



January 24, 2022

Dear Ms. Connor:

RE: Preliminary High-Level Planning Analysis for the Ontario Aboriginal Housing Services at 235 River Road, Sault Ste. Marie

The subject property is 1.66 ha in size, located at 235 River Road, Sault Ste. Marie within the urban boundary of the City, fronting on a local road. It is bounded to the southeast by the St. Mary's River. Established, low density, single detached dwellings surround the site to the southwest, northwest and northeast. Approximately one third of the property is Zoned R4 (Medium Density Residential), and the rest is Zoned R2 (Single Detached Residential). See Zoning Excerpts below.

The Official Plan policies are supportive of the creation of housing options within the urban boundary. The subject property is designated as Residential and is located within the Urban Settlement Area. See Appendix for key excerpts.

Known development constraints include location within the Sault Ste. Marie Region Conservation Authority (SSMRCA) Fill line (Great Lakes high water mark), which means any proposed development will require a Permit, and possible flood mitigation measures in site design and construction. The effects of climate change cannot be ignored and may be marked by a rising lake levels. There **could be a significant slope** which could impede cost-effective construction.

The SSMRCA recommended a **Preliminary Development Technical Assessment** to flag potential impacts related to the shoreline, erosion, water quality and drainage. Staff could not comment as to whether a zone change to R4 from R2 on the large piece would be supported (or conversely, if it would be a "hard no"). The Assessment process costs \$115/hr with a 1 hour minimum; but apparently it doesn't usually take much longer than 1 hour.

The Planning Department indicated that support is possible for a zone change on the R2 property (to a R4); but that while there is municipal water servicing the site, **it is not clear there is capacity to support maximum density**. Furthermore, **there is no current access to the municipal sanitary sewer**. The SSM Senior Planner recommended an engineering report be prepared along with a preliminary site plan to enable clearer answers about development potential on the site. (Similar to that of the City of Thunder Bay for the Huron Avenue property).

Once you have that information, the City Planner would organize a Development Assistance Review Team (DART) Meeting, which brings together all relevant City departments and outside agencies to provide

comments and outline complete application requirements. In this case, this would likely include staff from Planning, Engineering, Building, Fire Services, Conservation Authority, PUC.

The **required studies** would likely include servicing studies (water, sanitary sewer and electrical), a stormwater management study (which may require some thought given there appears to not be a storm sewer in the area), possibly archaeological and fish habitat. Preliminary versions of these studies would be required as part of any rezoning application, then if approved, more detailed studies would be required prior to development.

A **record of site condition** would be required at the building permit stage – **after any required rezoning, site plan approval**, etc. This means it is likely that a **Phase 1 Environmental Site Assessment** will be required, Phase 2 if the Phase 1 finds potential contamination; and Site Remediation if the Phase 2 finds contamination.

The Senior Planner indicated that the seller may have already completed some investigation(s) with regards to **potential contamination**. I have not heard anything back from the Realtor to confirm this, unfortunately.

Estimated Unit Yield with Current Zoning

The two separately-zoned parcels appear to be separately conveyable. They should be legally merged if they are both going to be developed as part of the same development.

Without any Planning Act approvals or engineering information (including SSMRCA), a conservative estimate for the number of units that can be supported on the R4 portion is 24 units, assuming 900 s.f. units, 3-storey walk-up. Five storeys are permitted. This would result in 16 additional units.

The R2 zone portion, although much larger, can only support a Group Home of up to 8 residents + staff (up to 2 storeys).

The SSM Senior Planner indicated that on a very preliminary basis there do not appear to be additional constraints beyond those which are discussed above (which may be significant); and again, there is a possibility of support for R4 zoning on the entire property .

I would note that with it being an established low-density neighbourhood, there could be some push-back on a higher-density use; particularly one that may block a view to the water (if one exists).

Finally, parkland dedication would likely be 5% or cash in lieu; and a Reference Plan would be required if one is not supplied by the current owner.



9.6 SINGLE DETACHED RESIDENTIAL ZONE (R2)

Introduction

This zone is especially designed for the majority of the single detached neighbourhoods in Sault Ste. Marie. Zone regulations are aimed at providing for and regulating *single detached dwelling units* with special regard for maintaining the present character of the *existing* neighbourhoods.

