

Date: October 5, 2020

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Site Plan Control Discussion

The use of site plan control in my tenure and from historical research within the Town of Fort Frances has been somewhat inconsistent. The balance between promoting development by reducing roadblocks and utilizing site plan control to have some control over a project especially in relation to stormwater management create a fine line to walk in promotion and restriction.

Members of the committee as well as myself have heard from some parties that the use of site plan control creates roadblocks and additional costs to the already high cost of building. Whereas, on the other hand many developers expect these regulations and are prepared for them.

Currently, outside of single-family dwelling construction and associated projects, most development scenarios are brought forward to the Committee and then Council to determine whether to enact site plan control. This method works well to keep these parties up to date on development, though immediately creates a minimum two-week holding window (4 weeks in the summer) on a project if deemed not necessary, and even greater if necessary.

The intent behind this report is to generate discussion amongst the committee to determine if they wish to continue to consider each development on an individual basis, or if they may wish to consider that administration prepare a Site Plan Control By-Law which would provide specific development criteria which would clearly state when and when not to use site plan control.

A few sample by-laws have been included with this report for discussion.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized flourish at the end.

Cody Vangel, EIT
Chief Building Official & Municipal Planner