

**Township of Southgate**  
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## **Staff Report PL2022-016**

**Title of Report:** PL2022-016 County Planning Delegation of Authority  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** March 16, 2022

### **Recommendation:**

**Be it resolved that** Council receive Staff Report PL2022-016 for information; and That the Township of Southgate supports the approval authority for Plans of subdivision, Plans of Condominium, Draft Plan extensions, Part Lot control and condominium remaining with the County of Grey.

### **Background:**

The County of Grey planning department presented a report to the Committee of the whole on February 24, 2022 which is attached as attachment #1 to this report.

The report provides a very detailed review of County planning services and approvals that could be downloaded or delegated to the lower tiers. It ultimately recommends that if lower tier municipalities would like to have the delegated authority to approve plans of subdivision, plans of Condominium, part lot control approvals and condo exemptions, that a motion by council be forwarded on to the County requesting the delegated authority. It then goes on to recommend that a memorandum of understanding between the County and lower tier be created outlining the criteria for the delegated authority approvals.

### **Staff Comments:**

The proposal does offer more autonomy for lower tier municipalities to approve their own developments provided they comply with the County Official Plan.

It does not provide much in the way of cost analysis for a number of reasons outlined in the report. Township staff believe that there is actually very little in the way of savings with the gaining of this approval authority. The preparation and review work still has to be done, but now it will be done by Municipal staff. In some cases, with staff capacity already near its limit, additional staff would need to be hired to complete the preparation and review of the work. Therefore, it would be a savings at the County level and actually a cost increase at the local level in terms of staff time and potentially additional staff.

The capacities and work load of various planning departments vary throughout the County as well. The Town of the Blue Mountains has a large number of staff as well as a high number development applications. On the other hand, a municipality like Chatsworth, has no full time planning staff and has very little in the way of new

development by comparison to other municipalities. Delegation of Authority for Chatsworth would make little sense whereas a municipality like the Blue mountains it might make more sense.

In staffs' opinion, the County Planning departments provides an important function that is not considered fully. The County provides an important oversight and review of development applications. For smaller municipalities who either do not have a planning department or have limited staff, the review by the County helps them by having that task done by someone else. Larger municipalities with 3 and 4 dedicated planning staff may find it easier to do the work themselves but smaller municipalities struggle to meet the demands of development.

Without the review by the County, the processing of the applications would take longer at the Local level to ensure good planning is being achieved.

**Concluding Comments:** Based on the above it is recommended that Council receive this staff report for information and that County planning continue to provide approval and review services to the Township of Southgate.

Respectfully Submitted,

**Municipal Planner:** *Original Signed By*  
Clinton Stredwick, BES, MCIP, RPP



**CAO Approval:** *Original Signed By*  
Dave Milliner, CAO

**Attachments:**

1. County Report PDR-CW-07-22