



12. PLANNING SERVICES

Municipalities manage growth and physical form through its 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.

Planning 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

What should you consider when reviewing these results?

Each municipality's results are influenced to varying degrees by a number of factors, including:

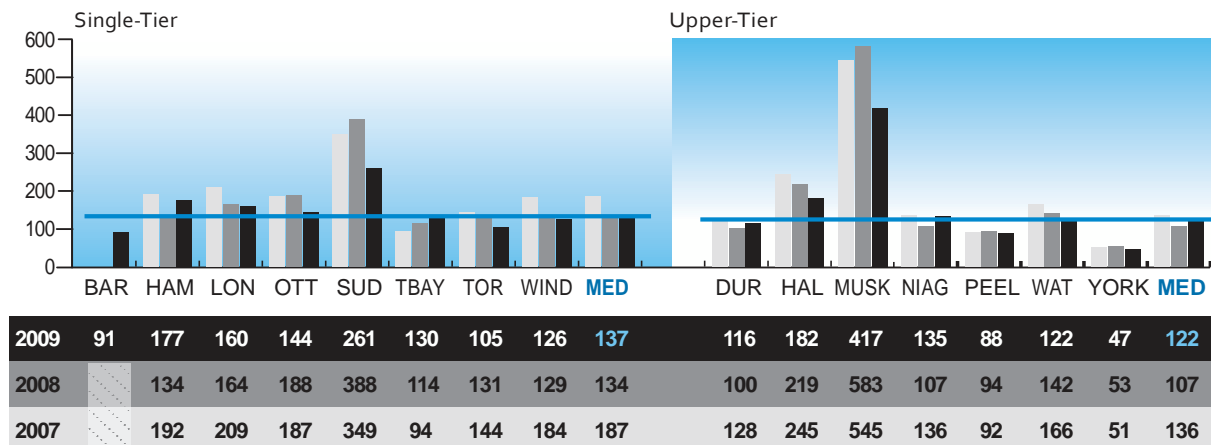
- municipal governance: single-tier vs. upper or two-tier; the review process can be impacted by the requirement for a dual role; some types of applications are not processed by upper-tier governments
- organization structure: differing models can affect both the application review process, i.e. departments outside of Planning, and the number of activities beyond application processing including growth management
- public consultation: costs to process an application can be impacted by local Council decisions regarding opportunities for public input to the planning process
- application variables: type, mix, and complexity (in terms of scope and magnitude) of applications received

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What are the results?

How many applications are processed?

Fig. 12.1 Number of Development Applications Received per 100,000 Population



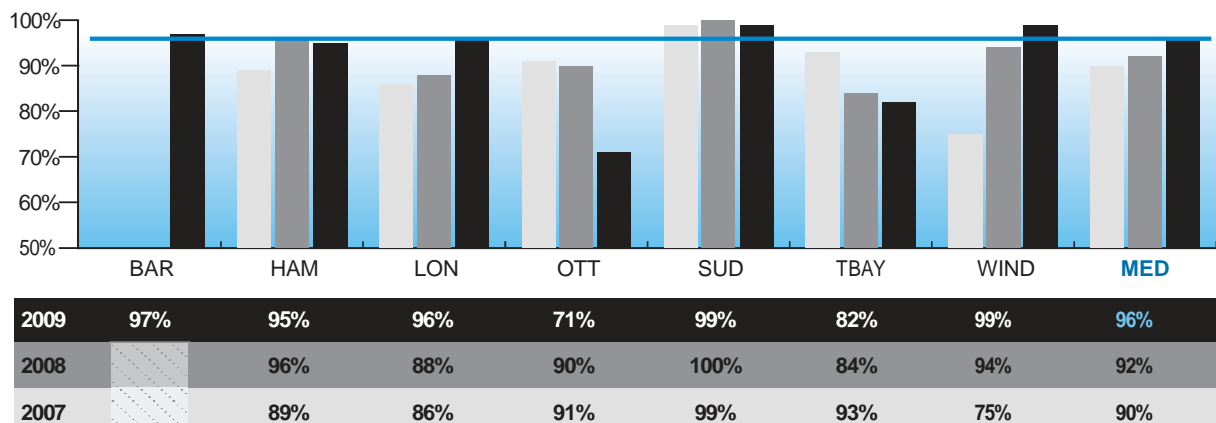
Source: PLNG205 (Service Level)

Figure 12.1 shows the number of development applications received per 100,000 population. The types of applications processed include:

- official plan amendments
- zoning by-law amendments
- plans of sub-divisions, condominiums and condominium conversions
- minor variances, consents, and part lot control
- site plan approvals, site plan control and removal of holding provisions

