

23 Planning



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.

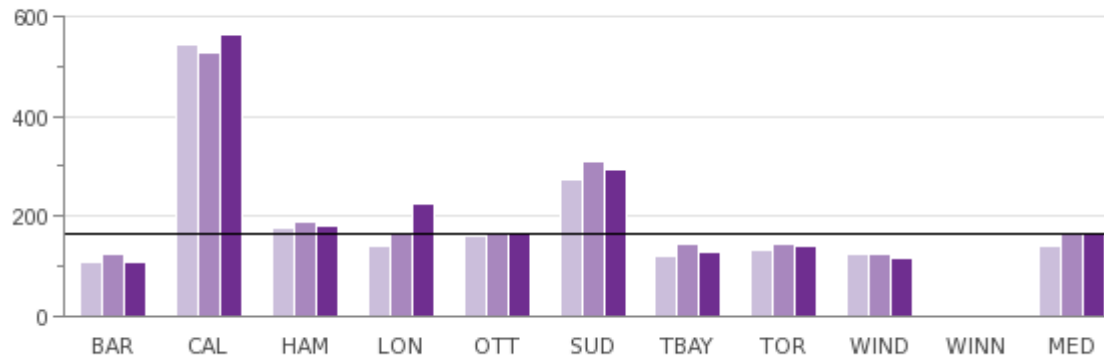
Timing: The average time to process a given type of application, scope of participation over and above the requirements of the Planning Act and regulations under the Municipal Act, and the involvement of other commenting and approval authorities.

Planning

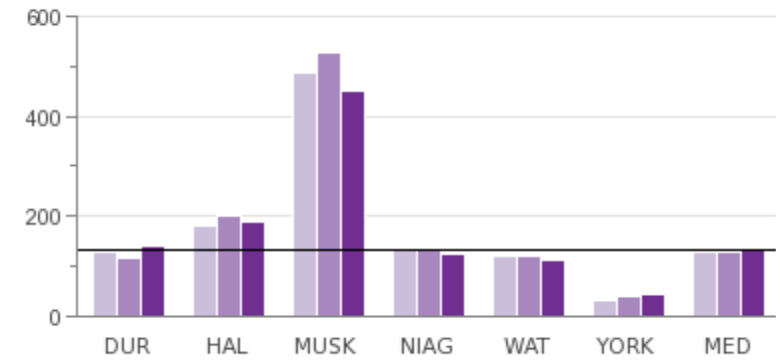
How many applications are processed?

Fig 23.1 Number of Development Applications Received per 100,000 Population

Single-Tier



Upper-Tier



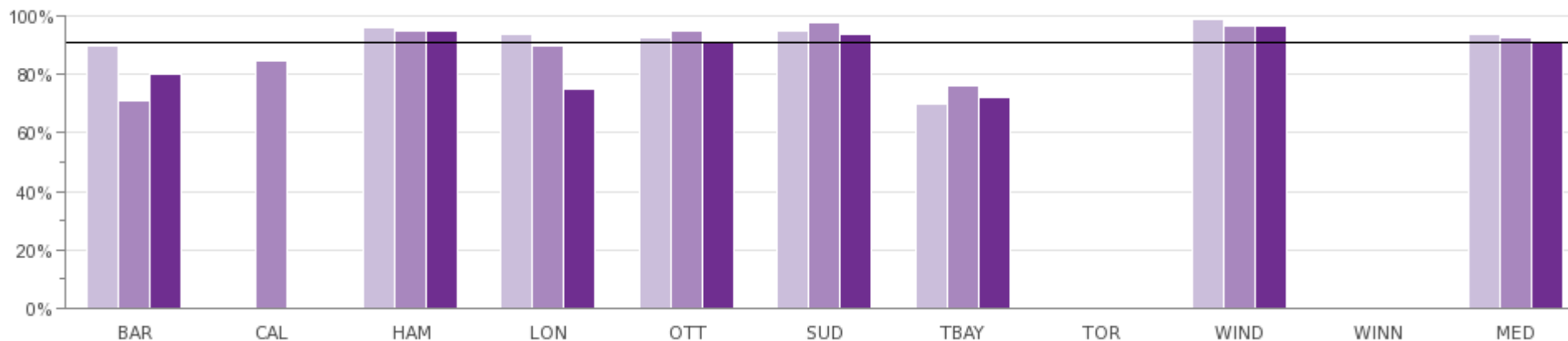
2010	107	545	177	141	161	274	121	133	124	N/A	141	128	182	485	131	121	31	130
2011	123	529	188	170	165	308	143	145	123	N/A	165	118	203	527	135	121	42	128
2012	110	563	182	224	164	292	129	139	115	N/A	164	140	189	452	123	111	43	132

