



Addendum Agenda - Essex County Council, Regular Meeting

Date: Wednesday, November 20, 2024
Time: 6:00 PM
Location: Council Chambers, 2nd Floor
360 Fairview Avenue West
Essex, Ontario N8M 1Y6
<https://video.isilive.ca/countyofessex/live.html>

Accessible formats or communication supports are available upon request. Contact Clerk's Office, clerks@countyofessex.ca, 519-776-6441 extension 1353

Pages

9. Delegations and Presentations

*9.3 Windsor Essex Home Builders Association

3

Brent Klundert, Chair and Norbert Bolger, Vice Chair, Windsor Essex Home Builders Association to speak on the Notice of Motion brought forward by Kingsville to move subdivision approvals to local levels.

(Considered with item 14.2 Delegation of Approval Authority for Planning)

Recommendation:

Moved by _____

Seconded by _____

That the delegation from Windsor Home Builders Association be permitted to make a presentation to Council and that the associated correspondence from the delegation be received.

(Vote by show of hands)

Recommendation:

Moved by _____

Seconded by _____

That New Business item 14.2 Delegation of Approval Authority for Planning be considered with item 9.3 on the agenda.

10. Communications

10.1 Correspondence

*10.1.13 Lakeland Homes

4

2024-11-19 Email correspondence received from Mike
McMahon, President - Lakeland Homes RE Agenda item
14.2 Delegation of Approval Authority for Planning



Thursday, November 14th, 2024

Attention:

Warden Hilda MacDonald and Members of County of Essex Administration
360 Fairview Ave W, Essex ON N8M 1Y6

Subject: WEHBA Position on Delegation of Subdivision Approval Authority

Dear Warden MacDonald and Members of County of Essex Council,

This letter outlines the Windsor-Essex Home Builders' Association's (WEHBA) position regarding the Notice of Motion introduced by Dennis Rogers concerning the delegation of subdivision approval authority to lower tiers within the County of Essex. While we understand the intent behind streamlining the development approval process, WEHBA strongly opposes the delegation of this authority.

Our primary concern is maintaining consistency and efficiency across Essex County. Delegating approval authority to lower tiers risks creating inconsistencies in processes and timelines, ultimately slowing down development and increasing administrative burdens for both developers and the County. A consistent approach ensures a predictable and efficient development experience for all stakeholders.

WEHBA believes that a centralized County Planning approach offers significant benefits:

- **Standardized Processes:** Centralized planning ensures uniformity in procedures and application requirements, resulting in fewer delays and disputes.
- **Expertise and Resources:** County Planning possesses the expertise and resources to handle complex applications effectively and efficiently, including those that might pose challenges at the local level.
- **Fairness and Equity:** Centralized processes help eliminate the potential for inconsistencies in decision-making and ensure fair treatment for all applicants.

Therefore, WEHBA strongly recommends against the preparation of a report on the delegation of subdivision approval authority. We urge the County to maintain the current centralized planning structure, which is critical to the efficient and equitable development of the region.

Thank you for your time and consideration of this important matter. We are available to discuss this further at your convenience.

Sincerely,

Brent Klundert

Brent Klundert | Chair
Windsor-Essex Home Builders' Association
wehba.ca

From: [Mike McMahon](#)
To: [Katherine Hebert](#)
Subject: Feedback Regarding Motion being brought by Town of Kingsville
Date: Tuesday, November 19, 2024 12:25:12 PM

Attention Kate Hebert, County Clerk.

I am writing to you to provide my feedback with regards to the Town of Kingsville bringing forward a Notice of Motion for consideration of the Delegation of approval authority for subdivision and condominiums.

Lakeland Homes Ltd and MGV Developments Inc have dealt with the county of Essex and their staff throughout our 20 years in business. This team has provided consistent guidance, oversight and standards for which we have used and relied on throughout our business with each municipality. It is these standards and defined method of conducting business which helps ensure developers/builders are receiving consistent treatment with each municipality. It makes our strategic business decisions easier to plan by trusting that we will have a standard baseline of guidance regardless of which municipality we work with.

As such, I would like to provide my support in maintaining the County of Essex as the Approval Authority for all subdivisions and condominiums throughout the county.

Thank you for your consideration.

--

Thanks
Mike McMahon
President

