

A by law to authorize by delegation the Commissioner of Planning and Building, or their designate, and the City Clerk to execute Development Agreements, Inclusionary Zoning Agreements, Subdivision Agreements and any Amending Agreements thereto, and to repeal By-laws 0375-1998 and 0304-2020

WHEREAS Section 23.1 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality may delegate its powers and duties under that Act;

AND WHEREAS Council for The Corporation of the City of Mississauga routinely pass by-laws to enter into Development Agreements, Inclusionary Zoning Agreements, Subdivision Agreements, as well as any amendments to these Agreements, with proponents to implement conditions and obligations as part of development applications made under the Planning Act, R.S.O. 1990, c. P.13;

AND WHEREAS the delegation of authority to execute Development Agreements, Inclusionary Zoning Agreements, Subdivision Agreements, and any associated Amending Agreements will reduce the length of the development application and approvals process;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

DEFINITIONS

1. In this by-law,
 - a) "Development Agreements" means any agreement required to implement an approval or any conditions of approval related to development applications processed under the Planning Act, and any associated Amending Agreements thereto, including the following:
 - i. Official Plan Amendment Applications made under section 22;
 - ii. Rezoning Applications made under section 34;
 - iii. Part Lot Control Applications made under section 50;
 - iv. Lifting of the Holding Provision Applications made under section 36;
 - v. Minor Variance Applications made under section 45; and
 - vi. Consent Applications made under section 53.
 - b) "Inclusionary Zoning Agreements" means an agreement entered into pursuant to section 35.2 of the Planning Act, and any associated Amending Agreements thereto.
 - c) "Planning Act" means the Planning Act, R.S.O. 1990, c. P.13 as may be amended.
 - d) "Subdivision Agreements" means an agreement entered into pursuant to section 51 of the Planning Act, and any associated Amending Agreements thereto.

DELEGATION

2. The Commissioner of Planning and Building, or their designate, and the City Clerk are hereby delegated the authority to execute Development Agreements, Inclusionary Zoning Agreements, Subdivision Agreements, and any associated Amending Agreements together with any other required documents to give full force and effect to such Agreements.

- 3. Notwithstanding section 1, Council shall continue to authorize the execution of Development Agreements, Inclusionary Zoning Agreements or Subdivision Agreements where, in the opinion of the Commissioner of Planning and Building, that Agreement should be directed to Council.

REPEAL

- 4. By-laws 0375-1998 and 0304-2020 are hereby repealed.

SHORT TITLE

- 5. This by-law shall be known and may be cited as the "Development Agreements Delegation of Authority By-Law".

ENACTED and PASSED this _____ day of _____, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Lia Magi
Date: February 19, 2025
File: CA.04-23.OFF.09

MAYOR

CLERK