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



Municipality	2010	2011	2012
BAR	90%	71%	80%
CAL	N/A	85%	N/A
HAM	96%	95%	95%
LON	94%	90%	75%
OTT	93%	95%	91%
SUD	95%	98%	94%
TBAY	70%	76%	72%
TOR	N/A	N/A	N/A
WIND	99%	97%	97%
WINN	N/A	N/A	N/A
MED	94%	93%	91%

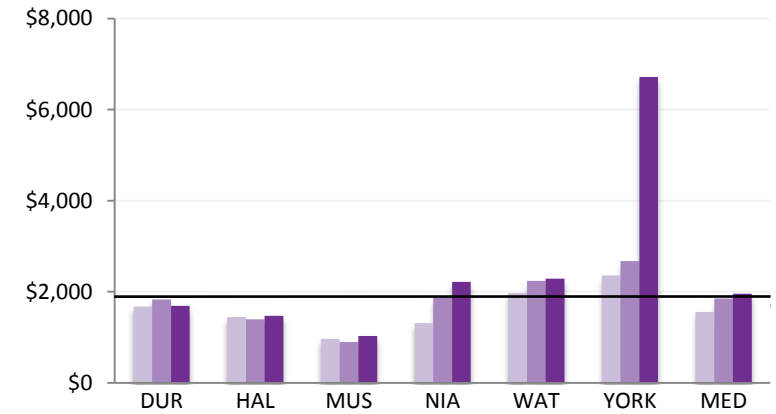
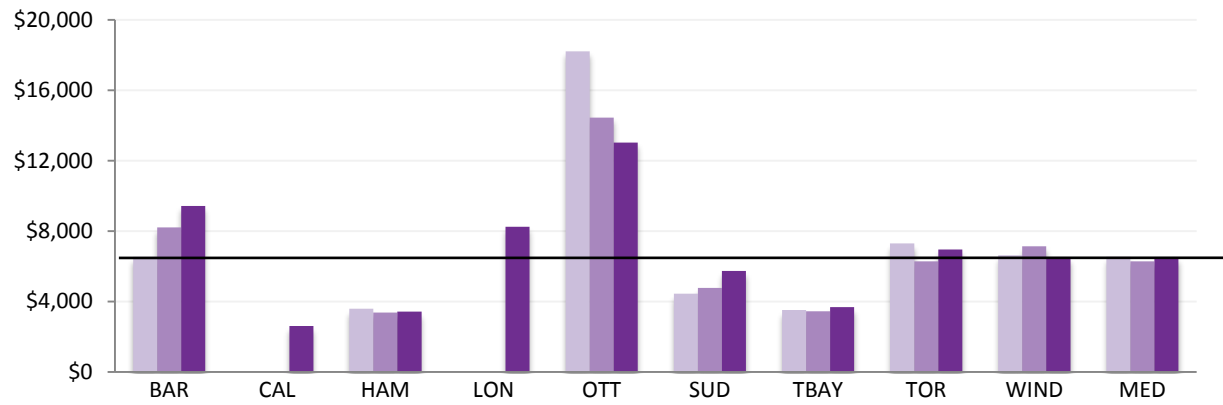
Source: PLNG450 (Customer Service)

Note: Timeframe calculations may vary by municipality. 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 23.3 Development Planning Applications Operating Cost per Development Application Received



