

3.0 Next Steps

As noted above, the proposed change to the delegation of the consent-granting authority cannot occur until such time as separate hearings officers are appointed for the purposes of the Property Standards Appeal Committee and the appointed members that currently act as the CoA and the Property Standards Appeal Committee are provided the capacity to act as both the decision-making authority for Minor Variance and Consent applications in their role as the CoA.

In the interim, a series of next steps have been identified for the first quarter of 2020. The next steps include training for the members of the CoA that would provide an overview of the Consent application process in the Province of Ontario and the legislative requirements and criteria for rendering decisions on consent applications (i.e. the planning considerations). Training would be facilitated by Development Services staff. Development Services would also engage key stakeholders to advise them of the proposed change to the delegation of the consent-granting authority and the change in process that would include a public hearing for those consent applications to be considered by the CoA. The City's Application for Consent would also require revisions to the described steps in the process to include the potential for a public hearing.

The proposed by-law to change the delegation of the consent-granting authority has an effective date of May 1, 2020 to allow time to transition property standards appeals to separate hearings officers. Following the effective date of May 1, 2020, the CoA and the Director, Development Services would begin to act as the London Consent Authority.

4.0 Conclusion

The recommended change to the appointment of Municipal Council's consent-granting authority from one appointed officer (the City Planner) to the CoA and another appointed officer (the Director, Development Services) will improve community engagement, participation, and transparency in the decision-making process; allow decisions on related Consent and Minor Variance applications to be made concurrently by a single decision-making body; and better align delivery of service by service areas. However, workload constraints placed on members of the CoA that also act as the Property Standards Appeals Committee do not allow for the recommended change to take place until such time as separate hearings officers are appointed for the Property Standards Appeal Committee. The proposed by-law to change the delegation of the consent-granting authority has an effective date of May 1, 2020 to allow time to transition property standards appeals to separate hearings officers.