

## King updates site plan control bylaw

### By Mark Pavilons

King has updated its site plan control bylaw and new measures are now in force.

Updated site plan agreements will be brought to council Dec. 15.

The revamped site plan control bylaw is now in line with changes to King's official plan, including OPAs 82-86, adopted by York Region in July 2013.

Site plan control policies govern things like regulations regarding exterior design of buildings, rights-of-way, aesthetics, along with planning application requirements.

There is now a formal pre-consultation process.

The new site plan control bylaw now incorporates:

- \*?Clarification that the definition of ?development??includes outdoor recreational facilities, patios associated with restaurants.

- \*?Sustainable design of buildings.

- \*?Special provisions for lands within the Oak Ridges Moraine, Schomberg Special Policy Area and lands governed by the Ontario Heritage act.

- \* Clarification that site plan approval is required for public agencies, with the exception of development undertaken by the Township of King.

- \*?A change in the administrative process where council no longer passes bylaws authorizing the execution of agreements associated with site plan applications.

- \*?Requirement to engage in the Township's pre-consultation process prior to submitting a site plan application.

A site plan agreement is basically an agreement between the Township and property owner, at the completion of the site plan approval process. This is to ensure the lands are developed in keeping with the approved plans, drawings and specifications.

Changes to the policies allow for better administration and enforcement once the site plan review process has been completed.

Also, the Township hopes to streamline the process, differentiating between ?council process? for multi-residential or commercial development, and ?delegated proces??which involves small-scale projects.