

Site Plan Review Process

Requirements under the *Planning Act*

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Introduction

- Land Use Planning in Ontario
- Planning Act
- Site Plan Process



Land Use Planning System in Ontario

- Planning Act
- Provincial Policy Statement
- Provincial Plans
- Official Plans
- Zoning Bylaws
- Site Plans
- Building Permits



Planning Act Section 41

- (1) Defines “Development”
- (2) Site Plan Control Areas established through an Official Plan
- (4) Identifies matters to be addressed through Site Plan
 - (1) Plans demonstrate facilities designed to have regard for accessibility for persons with disabilities

Planning Act Section 41

- (7) Conditions of approval may require the owner to:
 - (a) provide to the satisfaction of at no expense to the municipality any or all of the following:
 - (4) Walkways and walkway ramps, including the surfacing thereof, and all other means of pedestrian access.
 - (4.1) Facilitates design to have regard for accessibility for persons with disabilities.
 - (5) Facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon.
 - (6) Walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands.
 - (c.1) enter into one or more agreements with the municipality ensuring that development proceeds in accordance with the plans and drawings approved under subsection (4)

Site Plan Process

- Pre-application consultation;
- Formal Application;
- Circulation, review and comment
- Develop conditions of approval – including agreements;
- Approval

Thank you

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