



GEORGINA

SITE PLAN CONTROL BY-LAW AND APPLICATION PROCESS REVIEW

Report No. DS-2020-0011

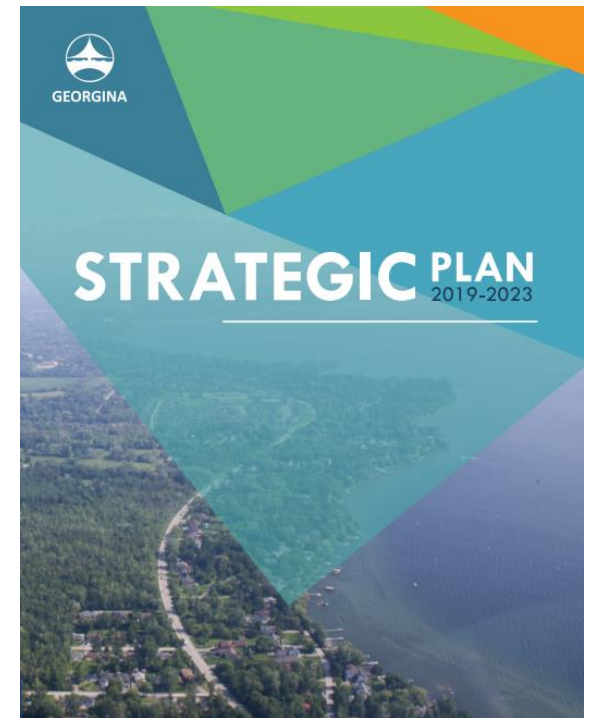
Date: February 26, 2020



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Background

- Report DS-2019-0029 presented to Council on June 16, 2019
- Planning Legislation and Existing Town By-law relating to Site Plan Control
- Relation to the Town of Georgina Corporate Strategic Plan (Grow Our Economy, Provide Exceptional Municipal Service)
- Proposed changes to Site Plan By-law and Process, including increased delegation
- Staff directed to conduct public and stakeholder consultation





Public and Stakeholder Consultation

- Notice posted on Town Website, Georgina Advocate and circulated to key commenting agencies
- Input and Comments Received from:
 - Economic Development Committee
 - Georgina Developer's Association
 - Previous Site Plan Applicants
 - Members of the Public





Exemptions from Site Plan Control

Existing

- Buildings or structures relating to farming or agricultural operations and do not serve the public such as Barns/Stables/Sheds/Greenhouses
- Building addition or new accessory building no more than 20% of existing gross floor area or up to 100 m² whichever is the lesser
- Single family detached, semi-detached or duplex dwelling



Proposed

- Where the applicant is the Municipality (i.e. development that takes place on Town owned land)
- Temporary / Occasional Uses that are in compliance with zoning (e.g. patios associated with restaurants)
- Townhouses that are within a registered plan of subdivision or condominium and captured as part of the development agreement





Proposed Delegation to Director of Development Services

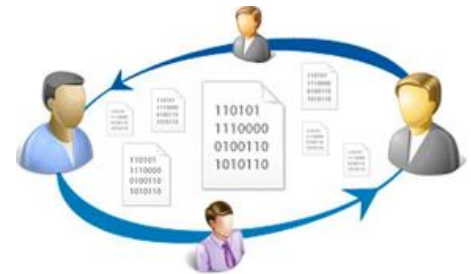
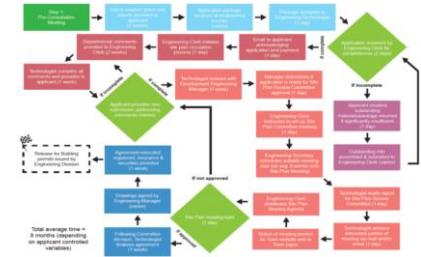
- Model Homes and Sales Offices
- 'Minor' or 'Mid-range' Applications (ie. development with GFA no greater than 500 m² or 40% of existing)
- Installation of drive-through facilities
- New commercial parking lots or expansion of existing commercial parking lots not exceeding a total of fifty (50) parking spaces. New commercial parking lots or expansion of parking lot exceeding fifty (50) parking spots will be considered major development due to environmental and traffic impact.
- Site Plan Control Approval applications within the Keswick Business Park Secondary Plan boundary
- Residential dwellings containing five or fewer residential units
- Bump-up Provision





Key Application Process Improvements

- Process Flow Charts (Steps + timing)
- Increased Communication with Applicants
- Shorter Timeframes for Site Plan/Engineering Design Review
- Streamlined Communication/Public Notice
- Adjusted Security Amounts
- Site Plan Inspection Fee Reduction





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Cannabis Production Facilities

- Cannabis Production Facilities Draft Zoning By-law Amendment presented to council December 1, 2019 and public meeting scheduled for April 1, 2020
- Cannabis Production Facilities must meet zoning requirements
- Both Licensed and Designated Cannabis Production Facilities will be subject to Site Plan Control
- Approval delegated to Site Plan Review Committee





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Next Steps

- Town Solicitor to Review By-laws
- Follow-up with key agencies and stakeholders
- Return to Council for adoption of proposed final By-laws
- Development Tracking System (2021 & 2022)