



Meeting Date: June 15, 2022

Submitted by: M. Di Lullo, CAO

Report No: CAO-18-2022

Subject: Delegation of Site Plan Appointment: Bill 109 – More Homes for Everyone Act

Recommendation:

THAT Report CAO-18-2022, re: Delegation of Site Plan Appointment: Bill 109 – More Homes for Everyone Act be received;

AND THAT Site Plan Control By-Law 2003-035 be amended to add delegation of authority for site plan control to the Chief Building Official and Director of Engineering and Public Works.

Purpose:

The purpose of this report is to delegate authority to the Chief Building Official in response to legislative changes from Bill 109, More Homes for Everyone Act, 2022.

Background:

Report CAO-12-2022 was brought forward earlier this year that provided an overview of changes related to planning and development as per [Bill 109, More Homes for Everyone Act, 2022](#) (Bill 109).

One of the legislative changes is to improve efficiency on site applications. As such, municipalities must appoint an officer, employee or agent of the municipality to make decisions on site plan applications by July 1, 2022.

Municipalities previously had the option to delegate this authority whereas now it is mandatory. The individual chosen to be responsible for delegated approvals is at the discretion of the municipality and varies but usually is a municipal staff person.

Analysis:

Staff reviewed this legislative change and have determined that it would be most efficient to designate the Chief Building Official as the primary designate while the Director of Engineering and Public Works would be the secondary designate.

One of the main reasons for this recommendation is that the Municipality also provides building services to four other lower-tier municipalities and this delegation would provide another form of consistency related to service and delivery.

Middlesex Centre By-law 2003-035 is the Site Plan Control by-law that is used to manage and ensure that development proposals are in keeping with municipal policies and guidelines while reviewing the surrounding area to make sure the development is compatible and is technically sound.

In lieu of repealing the Site Plan Control by-law, an amendment is put forward for the designation of the staff members. In future, staff will undertake a consolidated review to ensure that all processes within the site plan control process are up-to-date and as efficient as possible.

Financial Implications:

N/A

Strategic Plan:

This matter aligns with following strategic priorities:

- Responsive Municipal Government

While Bill 109 has so far only passed first reading in the Legislative Assembly of Ontario, its introduction demonstrates a continued emphasis within the province on addressing market housing supply and affordability.

Attachments:

Appendix – Amendment to Site Plan Control By-Law