

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Community Planning



To: Mayor & Members of Council

From: Kristina Brcic, Team Leader – Development Approvals

Date: June 3, 2022

Subject: Delegation of Site Plan Authority as a Result of Bill 109 More Homes for Everyone Act, 2022

Recommendation

Direct the Clerk to read By-law 62-2022 to delegate site plan approval authority to the Division Leader – Community Planning, in accordance with section 41(4.0.1) of the *Planning Act*, as presented at the June 14, 2022 Council meeting.

Background

In 2019, the Ontario government implemented the More Homes, More Choice: Ontario's Housing Supply Action Plan. In late 2021, nine industry leaders and experts were appointed to create the Task Force and provide the government with recommendations on further opportunities to address housing affordability. The Task Force's core area of focus is reduced red tape and accelerate timelines for home construction. These same points were raised in the Ontario Housing Affordability Task Force report to the Minister of Municipal Affairs and Housing dated February 8, 2022.

The *More Homes for Everyone Act, 2022* (Bill 109) received Royal Assent on April 14, 2022 which requires site plan approval to be delegated to staff for applications made on or after July 1, 2022. This is reflected in the *Planning Act* with the addition of section 41(4.0.1).

Comments

The passing of the *More Homes for Everyone Act, 2022* (Bill 109) resulted in the addition of section 41(4.0.1) of the *Planning Act*:

(4.0.1) A council that passes a by-law under subsection (2) shall appoint an officer, employee or agent of the municipality as an authorized person for the purposes of subsection (4).

The by-law referenced in this section is the Site Plan Control By-law (By-law 31-2011) which designates the entire municipality subject to site plan control. Therefore, the

Municipality of Lakeshore must revise the Site Plan Control By-law in order to continue approving site plan applications on and after July 1, 2022. Specifically, the delegation of site plan authority should be granted to the applicable staff member that is directly involved with site plan control planning applications and processes. As such, Administration recommends delegating all site plan approval authority to the Division Leader – Community Planning at that best reflects the intent and purpose of the *More Homes for Everyone Act, 2022* with its intent of streamlining processes and removing red tape.

Council has asked Administration to review further improvements and efficiencies to the development approvals process. The development industry has identified this delegation of authority as a significant improvement efficiency that could be made to significantly improve approval timelines and reduce staff time required to support.

Finally, the Site Plan Control By-law was one of the by-laws that Administration had flagged for updating in the list of by-laws that is presented annually as part of the strategic planning process. This by-law was flagged so as to add additional enforcement and offence provisions to increase the tools available to the Municipality to enforce the provisions of the site plan control by-law. Those provisions have been added in the new by-law.

Financial Impacts

There will be a departmental salary cost savings as a result of the recommended action since union staff that present site plan applications at Council meetings are paid overtime.

Report Approval Details

Document Title:	Delegation of Site Plan Authority as a Result of Bill 109.docx
Attachments:	
Final Approval Date:	Jun 9, 2022

This report and all of its attachments were approved and signed as outlined below:

Prepared by Kristina Brcic

Submitted by Aaron Hair and Tammie Ryall

Approved by Justin Rousseau and Truper McBride