

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** June 27, 2022

From: Emilie K. Adin, MCIP
Director, Climate Action, Planning and
Development **File:** 13.2505.01

Item #: 2022-489

Subject: **Development Approval Procedures Amendment Bylaw No. 8342, 2022 and Delegation Amendment Bylaw No. 8344, 2022: Bylaws for Three Readings**

RECOMMENDATION

***THAT** Council give three readings to Bylaw No. 8342, 2022 to amend Development Approval Procedures Bylaw No. 5658, 1987 to delegate minor Development Variance Permits to the Director of Climate Action, Planning, and Development; and*

***THAT** Council give three readings to Bylaw No. 8344, 2022 to amend Delegation Bylaw No. 7176, 2015 to delegate minor Development Variance Permits to the Director of Climate Action, Planning, and Development.*

PURPOSE

To seek Council consideration of three readings of Bylaw No. 8342, 2022 and Bylaw No. 8344, 2022 to allow delegation of minor Development Variance Permits to the Director of Climate Action, Planning and Development.

DISCUSSION

On March 28, 2022, Council provided direction to staff to prepare bylaws which would allow delegation of most minor, stand-alone Development Variance Permits (DVPs) to the Director of Climate Action, Planning and Development as allowed through the recent addition of Section 498.1 to the Local Government Act (LGA).

Delegation of DVPs would streamline the processing of minor variances. Delegation of these variances would decrease the total number of staff reports that would need to be written and considered, thus saving staff's and Council's time. Staff would thus be provided more time to focus on Council strategic priorities.

Upon further consideration, staff have amended the application evaluation criteria originally brought forward to Council in the March 28 staff report. A specific caveat has been added that states the Director may send a DVP application to Council for further consideration if an applicant is not satisfying the requirements in terms of information provided or impacts mitigated.

Development Approval Procedures Amendment Bylaw No. 8342, 2022 and Delegation Amendment Bylaw No. 8344, 2022 have been drafted to delegate the power to issue minor Development Variance Permits to the Director of Climate Action, Planning and Development. These bylaws are Attachment 1 and 2 to the report.

Staff may look to Council to further consider what constitutes a minor variance in the fall.

OPTIONS

There are two options for Council's consideration:

1. That Council give three readings to Bylaw No. 8342, 2022 to amend Development Approval Procedures Bylaw No. 5658, 1987 to delegate minor Development Variance Permits to the Director of Climate Action, Planning, and Development.
2. That Council give three readings to Bylaw No. 8344, 2022 to amend Delegation Bylaw No. 7176, 2015 to delegate minor Development Variance Permits to the Director of Climate Action, Planning, and Development.
3. That Council provide staff with other direction.

Staff recommends options 1 and 2.

ATTACHMENTS

Attachment 1: Development Approval Procedures Amendment Bylaw No. 8342, 2022

Attachment 2: Delegation Amendment Bylaw No. 8344, 2022

APPROVALS

This report was prepared by:
Amanda Mackaay, Development Planner

This report was reviewed by:
Michael Watson, Acting Supervisor of Development Planning
John Stark, Supervisor of Community Planning

This report was approved by:
Emilie K. Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer