



13 Planning Services

What is the Service?

Municipalities manage growth and physical form through their planning processes. The goal of planning services is the efficient and effective management of land and resources to ensure healthy and sustainable communities; economically, socially, and environmentally.

Specific services may include:

- Overseeing the creation and management of a municipality's Official Plan (the master planning document required under Ontario's Planning Act)
- Processing development applications received for specific projects; applications are reviewed and processed with regard to provincial legislation, Council -approved policies, and by-laws
- Leading municipal strategic planning, including environmental initiatives, urban design, transportation planning, area studies and policy development
- Providing Geographic Information Services (GIS) or mapping information

Influencing Factors:

Application Variables: The type, mix and complexity in terms of scope and magnitude, of applications received.

Government Structure: Single-tier vs. two-tier local government structures can influence comparisons between municipalities, since upper-tier municipalities do not process all types of applications.

Legislation: Places to grow, Greenbelt and the Province Policy Statement may impact application volumes, time spent on applications and the number of appeals.

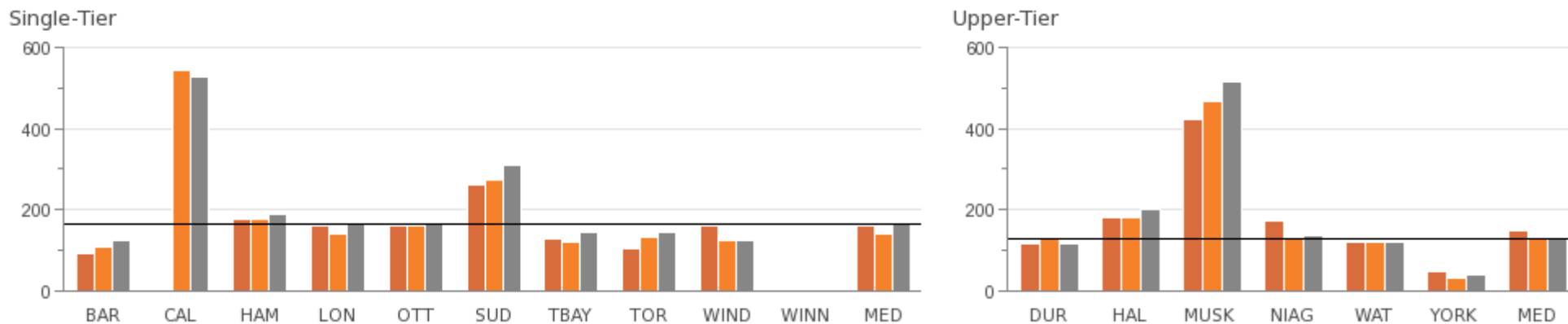
Organizational Form: Differing models can affect both the application review process, i.e. departments outside of Planning, and the number of activities beyond application processing including growth management.

Timing: The average time to process a given type of application, scope of participation over and above the requirements of the Planning Act and regulations under the Municipal Act, and the involvement of other commenting and approval authorities.

Planning

How many applications are received?

Fig 13.1 Number of Development Applications Received per 100,000 Population



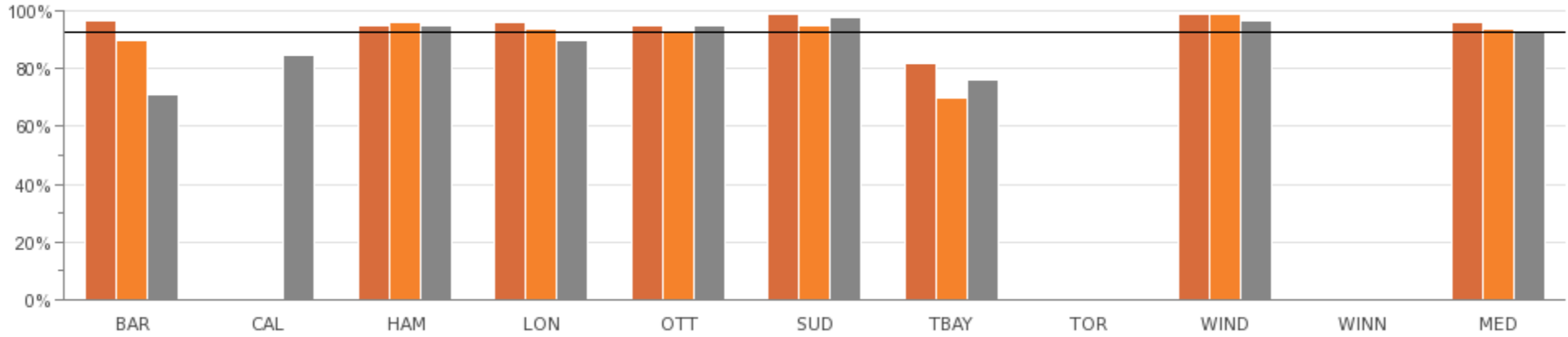
2009	91	N/A	177	160	159	261	130	105	159	N/A	159		116	182	421	174	122	47	148
2010	107	545	177	141	161	274	121	133	124	N/A	141		128	182	468	131	121	31	130
2011	123	529	188	170	165	308	143	145	123	N/A	165		118	203	515	135	121	42	128

