



Subject: Delegated Development Agreements, 2017 Summary Report

Prepared by: Glen Letman, Manager of Development Planning

Department: Planning and Building Services

Date: December 5, 2017

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.

Executive Summary

The purpose of this report is to provide Council with a summary report of Development Agreements that have been processed by the Planning Department based on Council's Delegated Approval Bylaw 5540-13.

- A total of four Delegated Agreements/ Letters of Undertaking have been processed and signed since last reported to Council on December 6, 2016.

Background

On February 22, 1995 Council enacted Bylaw 3604-95.1 designating portions of the Town as site plan control areas. The Site Plan Control Bylaw has been further amended since that time including Bylaw 4933.07.P which granted delegated approval authority to the Director of Planning and Building Services. Delegated approval applies to agreements which, in the opinion of the Director are considered to be minor in nature, and amendments to existing agreements where the terms and plans remained substantially unaltered.

The *Planning Act* allows Committees of Adjustment, in granting Minor Variances or Consents, to impose terms or conditions to the approval, and can require the owner to enter into one or more agreements with the municipality to fulfill the terms and conditions set out in its decision. As such, on July 16, 2013 Council approved Bylaw 5540-13 granting Delegated Approval Authority to the Director of Planning and Building Services to approve and execute Simplified Development Agreements, Oak Ridges

Moraine Agreements, and other minor development agreements required by the conditional approval of the Committee of Adjustment. The provisions of that Bylaw also provides that the Director present a summary report on a semi-annual basis of all simplified development agreements entered into by the Town.

To streamline processing timelines of approvals, staff have introduced Letters of Undertaking to replace Simplified Development Agreements where considered appropriate.

Analysis

The following is a listing of Committee of Adjustment Conditional Approvals requiring Simplified Development Agreements for both Minor Variance and Consent Applications:

File	Proposal	Status
11 Kennedy Street East C-2017-01	To allow severance to create two lots for two semi-detached dwellings.	Development Agreement completed June 16, 2017.
15 Kennedy Street East C-2017-02	To allow severance to create two lots for two semi-detached dwellings.	Development Agreement completed June 16, 2017.
40 Steeplechase Avenue MV-2017-04	To allow construction of a detached dwelling with ground floor area of 1031.2 m ² .	Letter of Undertaking completed June 28, 2017.
155 Edward Street, Unit 1 MV-2017-18	To allow place of worship.	Letter of Undertaking completed June 20, 2017.

Advisory Committee Review

Not applicable.

Financial Implications

None.

Communications Considerations

This report is prepared for Council on an annual basis to notify of the Delegated Agreements finalized by staff. This report is available on the Town's Website.

Link to Strategic Plan

Supporting small business and encouraging a more sustainable business environment: By providing a more streamlined administrative approvals process for Simplified Agreements and reporting to Council on a regular basis on the numbers and status of these agreements.

Alternative(s) to the Recommendation

None.

Conclusions

Pursuant to Delegation Bylaw No. 5540-13 staff have provided a summary report of the two Development Agreements/ Letters of Undertaking that have been executed by the Director of Planning and Building Services since December 2017.

Attachments

None.

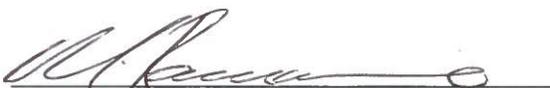
Previous Reports

General Committee Report PDS16-097 dated December 6, 2016.

Pre-submission Review

Agenda Management Team Meeting review on November 16, 2017.

Departmental Approval



Marco Ramunno MCIP, RPP
Director
Planning and Building Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer