Plan Control By-law

Attached is a new draft Site Plan Control By-law. It is proposed that this new by-law repeal and replace the existing by-law (2010-41).

The existing Site Plan Control By-law (2010-41) will soon be out of date. It was drafted to be applicable to a series of zones that are only found in ZBL 2010-40 and therefore won't be applicable to the new zones of the Urban Centres once the new Urban Centres Zoning By-law once is in force.

Rather than specifying individual zones to which the site plan control applies, the attached new by-law simply states that the entire Town is under Site Plan Control. Then, to prevent all development from requiring Site Plan approval, the new (2018) Site Plan Process Manual allows certain types of smaller-scale development (such as single detached dwellings and additions) to be exempt from site plan approval.

Sincerely,

Adrian Cammaert, MCIP, RPP, CNU-A
Senior Planner, Policy