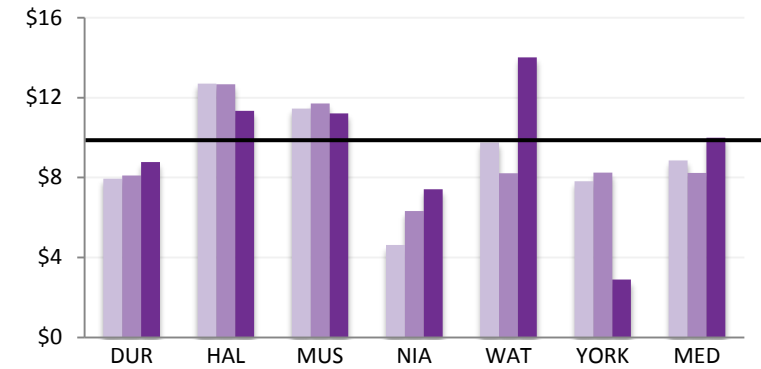
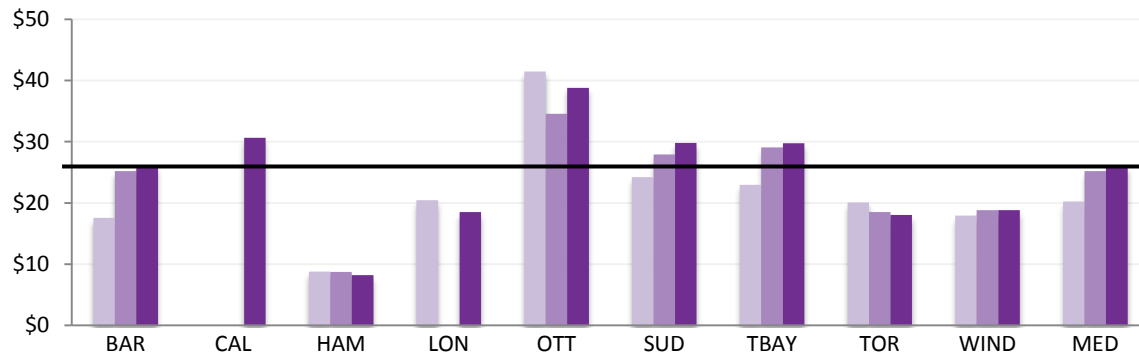
2010	\$6,548	N/A	\$3,590	N/A	\$18,227	\$4,445	\$3,520	\$7,307	\$6,634	\$6,548	\$1,675	\$1,443	\$969	\$1,310	\$1,970	\$2,362	\$1,559
2011	\$8,211	N/A	\$3,371	N/A	\$14,462	\$4,768	\$3,442	\$6,286	\$7,145	\$6,286	\$1,836	\$1,397	\$900	\$1,871	\$2,241	\$2,676	\$1,853
2012	\$9,400	\$2,612	\$3,428	\$8,256	\$13,033	\$5,740	\$3,681	\$6,968	\$6,508	\$6,508	\$1,693	\$1,471	\$1,027	\$2,222	\$2,288	\$6,719	\$1,958

Source: PLNG305 (Efficiency)

Comment: Results may vary from year-to-year based on the volume and complexity of applications.

What is the total cost for planning services per resident?

Fig 23.4 OMBI Total Cost for Planning per Capita (includes amortization)



2010	\$17.59	N/A	\$8.80	\$20.43	\$41.49	\$24.23	\$22.96	\$20.06	\$17.92	\$20.25	\$7.95	\$12.70	\$11.45	\$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	\$25.19	\$8.10	\$12.67	\$11.71	\$6.32	\$8.21	\$8.25	\$8.23
2012	\$25.91	\$30.62	\$8.21	\$18.50	\$38.79	\$29.79	\$29.78	\$18.04	\$18.81	\$25.91	\$8.78	\$11.34	\$11.22	\$7.42	\$14.02	\$2.89	\$10.00

Source: PLNG250T (Service Level)

Comment: The amount spent on planning-related activities and application processing can vary significantly from municipality to municipality. This reflects the different organizational structures and priorities established by local Councils.