



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF DEVELOPMENT SERVICES

Mission Statement: As stewards of the Town of Amherstburg, we strive to improve the quality of life of all residents through the delivery of effective, efficient, and affordable services.

Author's Name: Christopher Aspila	Report Date: January 9, 2025
Author's Phone: 519 736-5408 ext. 2124	Date to Council: January 27, 2025
Author's E-mail: caspila@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Summary of Site Plan Control Applications Since September 23, 2024

1. RECOMMENDATION:

It is recommended that:

1. The report of January 27, 2025, titled Summary of Site Plan Control Applications Since September 23, 2024 **BE RECEIVED for information.**

2. BACKGROUND:

At the December 5, 2022 meeting Council requested Administration to determine how a report to update them on Site Plan Control agreements approved under Bill 109 could be done. At the November 13, 2023 meeting Administration advised an annual report on all Site Plan Control (SPC) agreements was planned for December 11, 2023. At that meeting Council provided additional direction that going forward as SPC are executed or new files which will require a SPC become active, an update report should be brought forward at the next available Council meeting after such an event occurs.

This report summarizes all SPC activity that can be made public for the period of September 23, 2024 to January 9, 2025. Administration will continue to provide an updated summary as and when changes to this list occur.

3. DISCUSSION:

A summary of executed Site Plan Control agreements and active files which are public, is provided in the table attached as Appendix 'A' to this report.

The table includes the following information:

- Municipal address associated with the SPC application;
- Description and zoning for the property;
- If a Building permit has been issued. Of note, an executed SPC agreement does not always result in the building permits following immediately after. It can be months before developer submits for their building permits.
- Construction value is the assigned value of the project when a building permit is issued.
- Public consultation provides for whether the project has been previously brought forward in public for one or several of the following approvals:
 - o Committee of Adjustment (COA);
 - o Statutory Public Meeting (SPM) before Council;
 - o Regular Council meeting for approval of a Zoning By-Law Amendment (ZBA) and or an Official Plan Amendment (OPA)
 - o N/A means there was no public meeting at COA and or Council regarding this file as it only required a SPC agreement, which as per Bill 109 has been delegated to Administration
- Other information is what additional details about the project can be publicly shared.
- Agreement date is the SPC agreement date. Where this field states TBD, the file is still in process.

This report serves to provide Council with a listing of all SPC files since the last report provided on September 23, 2024 which reported up to January 9, 2025.

4. RISK ANALYSIS:

This report is provided for information purposes only and is assessed as having a very low risk.

5. FINANCIAL MATTERS:

N/A

6. CONSULTATIONS:

Site Plan Control Applicants have been contacted with a request to provide signed consent authorizing the release of any tenant names in situations where the information is not already in the public realm.

7. CORPORATE STRATEGIC ALIGNMENT:

Vision: Preserving our past while forging our future.

Amherstburg Community Strategic Plan 2022 - 2026

<p style="text-align: center;">PILLAR 1 Deliver Trusted & Accountable Local Government</p> <ul style="list-style-type: none">✓ Improve trust between council and staff, and residents, by strengthening governance and internal accountability structures.<input type="checkbox"/> Deliver transparent and efficient financial management.<input type="checkbox"/> Increase effective communication and engagement with residents.<input type="checkbox"/> Develop our staff team, resources, and workplace culture.✓ Continue to deliver strong core municipal services.<input type="checkbox"/> Ensure Amherstburg is an inclusive accessible and welcoming community committed to reconciliation.	<p style="text-align: center;">PILLAR 3 Encourage Local Economic Prosperity</p> <ul style="list-style-type: none">✓ Encourage development of commercial and industrial lands.<input type="checkbox"/> Continue to promote local tourism industry, especially overnight accommodation.<input type="checkbox"/> Continue to facilitate downtown development for residents and visitors.<input type="checkbox"/> Continue to leverage partnership opportunities with other provincial, federal, and local governments, agencies, and organizations.
<p style="text-align: center;">PILLAR 2 Invest in Community Amenities and Infrastructure</p> <ul style="list-style-type: none"><input type="checkbox"/> Maintain safe, reliable and accessible municipal infrastructure and facilities.<input type="checkbox"/> Increase access to recreation opportunities for all ages.<input type="checkbox"/> Finalize and execute plans for town-owned lands (e.g. Duffy’s site, Belle Vue)<input type="checkbox"/> Create public access to water and waterfront<input type="checkbox"/> Prioritize opportunities to reduce environmental impacts of Town operations and increase Town resilience to climate change.	<p style="text-align: center;">PILLAR 4 Shape Growth Aligned with Local Identity</p> <ul style="list-style-type: none"><input type="checkbox"/> Define and communicate a vision for the Town’s future and identity.<input type="checkbox"/> Promote and plan for green and “climate change ready” development.<input type="checkbox"/> Review and implement policies that promote greater access to diverse housing.<input type="checkbox"/> Protect the Town’s historic sites and heritage.<input type="checkbox"/> Preserve the Town’s greenspaces, agricultural lands, and natural environment.

8. CONCLUSION:

This report provides a summary of Site Plan Control Applications received since Administration provides the last update on September 23, 2024.



Christopher Aspila
Manager of Planning Services

Report Approval Details

Document Title:	Summary of Site Plan Control Applications Since September 23 2024.docx
Attachments:	- Appendix 'A' - Summary of Site Plan Activity January 2025.pdf
Final Approval Date:	Jan 15, 2025

This report and all of its attachments were approved and signed as outlined below:



Melissa Osborne



Tracy Prince



Valerie Critchley



Kevin Fox