
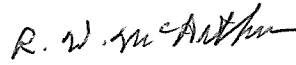



TO: GENERAL COMMITTEE

SUBJECT: REVISION TO CURRENT PRACTICE REGARDING COUNCIL APPROVAL OF ACCEPTANCE AND ASSUMPTION OF PLANS OF SUBDIVISION

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SUBMITTED BY: R. W. MCARTHUR, P. Eng. 
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GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE 

CHIEF ADMINISTRATIVE OFFICER APPROVAL: JON M. BABULIC
CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the Director of Engineering or designate be delegated the authority to accept the municipal infrastructure within Plans of Subdivision.
2. That prior to submitting an Assumption By-law to City Council for consideration Members of Council be given an opportunity to review/comment on the proposed assumption action and, if requested, the assumption process would be bumped up to General Committee for further consideration.

PURPOSE & BACKGROUND

3. As a means of reducing the amount of administrative issues that Council deal with staff are requesting that Council consider revising the standard practice concerning the acceptance and assumption of Plans of Subdivision such that the Director of Engineering would have the authority to approve municipal infrastructure within Plans of Subdivision.
4. The current practice regarding Acceptance/Assumption of Plans of Subdivision requires a staff report be prepared for General Committee's consideration. This practice has been in place for several years, and was instituted as a means of supporting the Assumption By-law. Under the proposed process, the Assumption By-law will still be presented to Council and Mayor, and Councillors would be informed by e-mail.
5. In September of 2009 Council delegated authority to staff to approve Engineering Conditions and Drawings for plans of subdivision prior to municipal registration.
6. Since that time the process for approval of Plans of Subdivision has been streamlined and has met with the satisfaction of the Barrie Land Developers Association.

ANALYSIS

7. Staff have been requested by the Executive Management Team to evaluate opportunities which would reduce the amount of administrative issues that Council deal with.

8. Review and approval of completed Plans of Subdivision is essentially a technical process which evaluates the as built municipal infrastructure for acceptance.
9. Staff are of the opinion that the review/approval by Council concerning the acceptance of municipal infrastructure may not be necessary; however, we do recognize the need for members of Council to have, at least, cursory information about completed subdivisions.
10. In that regard, staff propose that prior to acceptance/assumption of Plans of Subdivision a copy of the general service drawing would be placed in the Councillors' lounge for review; an email would be sent to the Mayor and Members of Council advising of the proposal for acceptance/assumption and request any comments or concerns to be forwarded to the Director of Engineering for consideration within a certain time frame. On review of the proposed acceptance/assumption any Councillor may request a bump up to General Committee for further consideration.

Assuming no concerns or bump up requests are received, the Assumption By-law would be presented for Council endorsement.

11. Providing delegated authority to staff would not negatively affect the ability of staff to accept/assume Plans of Subdivision on the basis of sound engineering and environmental principles.
12. The proposed delegation of authority would free a certain amount of staff and Council's time which could be used for other purposes.

ENVIRONMENTAL MATTERS

13. There are no environmental matters related to the recommendation.

ALTERNATIVES

14. There is one Alternative available for consideration by General Committee:

Alternative #1

General Committee could maintain the existing practice with respect to municipal acceptance/assumption of completed Plans of Subdivision.

This alternative is not recommended since General Committee would not benefit from the anticipated reduction in their time in dealing with administrative matters; also the Barrie Land Development Association is in full support of the proposed motion.

FINANCIAL

15. There are no financial implications for the Corporation resulting from the proposed recommendations in this staff report, however during peak growth periods the City would process in the range of 4 – 6 assumption staff reports per year, which would require several hours of General Committee/Council time.

LINKAGE TO 2010 – 2014 COUNCIL STRATEGIC PLAN

16. The recommendation(s) included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:
 - Direct and Manage Economic Development.

17. The recommended motion would increase efficiency by reducing the time for processing infrastructure within Plans of Subdivision which would benefit developers and staff who would not have to prepare formal staff reports.