

COMMUNICATION 131069

Received from Joanna Bowes, Manager of Development Services
Addressed to Committee of the Whole
Date May 26, 2020
Topic Extension of Deadlines for Development Permit Applications
Approved During COVID Emergency

SUMMARY

A variety of planning approvals have been granted either immediately before, or during the State of Emergency declared due to COVID-19. Under Section 2.25 of the Development Permit By-law "Decision of the Committee" it notes "The decision of the Committee is valid for the period of 6 months after the date of the decision. If the Development Permit Agreement is not signed within that time period the lands will revert to the uses permitted prior to the Committee decision".

COMMENT

At the time the Development Permit Agreement is signed, securities, often substantial, are required as part of the completion of the agreement. In speaking to several developers who have been approved at Committee recently, they are concerned about providing securities at this time due to the economic situation. Other developers are unable to find a lawyer to review their agreement in a timely fashion. Given these and other concerns provided, the Planning Department believes that at this time it is best to provide an extension to each of these developments equivalent to the length of the provincial COVID-19 emergency. The emergency was initially declared by the Province on March 17, 2020 and at this time it is unclear when the emergency will be lifted.

For those who are willing to sign the agreement and post securities, the Development Permit Agreements have been amended to recognize a similar timeframe for building permit application. This was important as a result of many construction sites being shut down due to the emergency.

STAFF RECOMMENDATION

THAT Committee provide an extension to Development Permit Agreements approved in 2020 equivalent to the length of the declared provincial COVID-19 emergency.