9.6.1 ANY LOT MAY BE USED FOR ONE OF THE FOLLOWING PERMITTED USES;

- {2019-83} *Accessory use second units* - Refer to Section 4.15 for additional regulations
- {2006-200} *Accessory use wind turbines* - Refer to Section 4.13 for additional regulations
- {2007-105} *Accessory use solar power installations* – Refer to Section 1.1.6 for additional regulations
- *Single detached dwelling*
- *Bed and Breakfast* - Subject to site plan control
- *Day care facility* – Subject to Institutional Zone (I) regulations
- *Elementary school* – Subject to Institutional Zone (I) regulations
- *Group Home*
- *Home based business as accessory to a dwelling unit* – Subject to additional regulations set out in the Definitions Section
- *Park and playground* – Subject to Parks and Recreation Zone (PR) regulations
- *Place of Worship*– Subject to Institutional Zone (I) regulations

1.44 GROUP HOME

An establishment that is operated through the authority of the Government of Canada, the Province of Ontario, or the City of Sault Ste. Marie, and is designed for the **accommodation of 3 to 8 people**, not including staff, living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social, or physical condition, or legal status, require a group living arrangement for their well-being.



9.8 MEDIUM DENSITY RESIDENTIAL ZONE (R4)

Introduction

This zone provides for and regulates medium density residential developments. Zone regulations are designed to allow for and encourage a mixture of several types of multi-unit residential uses.

9.8.1 ANY LOT MAY BE USED FOR ONE OF THE FOLLOWING PERMITTED USES;

- *{2019-83} Accessory use second units* - Refer to Section 4.15 for additional regulations
- *{2006-200} Accessory use wind turbines* - Refer to Section 4.13 for additional regulations
- *{2007-105} Accessory use solar power installations* – Refer to Section 1.1.6 for additional regulations
- *Semi-detached dwelling*
- *Duplex dwelling*
- *Triplex dwelling*
- *Multiple attached dwelling {2014-6}* Subject to site plan control
 - *{2012-158} Multiple attached dwellings* may be developed on the same lot as an *Apartment building*.
- *Apartment building {2014-6}* Subject to site plan control
 - *{2012-158} Apartment buildings* may be developed on the same lot as *Multiple attached dwellings*.
- *Day care facility* – Subject to Institutional Zone (I) regulations
- *Elementary school* – Subject to Institutional Zone (I) regulations
- *Group Home* - Subject to *single detached dwelling* regulations set out in the Low Density Residential Zone (R3)
- *Group Residence* – Subject to Institutional Zone regulations & site plan control
- *Home based business as accessory to a dwelling unit* – Subject to additional regulations set out in Definitions Section
- *Nursing and Residential Care Facilities* - Subject to Institutional Zone (I) regulations
- *Park and playground* – Subject to Parks and Recreation Zone (PR) regulations
- *Place of Worship*– Subject to Institutional Zone (I) regulations
- *Rooming house*- Subject to Single detached zone regulations set out in Low Density Residential Zone (R3)



Figure 1. 235 River Road Zoning

Before considering a conditional offer (based on preliminary constraints identified above), I recommend your lawyer contact the seller's lawyer to determine ownership of the parcels and extent of contamination and status of studies/remediation/record of site condition.

Please note that the high-level calculation relied upon the information on the on-line mapping tool provided by Sault Ste. Marie for which they make no guarantees of accuracy; and the Regulations in the Zoning By-law attached in the Appendix (only the most relevant).

No site visit was conducted due to practical (distance) reasons.

Miigwetch for the opportunity,

A handwritten signature in black ink, appearing to be 'SD' with a flourish.

Shannon Dodd-Smith, MSc, RPP, MCIP
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Appendix

SSM Comprehensive Zoning By-law and Official Plan Excerpts (only the most relevant)



9.6.2 SINGLE DETACHED RESIDENTIAL ZONE (R2) BUILDING REGULATIONS
All Minimums Unless Otherwise Noted

	Single Detached Dwellings & Group Homes	
	R2 Lots that abut Lake Superior & St. Mary's River	All other R2 Properties
Lot Area	650 m ²	550m ²
Frontage	18m	15m
Front yard	7.5m	7.5m
Exterior side yard	4m	4m
Interior side yard	1.2m for 1 storey building 1.8for 2 storey building	1.2m for 1 storey building 1.8m for 2 storey building
The other Interior side yard	{2012-158 } 3.5m	3m
Rear yard	15m from rear lot line	10m
Maximum. Building Height	2 storeys	2 storeys
Maximum. Lot Coverage	40%	40%

