

PLANNING

VALUE STATEMENT

I expect to have clear information about planning requirements in adherence with legislation, and that the application process is convenient, timely, predictable and affordable, while supporting sustainable community development.

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What is this 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.

Services may include:

- Overseeing the creation and management of a municipality's Official Plan.
- 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 in support of sustainable growth.
- Providing geospatial and analytical services.
- Growth management.

Influencing Factors:

- **Type and Mix of Applications:** The planning costs used to develop results may be more than those devoted to just the development application process (e.g., Civic Improvement Projects, Official Plan preparation and policy development). Total planning costs may include the processing of applications not otherwise listed (e.g., regarding the Niagara Escarpment Planning and Development Act). Additionally, there will be application differences across provinces and municipalities.
- **Level of Municipal Governance:** Single-tier vs. upper-tier local government structures can influence comparisons between municipalities, since upper-tier municipalities do not process all types of applications.
- **Complexity:** Scope and magnitude of the application.
- **Organizational Form:** Organizational forms will differ, and challenges associated with capturing measures for the full range of Planning services, particularly when some review and commenting functions may occur in several different departments resulting in data collection and comparability issues i.e., "Transportation Planning" may be in a Planning Division in one municipality and in the Roads Division in another.

- **Timing:** The average time to process a given type of application, and the cost of doing so, is affected by the decisions of the municipal council regarding the opportunities for public participation in the planning process. The scope of participation can vary widely between municipalities, over and above the requirements of the Planning Act and regulations under the Municipal Act. Also, the timing can vary widely between municipalities, depending on whether calculations are based on elapsed time, or processing time, as the processing may stop and restart between application receipt and final disposition depending on the complexity of the application and the involvement of other commenting and approval authorities.
- **Legislation and Policy:** New and/or changes to legislation may impact application volumes, time spent on application and the number of appeals, e.g., Places to Grow, Greenbelt, Provincial Policy Statement.
- **Resources:** Many municipalities are currently undertaking special projects/research which can impact workload and cost.

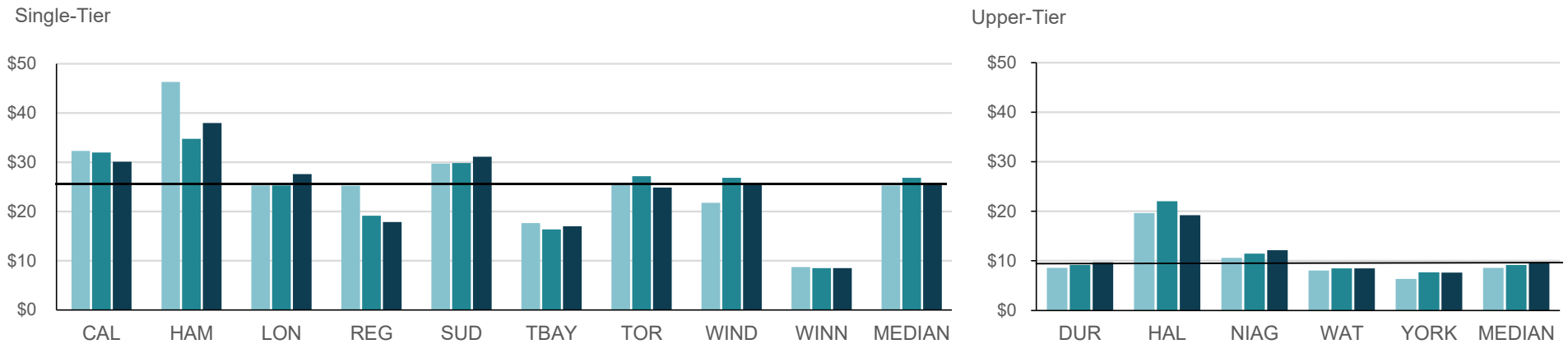
Extenuating Circumstances:

- **COVID-19 Pandemic:** For most municipalities, planning staff worked from home throughout the COVID-19 pandemic. Municipalities also developed or enhanced online processes to support meetings/consultations and interaction with the public. Transitioning to online processes may have resulted in some initial backlogs and/or delays in processing times which were subsequently addressed.

