

Thursday, November 14<sup>th</sup>, 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