9.6.3 ADDITIONAL SINGLE DETACHED RESIDENTIAL ZONE REGULATIONS

9.6.3.1 {2006-78} ACCESSORY BUILDINGS OR STRUCTURES IN YARDS THAT ABUT LAKE SUPERIOR OR ST. MARY'S RIVER

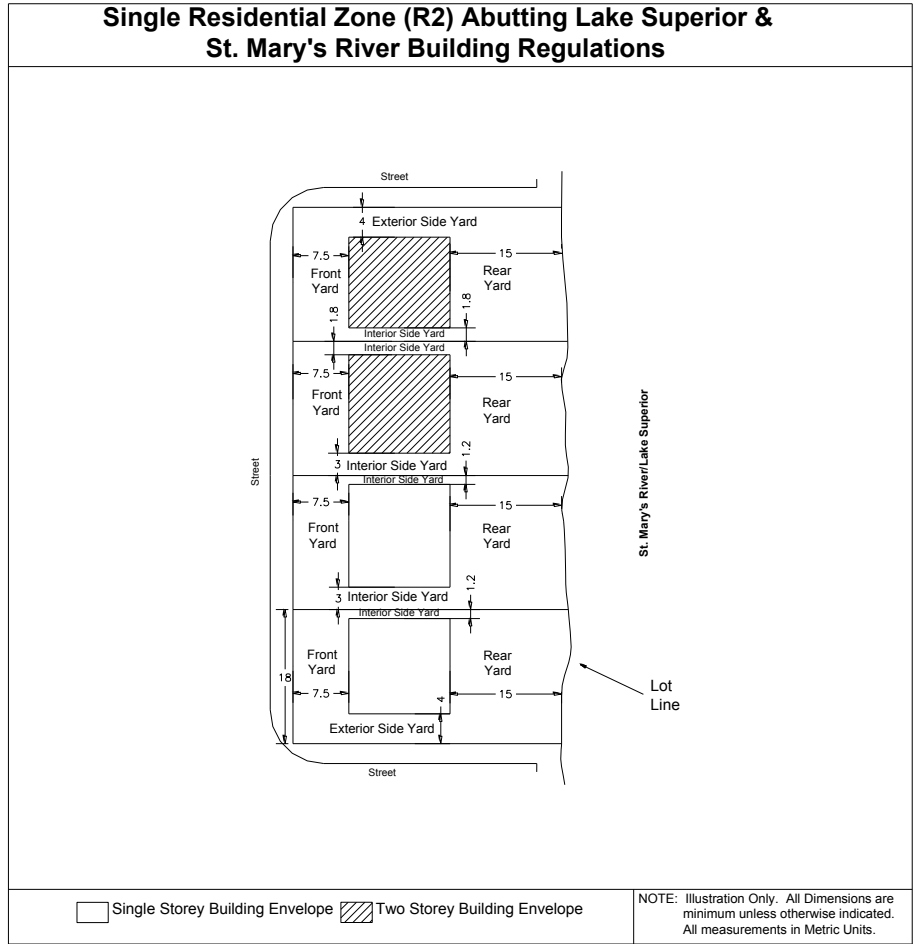
Where an *accessory* building or *structure* is located within a *yard* that abuts Lake Superior or St. Mary's River, the *accessory* building or *structure* shall conform to the same setbacks as set out for the main building. Such setbacks are outlined in Section 9.6.2 of this By-law.

9.6.3.2 {2014-6} MAXIMUM HIEGHT REGULATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES ON LOTS THAT ABUT LAKE SUPERIOR OR ST. MARY'S RIVER

Despite any other provisions in this By-law, accessory buildings and structures on R2 lots that abut Lake Superior or St. Mary's River, shall have a maximum height of 6m.