Source: PLNG205 (Service Level)

Comment: Types of applications include official plan amendments, zoning by-law amendments, plans of sub-divisions, condominiums conversions, minor variances, consents and part lot control, and site plan approvals, site plan control and removal of holding provision.

How many development applications are processed within the legislated timeframe by single-tier municipalities?

Fig 13.2 Percent of Development Applications Meeting Planning Act Timeframes (Single-Tier)



Municipality	2009 (%)	2010 (%)	2011 (%)
BAR	97%	90%	71%
CAL	N/A	N/A	85%
HAM	95%	96%	95%
LON	96%	94%	90%
OTT	95%	93%	95%
SUD	99%	95%	98%
TBAY	82%	70%	76%
TOR	N/A	N/A	N/A
WIND	99%	99%	97%
WINN	N/A	N/A	N/A
MED	96%	94%	93%

Source: PLNG450 (Customer Service)

Note: Timeframe calculations may vary by municipality.

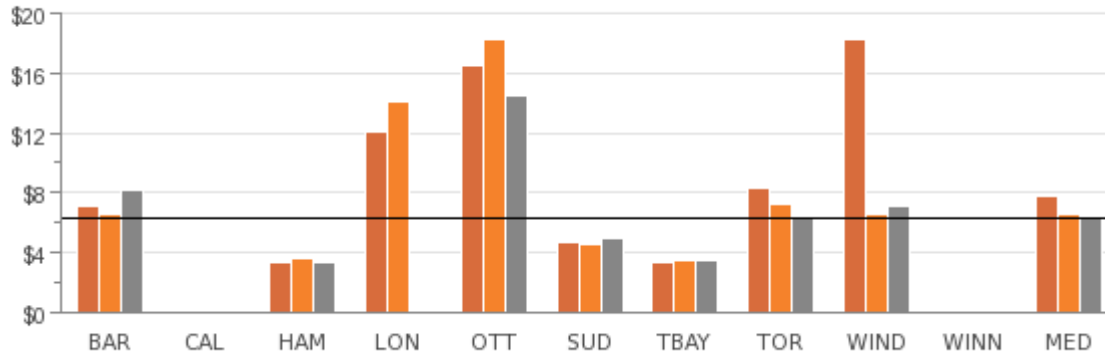
Note: Toronto does not track this data.

Comment: Factors such as the volume and complexity of applications will affect results, as well as revisions, additional information and/or study requirements during consideration of applications received.

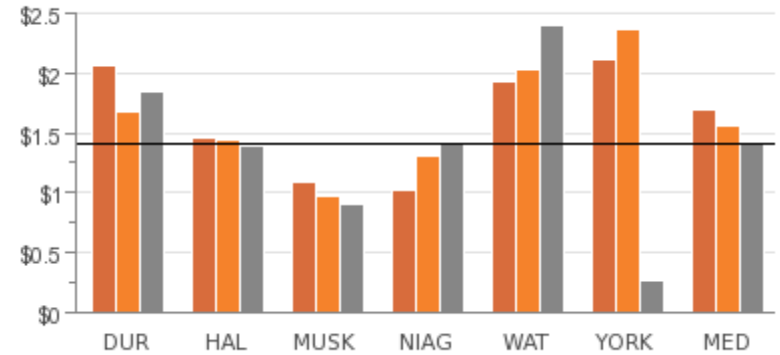
How much does it cost to process development applications?

