

Region of Waterloo
Planning, Development, and Legislative Services
Community Planning

To: Planning and Works Committee
Meeting Date: May 7, 2024
Report Title: Development Application Activity, 2023

1. Recommendation

For information.

2. Purpose / Issue:

This report provides a summary of development application activity for 2023.

3. Strategic Plan:

Tracking development application activity contributes to the Homes for All Strategic Priority Area.

4. Report Highlights:

Regional Council By-law 17-035 delegated certain Planning Act functions to the Commissioner (or delegate) of Planning, Development and Legislative Services. In accordance with Regional By-law 17-035, as amended, the Commissioner (or delegate) has:

- Approved 31 official plan amendments;
- Received applications for 11 plans of subdivision and 26 plans of condominium;
- Draft approved 11 plans of subdivision and 15 plans of condominium (including City of Kitchener draft approvals);
- Released for registration 17 plans of subdivision and 34 plans of condominium (including City of Kitchener registrations);
- Provided comments and recommendations on 93 zoning by-law amendments, 146 consent applications and 193 site plan applications; and,
- Commented on 168 pre-submission applications.

Further, Regional staff reviewed 370 minor variance applications and approved 10

access permits on Regional Roads.

A comparison of past development application activity, 2020-2023 is attached as Appendix A.

5. Background:

The Region of Waterloo is the approval authority for official plan amendments and draft plans of subdivision and condominium (except in Kitchener where delegated), and is responsible for providing release of these plans for registration purposes. The Region also provides comments and/or recommendations with respect to Regional and/or Provincial interests on zoning by-law amendments, consent applications and site plans.

Regional Council delegated approval authority to staff as per Regional By-law 17-035, A By-law to Delegate Certain Authority under the Planning Act. The delegation by-law provides the authority for the Commissioner (or delegate) to issue decisions provided they conform to Regional policies, do not substantially differ from the recommendation of the Area Municipality and do not create financial obligations otherwise not budgeted, among other matters.

6. Communication and Engagement with Area Municipalities and the Public

The planning approvals and releases summarized in this report, including consultations with Area Municipalities, were completed in accordance with the Planning Act. All approvals were supported by the Area Municipal Councils and/or staff.

7. Financial Implications:

Nil.

8. Conclusion / Next Steps:

Regional staff will continue to track development activity and provide regular updates to Council.

9. Attachments:

Appendix A: Comparison of Past Development Application Activity, 2020-2023

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