

6 April 2010



## City Council Committee Report

**To: Mayor Compton & Members of Council**

**Fr: Kevin Robertson, Chief Building Official/Tara Rickaby Planning Administrator**

**Re: Site Plan Control By-law Policy/Procedure**

### **Recommendation:**

**That** Council hereby authorizes a City Site Plan Control Policy #PP-5-1 ; and  
**That** the appropriate By-law be approved for this purpose.

### **Background:**

Council is adopting a site plan control by-law which will apply specific conditions to certain types of development which complement existing zoning. These conditions may be applied to encourage development to preserve or enhance existing site characteristics and those of abutting land uses; conditions could include matters relating to road widening, off-street loading areas or parking lots, sidewalks, lighting, landscaping, easements, lot grading etc. Site plan control is another tool to ensure orderly development within the City.

Staff recommends that a policy/procedure document is adopted in order to provide procedural information both internally, and to prospective developers.

### **Budget:**

There is no related budget impact.

### **Communication Plan/Notice By-law Requirements:**

The Managers would be advised of Council's decision in this matter, and Building/Planning and Engineering staff will be provided with copies, and the policy will be posted on the portal in order that interested developers will have access.

cc: Bill Preisentanz  
Managers