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Figure 24.1 Total Cost for Planning per Capita

This measure reflects the total cost to provide planning services. The amount spent on planning-related activities and application processing can vary significantly from municipality to municipality based on the types of applications, different organizational structures and legislation, accounting practices and priorities established by local Councils.



2018	\$32.29	\$46.32	\$25.28	\$25.24	\$29.73	\$17.63	\$25.40	\$21.77	\$8.69	\$25.28	\$8.60	\$19.64	\$10.60	\$8.08	\$6.37	\$8.60
2019	\$31.97	\$34.73	\$25.28	\$19.12	\$29.83	\$16.34	\$27.14	\$26.83	\$8.51	\$26.83	\$9.18	\$22.03	\$11.46	\$8.48	\$7.68	\$9.18
2020	\$30.11	\$37.94	\$27.60	\$17.88	\$31.12	\$16.98	\$24.86	\$25.36	\$8.51	\$25.36	\$9.72	\$19.23	\$12.15	\$8.49	\$7.63	\$9.72

Source: PLNG250T (Service Level)

Regina: Decrease in 2019 due to internal corporate wide restructuring that lead to portfolios and resources being redistributed.

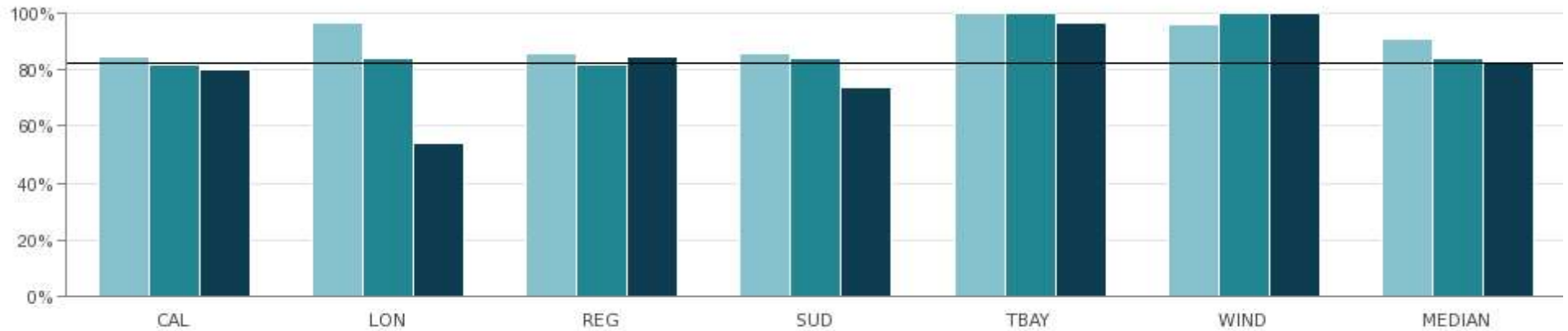
Windsor: The Planning Department saw increased costs in 2019 related to increased non-TCA capital.

York: Increase in 2019 attributed in part to additional funds for contracted services.

Planning

Figure 24.2 Percent of Development Applications Meeting Timeline Commitments (Single Tier Municipalities Only)

This measure shows the percentage of development applications that are processed and meet applicable timelines for single-tier municipalities only. Factors such as the volume and complexity of applications, revisions and additional information and/or study requirements during consideration of applications received may affect the results.



2018	85%	97%	86%	86%	100%	96%	91%
2019	82%	84%	82%	84%	100%	100%	84%
2020	80%	54%	85%	74%	97%	100%	83%

Source: PLNG450 (Customer Service)

Hamilton: Does not track or report on this data.