Table 19 : Single Residential Zone (R2) Abutting Lake Superior & St. Mary's River Building Regulations





9.8.2 MEDIUM DENSITY RESIDENTIAL (R4) ZONE BUILDING REGULATIONS

All Minimums Unless Otherwise Noted

	Semi-Detached	Duplex & Triplex	Multiple Attached	Apartment Building
<i>Lot Area</i>	n/a	n/a	n/a	N/a
<i>Frontage</i>	18m	18m	20m	23m
<i>Front yard</i>	7.5m	7.5m	7.5m	7.5m
<i>Exterior Side Yard</i>	4.5m	4.5m	6m	7.5m
<i>Interior side yard</i>	{2009-5} 3m, or where there is an attached garage: 1.2m for 1 storey 1.8m for 2 storeys	1.2m for 1 storey 1.8m for 2 storeys	<i>Double Duplex:</i> 3m <i>Multiple Attached:</i> 1.2m for 1 storey 1.8m for 2 storeys	7.5m
<i>The other side yard</i>	{2009-5} 3m, or where there is an attached garage: 1.2m for 1 storey 1.8m for 2 storeys	3m	3m	7.5m
<i>Rear yard</i>	10m	10m	10m	10m
<i>Maximum Building Height</i>	2 storeys	2 storeys	2 storeys	5 storeys
<i>Maximum Lot Coverage</i>	40%	40%	40%	30%
<i>Landscaped Open Space</i>	n/a	n/a	n/a	30%

9.8.3 ADDITIONAL MEDIUM DENSITY RESIDENTIAL ZONE (R4) REGULATIONS

9.8.3.1 SEMI-DETACHED DWELLINGS

Lot frontage and *lot area* are halved if individual *dwelling units* are developed upon separate *lots*.

9.8.3.2 INTERIOR SIDE YARDS AND COMMON WALLS

Where 2 *dwelling units* share a common wall, no *interior side yard* is required between the 2 *dwelling units* that share such a common wall.



Table 21 : Medium Density Residential Zone (R4) Building Regulations (1of2)

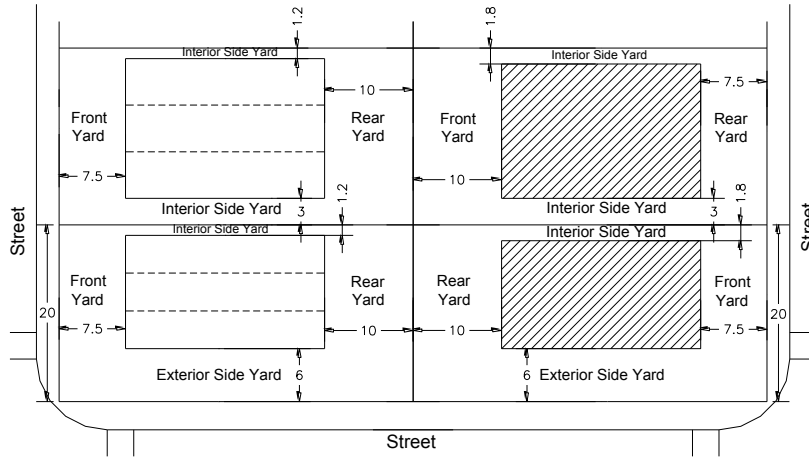
Medium Density Residential Zone (R4) Building Regulations (1of2)	
<p>Semi-Detached Dwellings</p>	<p>*Or Where There is an Attached Garage 1.2m for 1 Storey/1.8m for 2 Storeys</p>
<p>Duplex & Triplex Dwellings</p>	<p>NOTE: Illustration Only. All Dimensions are minimum unless otherwise indicated. All measurements in Metric Units.</p>
<p> Single Storey Building Envelope Two Storey Building Envelope </p>	



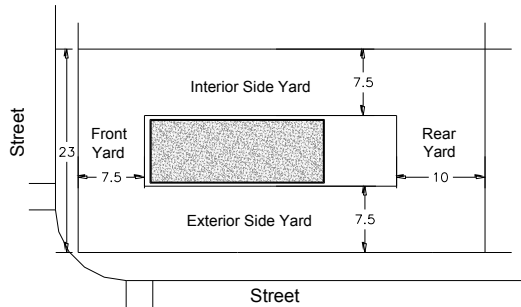
Table 22 Medium Density Residential Zone (R4) Building Regulations (2of2)

Medium Density Residential Zone (R4) Building Regulations (2of2)

Multiple Attached Dwellings



Apartment Building



Single Storey Building Envelope
 Two Storey Building Envelope

NOTE: Illustration Only. All Dimensions are minimum unless otherwise indicated. All measurements in Metric Units.

