

Profile

Land Use Planning

General Overview

K Smart Associates Limited offers a wide range of professional Land Use Planning services from its Kitchener office. Those services are provided to private land owners (ranging from individual home owners to subdivision developers) and to public bodies such as local governments. Our staff also work together in consulting teams that include other experts such as architects, engineers, biologists and archaeologists. Changes in economic, environmental and social conditions lead to eventual changes in planning approaches and ultimately to government policies at all government levels. K Smart Associates can help you to identify how these changes affect your property, your existing neighbourhood or your community.

K. Smart Associates staff have a thorough understanding of the Planning Act and the Provincial Policy Statement. Our planners provide a number of services including Official Plan amendments, Zoning By-law amendments, negotiating site plans under the Planning Act, obtaining minor variances to Zoning By-laws, making presentations at municipal public meetings on behalf of clients, participating in Class Environmental Assessments, representing clients as an expert witness before the Ontario Municipal Board, and evaluating how the Provincial and Municipal policies affect your plans.



K. Smart Associates served as the Consulting Land Use Planner for the Township of North Dumfries for 15 years. Our staff advised the Council of North Dumfries on a variety of projects and policy matters and represented the Township at the Regional level for a range of policy evaluations and long range planning studies. This has included recreational facilities, road studies, growth management policies and Official Plan updates.

North Dumfries is well known for their significant mineral aggregate resources (new and expanding gravel pits). Staff at K. Smart Associates are familiar with the Aggregate Resources Act, and have experience dealing with the wide range of issues that must be addressed in aggregate projects.



K. Smart Associates are a firm that has also specialized in services to residents and municipalities across rural Ontario. For example, the Planning staff have experience with projects such as nutrient management planning and rural severances.

Find out how our twenty-five years of experience providing land use advice and services to municipal and private sector clients can be of a benefit to you or your organization.