Fig 13.3 Development Planning Applications Operating Cost per Development Application Received

Single-Tier (In Thousands)



Upper-Tier (In Thousands)



2009	\$7,162	N/A	\$3,405	\$12,023	\$16,497	\$4,721	\$3,315	\$8,312	\$18,189	N/A	\$7,737		\$2,055	\$1,454	\$1,094	\$1,026	\$1,935	\$2,114	\$1,695
2010	\$6,548	N/A	\$3,590	\$14,143	\$18,227	\$4,618	\$3,520	\$7,307	\$6,634	N/A	\$6,591		\$1,675	\$1,443	\$969	\$1,310	\$2,035	\$2,362	\$1,559
2011	\$8,211	N/A	\$3,371	N/A	\$14,462	\$4,942	\$3,442	\$6,286	\$7,145	N/A	\$6,286		\$1,836	\$1,397	\$900	\$1,406	\$2,389	\$268	\$1,402

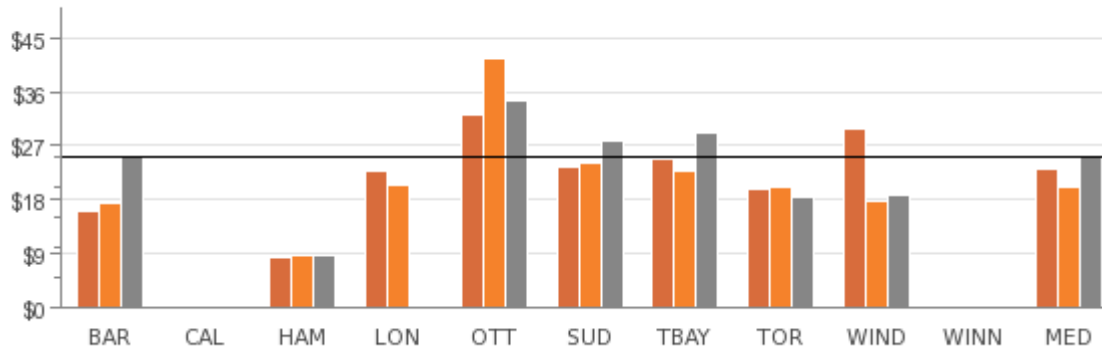
Source: PLNG305 (Efficiency)

Note: Results may vary year-to-year based on volume and complexity of application.

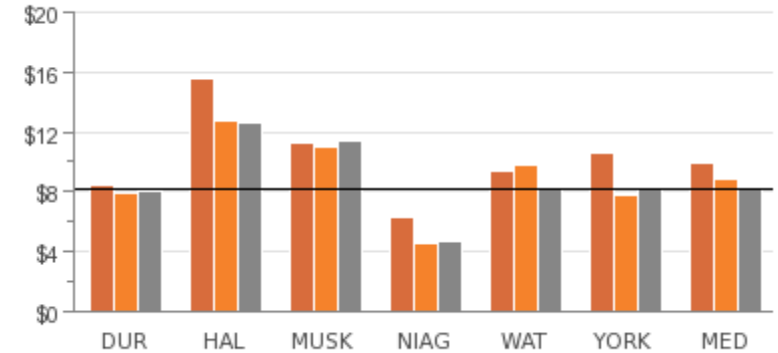
What is the total cost for planning services per resident?

Fig 13.4 OMBI Total Cost for Planning per Capita (includes amortization)

Single-Tier



Upper-Tier



2009	\$16.24	N/A	\$8.28	\$22.92	\$32.24	\$23.50	\$24.86	\$19.71	\$29.88	N/A	\$23.21		\$8.40	\$15.60	\$11.20	\$6.28	\$9.36	\$10.53	\$9.95
2010	\$17.59	N/A	\$8.80	\$20.43	\$41.49	\$24.23	\$22.96	\$20.06	\$17.92	N/A	\$20.25		\$7.95	\$12.70	\$11.04	\$4.62	\$9.76	\$7.82	\$8.86
2011	\$25.19	N/A	\$8.76	N/A	\$34.54	\$27.93	\$29.08	\$18.49	\$18.81	N/A	\$25.19		\$8.10	\$12.67	\$11.44	\$4.64	\$8.21	\$8.25	\$8.23

Source: PLNG250T (Service Level)

Note: Calculation includes amortization.

Comment: The amount spent on planning-related activities and application processing can vary significantly among municipalities. This reflects the different organization structures and priorities established by local Councils.