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

Fig. 12.2 Percentage of Development Applications meeting Planning Act Timeframes



Source: PLNG450 (Customer Service)

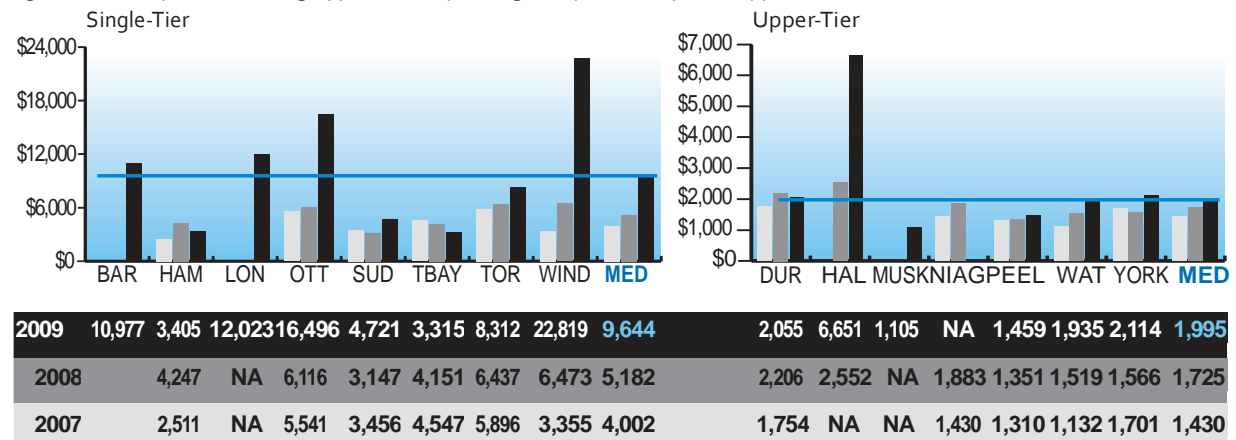
NOTE: Toronto data unavailable.

Figure 12.2 depicts the percentage of development applications meeting the Planning Act timeframes, which for the most part involves applications handled by single-tier municipalities. For this reason no data is provided for the upper-tier municipalities. Factors such as the volume and complexity of applications will affect results, as will revisions, additional information and/or study requirements during consideration of applications received.

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How much does it cost to process development applications?

Fig. 12.3 Development Planning Applications Operating Cost per Development Application Received



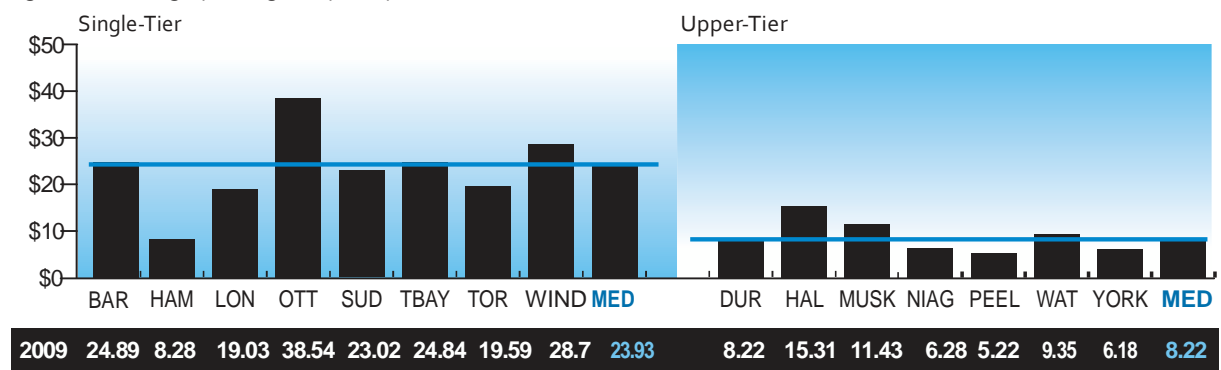
Source: PLNG305 (Efficiency)

NOTE: London data was not provided for 2007 and 2008 due to changes in internal reporting.

Figure 12.3 shows that the variation in the cost per development application will be affected year-to-year by the volume and complexity of applications processed.

How much does it cost for planning services per resident?

Fig. 12.4 Planning Operating Cost per Capita



Source: PLNG250 (Service Level)

Figure 12.4 demonstrates the amount spent on planning-related activities and application processing can vary significantly among municipalities. This reflects the different organizational structures and priorities established by local Councils.