HE.9 An archaeological impact assessment meeting the Ministry of Citizenship, Culture, and Recreation guidelines shall be required for development that impacts medium to high potential archaeological sites.

2.5 Housing

Housing policies integrate the social and economic aspects of creating and providing adequate and affordable dwellings throughout the municipality to satisfy our projected need. New residential construction over the life of the Plan is expected to be limited. Based on recent projections, approximately 75 to 150 new residential units can be anticipated annually. Policies related to the physical aspects of the delivery of housing are contained in Section 4 of Part 3 of the Plan, “Residential Land Use”. HO.1 Opportunities for a full range of housing types shall be provided to meet the present and expected needs of the community. HO.2 Innovative and alternative residential development standards supporting affordable housing and compact urban form shall be encouraged. However, climate (i.e. snowfall) and other local circumstances should not be neglected. HO.4 Medium and high density – including affordable housing – will be encouraged to be built before or at the same time as low density units. - 14 - HO.6 For all urban residential developments greater than 50 units, the developer shall be required to provide a statement of affordability ensuring that opportunities for creating a range of housing types are provided so that no less than 30% of the new dwellings are affordable. Wherever feasible 50% of all affordable housing provided shall be affordable to low income households as defined by the Ministry of Municipal Affairs and Housing. HO.7 The inventory of affordable housing shall include the sale, resale and re-renting of existing units. HO.8 Housing affordability levels (both new and resale) and projected housing types shall be monitored semi-annually. HO.9 An inventory of multiple-residential zoned land shall be maintained in an effort to assist providers in finding sites for low-income and multiple-unit dwellings.

4.6 Fill Areas Introduction The City’s slopeland and Conservation Authority fill area policies were originally developed to protect significant environmental areas such as rivers and stream - 28 - corridors. These policies also protect significant areas of geological interest such as the Korah Bench. Slopeland areas are within the fill areas on Schedule "B". Policies F.1 The following slopeland criteria and development prescriptions shall apply to new development: Slope Policy 1. 25% No development, dedication to the Municipality 2. 20-25% Restricted development and possible dedication 3. 15-20% Restricted development 4. 10-15% Site specific controls Lands dedicated in excess of 25% are not included in any required park land dedication. F.2 Any application for development of any slopelands that contains slopes over 15% shall be accompanied by an engineering study that addresses the hazards of slope stability at that site, and an Environmental Impact Study (EIS) that shall address all of the environmental concerns of development at that site. F.3 Removal of vegetation on a slopeland shall not be permitted without consultation with a Professional Forester, Professional Engineer, or Landscape Architect. F.4 Areas where topographic changes might result in significant erosion or other environmental damage shall be protected. These areas may include sensitive vegetation, or vegetation in combination with topographic features. F.5 The prime agency in the designation and review of fill

areas is the Conservation Authority. Changes to the boundaries or permits to place fill require its approval. F.6 Fill materials must meet Ministry of Environment and Energy requirements.

PART VI – PHYSICAL DEVELOPMENT – BUILT ENVIRONMENT

Introduction The physical development of the community must respond to the economic, social and natural environmental challenges and opportunities. These forces shape and accommodate the form of the community's urban and rural built environment. The City shall be guided by the following goals; Introductions, land use description, and policies to manage the physical development of the community as shown on Schedule "C". These policies should be read in conjunction with other policies related to resources and constraints, in particular those policies in Part VI, Natural Environment Policies, and be addressed when development is considered.

1. Goals To ensure that adequate physical resources, facilities and services are available for its citizens to accommodate their activities and to sustain their quality of life. To develop the physical form of the community to be environmentally sustainable, functionally efficient and aesthetically pleasing. To plan for the needs of a stable population and its working, living and recreational activities. To encourage the reuse, rehabilitation and redevelopment of the existing built environment. To develop new facilities for our natural resource based industries and to diversify the economy. To develop new facilities to expand the tourism industry's potential to attract and service visitors to the community and for the enjoyment of its citizens. To develop flexible and adaptable land use plans and development procedures that respond rapidly to development opportunities.

2. Policies The following policies shall guide the development of the built physical form of the community.

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2.1 Urban Design

Introduction Quality urban design helps create a safe, attractive and stimulating environment in which to live and work. Urban design should address the visual character, compatibility of land use and aesthetic aspects of development. Development proposals and improvement plans shall be reviewed and prepared using good urban design principles and the following policies:

Policies D.1 The physical form of the community shall be friendly and accessible to all users and development shall respect and reinforce the human scale. New development should be designed to integrate with the existing urban fabric. Development or redevelopment should replicate and/or respond to existing colour, texture, scale, and massing in order to harmonize with the existing streetscape rhythm and the relationship of uses.

