

The Corporation of the Town of South Bruce Peninsula

By-Law Number 73-2022

Being a By-Law to Establish a Site Plan Control Area and Adopt a Site Plan Control Application Process in the Town of South Bruce Peninsula

Whereas the Planning Act, 1990 Section 41 makes provision for site plan control and the designation of a site plan control area;

And whereas the Planning Act, 1990 Section 41 (4.0.1) provides for the appointment of an authorized staff person to make decisions regarding the processing and approval of site plan control agreements;

And whereas the Planning Act, 1990 Section 45 makes provision for the municipality to enter into agreements which may be registered against the title to the lands;

And whereas the Council of the Corporation of the Town of South Bruce Peninsula has delegated the authority for the approval of site plan control agreements to its Chief Administrative Officer or designate;

And whereas the Council of the Corporation of the Town of South Bruce Peninsula is desirous of ensuring that the whole of the Town of South Bruce Peninsula is considered to be a Site Plan Control Area;

And whereas the Council of the Corporation of the Town of South Bruce Peninsula is desirous of adopting a process whereby site plan control applications will be process and to establish what would be considered to be a complete application.

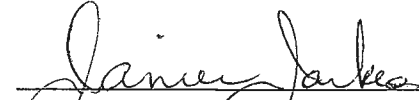
Now therefore the Council of the Corporation of the Town of South Bruce Peninsula enacts as follows:


- 1.1 **That** the Official Plan for the Town of South Bruce Peninsula contains provisions for site plan control and as such, the entire Town of South Bruce Peninsula is hereby designated as a Site Plan Control Area.
- 1.2 **That** staff have the authority to determine what developments will require the execution of a site plan control agreement.
2. **That** applications for site plan control shall be made on the forms as established by staff for that purpose.
- 3.1 **That** staff will not consider an application received to be deemed to be complete until they have received:
 - 3.1.1 a survey if required;

- 3.1.2 drawings in the size, quantity and format required including at minimum a site plan, a servicing plan, exterior elevations of any structures in colour, a grading and drainage plan and a landscaping plan;
- 3.1.3 completed planning decisions if required including but not being limited to Official Plan amendments, Zoning By-Law amendments, minor variances, draft plan of subdivision decisions and Niagara Escarpment Commission Development Permits;
- 3.1.4 reports, studies and assessments as required to support the application including but not being limited to hydrogeological assessments, stormwater management reports, engineering reports, appraisals, servicing reports, traffic impact reports, archaeological assessments, natural heritage assessments and geotechnical reports;
- 3.1.5 support and comments from outside agencies including but not being limited to Grey Sauble Conservation Authority, Source Water Protection Office, Ministry of the Environment, Ministry of Natural Resources, SON, Saugeen Valley Conservation Authority, Niagara Escarpment Commission, Hydro One, Bruce County Planning and Highways, Ministry of Transportation, TSSA, Canada Post, Bell Canada, Union Gas;
- 3.1.6 terms of reference for and completed peer reviews of systems, equipment, plans or any component of the development as required;
- 3.1.7 the applicable fee for the processing of the application, in accordance with the provisions contained in the Town Fee By-Law; and
- 3.1.8 any other plan, study report, item, approval, consultation or authorization as may be required, depending on the scope of the planned development.
- 3.2 **That** all items required for an application to be deemed to be complete shall be considered to contain the clause, at the sole discretion of staff.
- 4.1 **That** the *Planning Act, 1990*, as amended does not permit the Council of a municipality to make decisions regarding site plan control however it is hereby understood that staff will make every effort to provide to Council, by way of an information report, proposed developments for which a site plan control agreement will apply.
- 4.2 **That** only in the circumstance where time is of the essence and there is no meeting of Council taking place will staff proceed with the execution of a site plan control agreement without Council having had the opportunity to comment and make suggestions on the proposed development.
- 4.3 **That** Council will have the opportunity to make comments and suggestions with regard to the proposed development but will not have authority to make decisions with regard to the approval of the site plan control agreements.
5. **That** this by-law will come into full force and effect upon the final passing thereof.

6. That By-Law Number 127-2008 is hereby rescinded and replaced with this by-law.

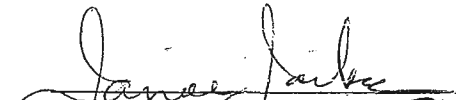
Read a first and second time this 6th day of September, 2022.

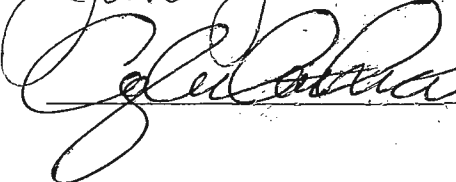


Mayor


Clerk

Read a third time and finally passed this 6th day of September, 2022.



Mayor


Clerk