**DIRECTOR, PLANNING & LAND ACQUISITION JOB POSTING**

Love the Journey

We approach the employee experience the same way we approach the customer experience. Buying a new home can be rewarding, challenging, and, ultimately, life changing. A new home is not just one of the largest purchases made in a lifetime; it becomes a defining part of the buyer. The employee experience is no different and our deep devotion to our people propels everything we do.

For us to deliver an unparalleled customer experience and drive the business with immense growth ahead, we require a unique mix of unbelievably rare people. The adage of “*work hard, play hard*” is one that is often said but rarely lived. As with any hard-fought victories or defeats, taking moments to celebrate together is paramount.

**Join the Fusion Team**

***Fusion Homes, a 2022 Kincentric Best Employer***, is searching for an exceptionally talented **Director, Planning & Land Acquisition** to join our growing team and help us deliver on our customer promise.

Reporting to the Senior Vice President, Development & Finance, this person will have an opportunity to help shape growth of the company, while also collaborating on our most significant project to date, working closely with internal and external stakeholders.

**What you’ll be doing:**

* Investigate and analyze land opportunities through extensive due diligence and reporting (i.e. proformas and scenarios)
* Oversee the land acquisition, planning and approvals process from start to finish ensuring that it stays on time and on budget
* Lead and coordinate the Agreement of Purchase and Sale for land acquisitions, working with internal and external stakeholders
* Ensure all planning and approval aspects of a project are advancing in congruence with company goals including visioning and approval strategy, master planning and subdivision design
* Review change orders, project financials, and budget updates from various internal and external parties and report to relevant stakeholders
* Evaluate, select, and liaise with all outsourced parties such as architects, engineers, traffic consultants, environmental consultants, and geological consultants to ensure successful and profitable projects
* Complete property searches by reviewing Official Plans (Regional and Municipal), zoning by-laws, urban design guidelines, OMB decisions, parkland dedications, property assessments, etc.
* Collaborate with Project Management, Marketing, Sales, Construction and Finance teams to execute on projects from inception to completion
* Navigate and obtain municipal approvals such as Official Plan Amendments, Zoning Amendments, Committee of Adjustment, Draft Plan of Condominium and Part Lot Control
* Develop and maintain relationships with municipalities, approval agencies and other authorities
* Monitor and stay current on industry related issues, attend industry related conferences, events, and public meetings

**What you bring to the table:**

* Bachelor's Degree or Master's in Urban Planning/Design, or equivalent
* RPP designation is preferred
* 10 or more years’ experience in land planning, development, and approval processes
* Exceptional knowledge of the Provincial Planning Act
* Advanced knowledge of the Ontario Municipal planning process, technical plans and reports, land acquisition processes, lot grading and site servicing for both greenfield and urban developments, contract administration for infrastructure projects.
* Highly proficient with Microsoft Office suite, including Microsoft Excel and Project
* Proficient in design and CAD
* Exceptional verbal and written communication skills with the ability to build strong relationships with various stakeholders
* Impeccable detail-orientation, follow-up, time management, and multi-tasking skills
* Ability to make sound and confident business decisions using analysis and logical reasoning
* Demonstrated negotiation and presentation skills
* An entrepreneurial attitude with an ability to work in agile and sometimes ambiguous environments
* Valid G level driver’s license

**Why you should join Fusion:**

* Competitive salary plus performance-based bonus system
* 4 weeks of vacation after just 1 year
* 5 sick days per year
* 100% employer paid benefits for you and your family members
* Company cell phone provided
* Discounts on Fusion Homes plus first access
* Exciting social events and Employee Recognition Program
* Award-winning company culture
* Employee Recognition Program
* Numerous opportunities for growth and professional development

**Learn more about joining the Fusion team at**[**https://fusionhomes.com/careers/**](https://fusionhomes.com/careers/)**.**

Fusion Homes is an equal opportunity employer that champions diversity and inclusion in the workplace. We are committed to providing barrier-free employment for all individuals, commencing with the hiring process. Should you require accommodations due to a disability at any point during your journey with Fusion Homes, please contact us via email at ***accessibility@fusionhomes.com***. To learn more, please review our [***Accessibility Policy***](https://fusionhomes.com/accessibility-policy/)**.**

Applicants are to contact:

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