D.2 Streetscape improvements and the upgrading of existing building facades, signage, sidewalk improvements, lighting, street furniture, parking areas and landscaping shall be encouraged.

D.3 The maintenance and/or reinforcement of all natural features such as river and creek valleys, ravines, wooded areas, parkland and heritage landscapes located within or next to development sites shall be encouraged.

D.4 Views and vistas of built and natural features, significant forest corridors, landscapes and ridge lines shall be preserved and enhanced.

D.5 The "Urban Forest" concept of maintaining existing and establishing new forested areas shall be encouraged. Tree planting shall be required for new development.

D.6 A high standard of site design in strategic or prominent locations such as the downtown, along major arteries, at street intersections and at entrances to the City shall be promoted.

D.7 The visual quality of visitor access corridors should be enhanced. High sign standards shall be applied. Front yard landscaping and landscaped buffers should be provided to separate and visually screen parking areas from the street and abutting properties.

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D.8 Site design shall consider the impact on street functions and pedestrian, cycling and vehicular access. The effects of traffic noise, vibration and odour shall be assessed.

D.9 Pedestrian and cycling access to parks, bus stops and schools shall be encouraged.

D.10 All uses should provide sufficient parking on site except where alternatives are provided for

in the downtown. D.11 “Winter City” design principles which acknowledge the climate of the community shall be considered.

2.2 Energy Introduction Energy conservation, water conservation and the reduction, re-use and recycling of waste offer direct and indirect social and economic benefits to the community. These energy policies support other policies contained in the Official Plan. Policies E.1 The use of energy efficient development standards shall be encouraged in all new development. E.2 Infill development to maximize the use of existing services shall be encouraged. E.3 Rehabilitation and retrofitting of existing buildings for improved energy efficiency shall be promoted. E.4 Alternative transportation and energy efficient forms of transportation such as public transit, cycling and walking shall be supported. 2.3 Land Use The anticipated urban form and land use designations for the community are shown on Schedule "C" to the Official Plan. Urban Growth & Settlement The community settlement area is delineated by the urban land use designations on Schedule "C", excluding the Rural designation. Based on recent trends the population of the community is expected to peak in the year 2001 at 84,000 persons. As a result of the aging population and the changing nature of employment, housing construction will never again experience the dynamic growth of - 33 - the past 30 years. Thus all future residential growth within the City can be accommodated on lands already committed to development within the existing settlement area. Lands designated Residential have been reduced from that shown in the 1968 Official Plan to reflect the reduced need for residential land over the lifetime of this Plan. The settlement area has been modified to reflect changing priorities and to include additional lands for industrial and commercial land use and thus to promote opportunities for employment growth.

2.3.1 Residential Introduction Residential land use primarily includes buildings used as dwellings. Other uses associated and accessory to the residential uses that contribute to the completeness of the neighbourhood but do not depreciate or affect the amenity of the residential environment are permitted. Such uses include, but are not limited to, elementary schools, social and recreation centres, local and Neighbourhood parks, churches, group home facilities licensed, funded or operated by a Federal or Provincial agency, correctional group home facilities, and other institutional uses. Small scale commercial uses which are compatible with the residential nature of the area, such as convenience stores, day care centres, home occupations and bed and breakfast establishments are also permitted. Current population projections for the City do not indicate major growth. However, declining family size and old housing stock may offer opportunities for limited residential development. Projected residential construction over the next 20 years can be accommodated within the existing urban form. Policies R.1 A mixture of housing types and diversity of ownership and tenure forms shall be encouraged in new development. - 34 - R.2 Low and high density development should be integrated and compatible in density, height and building setbacks. Generally, high density development shall be restricted to major arterial streets and areas abutting the downtown core. R.3 Medium density residential dwellings may be integrated into low density areas subject to rezoning. R.4 Small scale intensification may be permitted in all residential areas unless adequate supporting infrastructure is not available or significant physical constraints exist. R.5 Small scale residential intensification may include, but not be limited to, rooming, boarding and lodging houses, apartments in houses, infill development and redevelopment. R.6 Group home facilities shall be integrated into residential neighbourhoods. Correctional Group Home facilities shall be encouraged to locate on the perimeter of residential neighbourhoods. R.7 Existing commercial uses in residential areas are permitted. Commercial development of less than

200 sq.m may be permitted on lands designated Residential without an Official Plan amendment.

