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Town of Aurora
Information Report
No. PDS23-145

Subject: Year-End Report on Delegated Site Plan Applications

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Associate Manager of Development Planning

Department: Planning and Development Services

Date: December 5, 2023

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.

Executive Summary

The purpose of this report is to provide Council with a summary of Site Plan Applications that have been processed by the Planning Division in 2023 based on the delegated authority to approve applications and execute agreements.

- Bill 109 now requires that all Site Plan applications be delegated to staff for approval.
- Bill 23 removed Site Plan approval for all residential developments under 10 units, including Stable Neighbourhood site plan reviews.
- There have been eleven (11) Site Plan applications approved and agreements executed under delegated authority over 2023.

Background

Bill 109 now requires that all Site Plan applications be delegated to staff for approval

Bill 109 received Royal Assent on April 14, 2022. Amongst other amendments to the *Planning Act*, Bill 109 now requires that all Site Plan Applications be delegated to staff for approval. This delegated authority applies regardless of the type of use, size or scale of the development.

Under Bill 109, all municipal authorities across the province must delegate Site Plan approval authority to staff, being the Director of Planning and Development Services. The delegation of Site Plan approval authority came into effect on July 1, 2022.

Bill 23 removed Site Plan approval for all residential developments under 10 units, including Stable Neighbourhood site plan reviews

Under Bill 23, the province has implemented a number of changes to the *Planning Act* that have impacted the Site Plan review and approval process. Bill 23 received Royal Assent on November 28, 2022, and immediately exempted developments of up to 10 units or less from Site Plan Control. Further, Site Plan review can no longer oversee the exterior design of buildings or any landscaping details.

Bill 23 was introduced by the province as a means of expediting the housing development and approval process. Prior to Bill 23, the Town required Site Plan review for all infill development within the Stable Neighbourhood areas. Bill 23 has eliminated the ability of the Town to regulate this type of development, as it is under 10 units.

Analysis

There have been eleven (11) Site Plan applications approved and agreements executed under delegated authority over 2023

On October 22, 2019, Council adopted By-law 6212-19 granting Delegated Approval Authority to the Director of Planning and Development Services to approve Minor Site Plan Applications and Site Plan applications within the Town's Business Park zones. Bill 109 has now expanded this delegated authority to apply to all Site Plan applications, and Bill 23 has removed the ability to enforce Site Plan control for any development of 10 units or less.

For information purposes, the following Site Plan applications were approved or had agreements executed under delegated authority over 2023:

Address and File Number	Description	Approval/Agreement Executed
275 Addison Hall Circle (SP-2022-04)	A one-storey industrial building with 2 units	July 2023

115, 135, 155 Addison Hall Circle (SP-2022-01)	Three, one-storey industrial buildings consisting of 39 units	January 2023
74 Centre Street (SP-2022-11)	Triplex dwelling	March 2023
32 Don Hillock Drive (SP-2021-14)	A one-storey industrial building with 7 units	March 2023
175 Eric T Smith Way (SP-2023-03)	A six-storey hotel with 125 units and associated parking area	September 2023
1 Henderson Drive (SP(EX)-2023-01)	Temporary seasonal outdoor sale area	April 2023
340 Industrial Parkway South (SPM-2023-03)	Accessory structure for industrial property	October 2023
11 Spring Farm Road (SP-2022-02)	A two-storey secondary school with a field, pickup/drop off lane and parking	September 2023
929 St. John's Sideroad (SPM-2023-01)	Enbridge natural gas feeder station	July 2023
1400 Wellington Street East (SP(EX)-2022-07)	SARC addition	April 2023
1623 Wellington Street East (SP-2022-14)	A four-storey office building	August 2023

Staff will continue to provide Information Reports back to Council regarding the Site Plan applications that have been approved under delegated authority moving forward.

Advisory Committee Review

Not applicable.

Legal Considerations

None.

Financial Implications

None.

Communications Considerations

This report is posted on the Town's website for information.

Climate Change Considerations

None.

Link to Strategic Plan

The applications support the Strategic Plan goals of providing housing and economic development opportunities as part of strengthening the fabric of our community.

Alternative(s) to the Recommendation

None.