R.8 In order to ensure a sufficient supply of land for development and intensification and to create opportunities to meet the needs of a full range of present and expected households, the City shall:

1. maintain a continuous ten year supply of residentially designated land; and
2. maintain at least a three year supply of residential land available for impending development (i.e. draft approved/registered plans of subdivision).

TR.8 New Development Proposals – Transportation impact will be considered as part of the development approval process for major residential, commercial, institutional and industrial projects.

1. In reviewing proposals for major development within the City, consideration of the potential impact on safety, efficiency and volume of traffic on abutting streets shall be considered. For these developments, the City may require a transportation impact study to determine the potential impact of the development on the transportation network in the surrounding area. In addition, developers may be required to contribute to the costs of infrastructure improvements, which, in the opinion of Council, are necessary to provide safe pedestrian and vehicular access to and from the site. These improvements may include: turning lanes, traffic signals, medians, sidewalks, signage, paved curb lanes and bicycle facilities.
2. Prior to residential, residential type, day care centre, educational or health facility development proceeding adjacent to a rail line, major transportation facility or corridor, traffic artery or airport, developers may be required to carry out noise and/or vibration assessments and determine control measures to meet Provincial noise level and vibration guidelines, appropriate rail company and the City. Where necessary, noise and vibration mitigation measures shall be incorporated in the development.
3. In reviewing applications for development adjacent to railway corridors, the City shall seek to ensure that appropriate safety measures such as setbacks, berms, noise walls and security fencing are provided to the satisfaction of the City in consultation with the appropriate rail company.

2.4 Municipal Services Introduction Given the projected population and economic trends, the urban land use needs of the community can be met without expanding existing trunk services. The exception to this would be the extension of trunk services in order to develop designated industrial lands and to correct water quality and/or waste disposal problems of existing development as identified by the Ministry of Environment and Energy and/or the Algoma Health Unit. Where such development is located outside of the urban area, the development shall remain in the Rural designation. Any extension of services not related to the above matters will require an amendment to the Official Plan. Water services should not be extended without accompanying municipal sanitary sewer service.

- 46 - Public and private services should be provided in a coordinated manner, which accommodates multi use servicing corridors and utility right-of-ways.

Policies S.1 Sewage treatment shall be improved to ensure an acceptable quality of water in the St. Mary's River. This requires upgrading the East End Sewage Treatment Plant from primary to secondary treatment. The municipality shall also review and continue to resolve the problem created by storm water infiltration and inflow which results in sewage overflows into the St. Mary's River. Applications for Official Plan amendments, subdivisions or rezonings which result in increased flows from the area served by the East End Sewage Plant may be approved as the municipality addresses the storm water infiltration and inflow problem. In assessing applications for the above, the Municipality and the Ministry of Environment & Energy shall consider:

1. the impact on sewage flow and,
2. the progress made by the municipality in addressing the storm water problem.

S.2 The existing sanitary landfill site has a projected capacity sufficient to meet the needs of the

municipality within the timeframe of this Official Plan. Identification of a new site may be required within the period of the Plan. S.3 The City shall encourage the development of recycling programs and operations which divert solid waste from the landfill site. S.4 The municipality shall encourage the Conservation Authority to prepare storm water management plans for each of the drainage areas within the municipality. S.5 The impact of any new development on the natural and man made storm drainage systems shall be reviewed; 1. to control discharges to surface and ground water in a manner which maintains the existing quality and quantity of water flow off the development site. 2. to protect against erosion by prohibiting or minimizing alterations to the natural drainage systems by the retention of natural vegetation and maintaining vegetated buffer strips along water courses. S.6 New lots in the Urban Area shall be serviced by both municipal water and sewer.

4.5 Site Plan Control Lands within all designations in the Official Plan are designated by the Municipality as areas of Site Plan Control. All types of development or redevelopment within these areas may be subject to Site Plan Control provisions. Council may enter into an agreement to ensure certain works are completed and appropriate conditions met. Council may require public notification and participation at the site plan approval stage.