Conclusions

This report provides a summary of the Site Plan applications that have been approved under delegated authority over 2023.

Attachments

Attachment 1 – Location Map

Previous Reports

PDS22-080 – 2022 Delegations Report

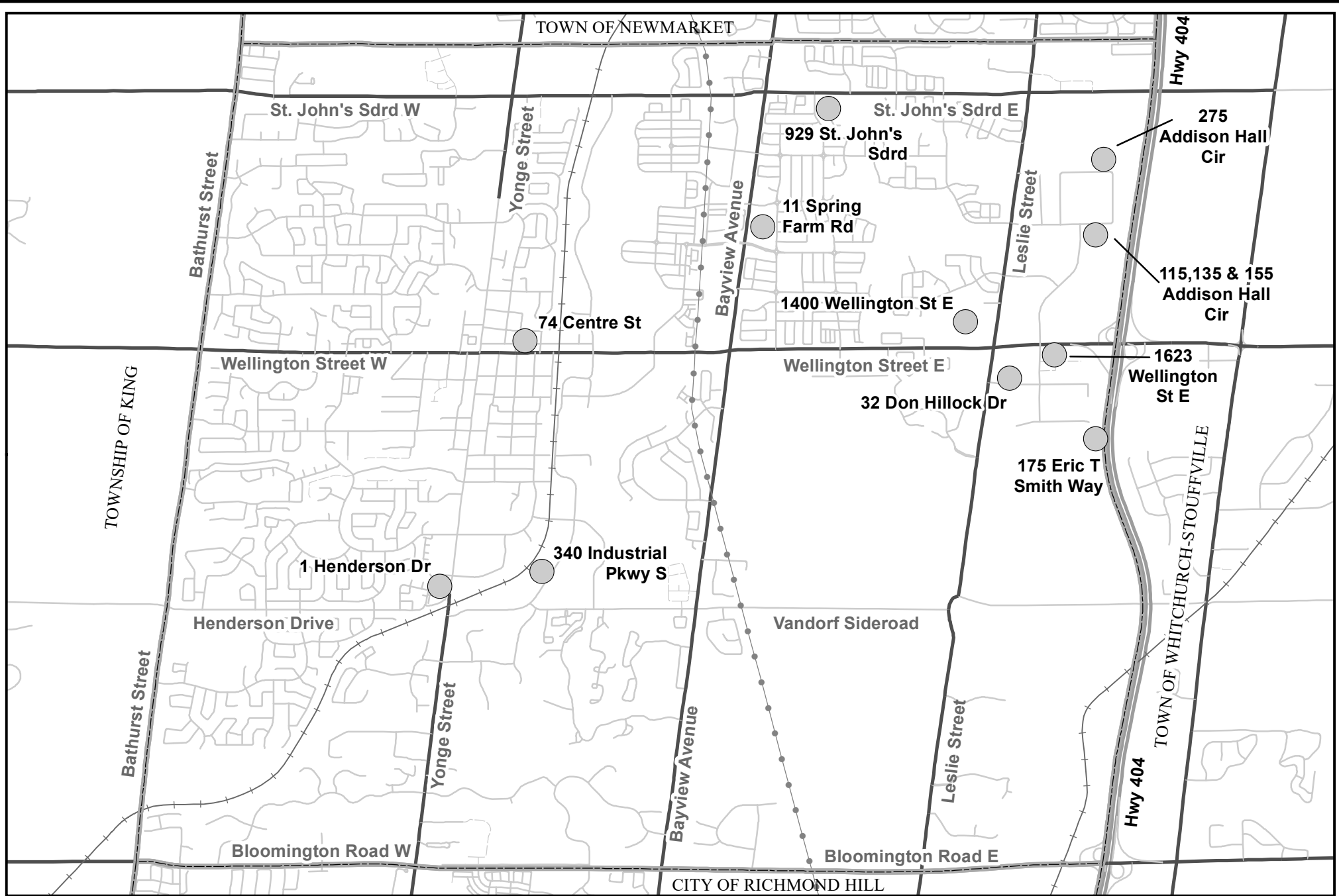
Pre-submission Review

Agenda Management Team review on November 16, 2023

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

Attachment #1

● SUBJECT LANDS

