

Development Applications Monitoring Report

2019 Year End

March 11, 2020 – Planning & Economic Development Committee

Regional Development Services Planning Process Overview

Regional Development Planning Context

Approval authority for: Regional Official Plan Amendments and Local Official Plan Amendments (unless they are site-specific or otherwise exempt)

Commenting agency for: Local Zoning By-laws and Zoning By-law Amendments, Plans of Subdivision/Condominium, Site Plans, Consents and Minor Variances

Provincial and Regional interests:

- Growth management (e.g. where growth will be directed)
- Rural and agricultural land protection
- Protection of the natural environment (e.g. wetlands, watercourses, woodlands)
- Regional transportation (including active transportation)
- Cultural heritage and archaeological resources

Regional Official Plan Amendment (ROPA)

ROPA

OPA

ZBLA

MV

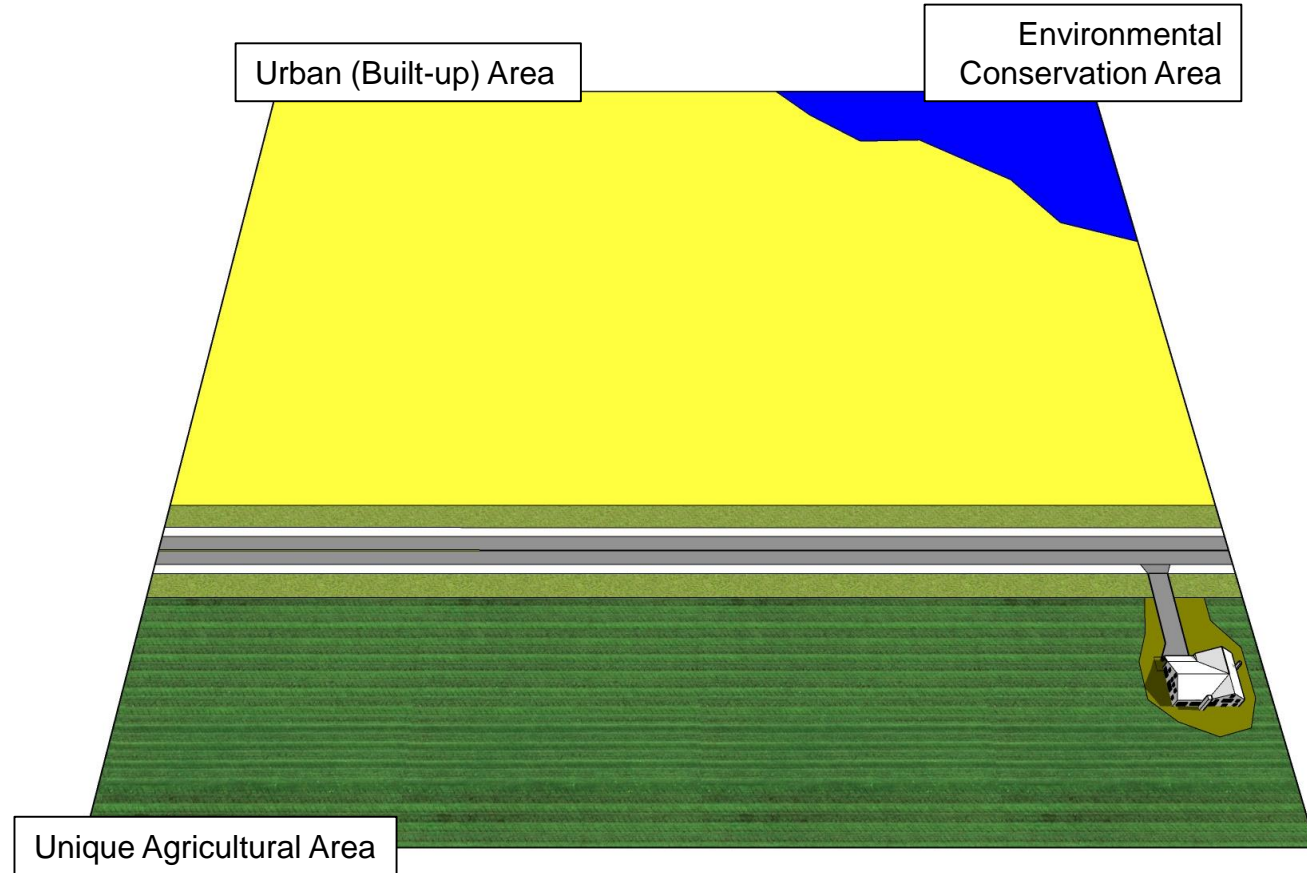
SD

CS

SP

CD

- Amend Regional designation policies
- Regional Official Plan (ROP) identifies land use designations and contains related planning policies
- ROP is a long-range community planning document to guide the physical, economic and social development of the Region



Local Official Plan Amendment (OPA)

ROPA

OPA

ZBLA

MV

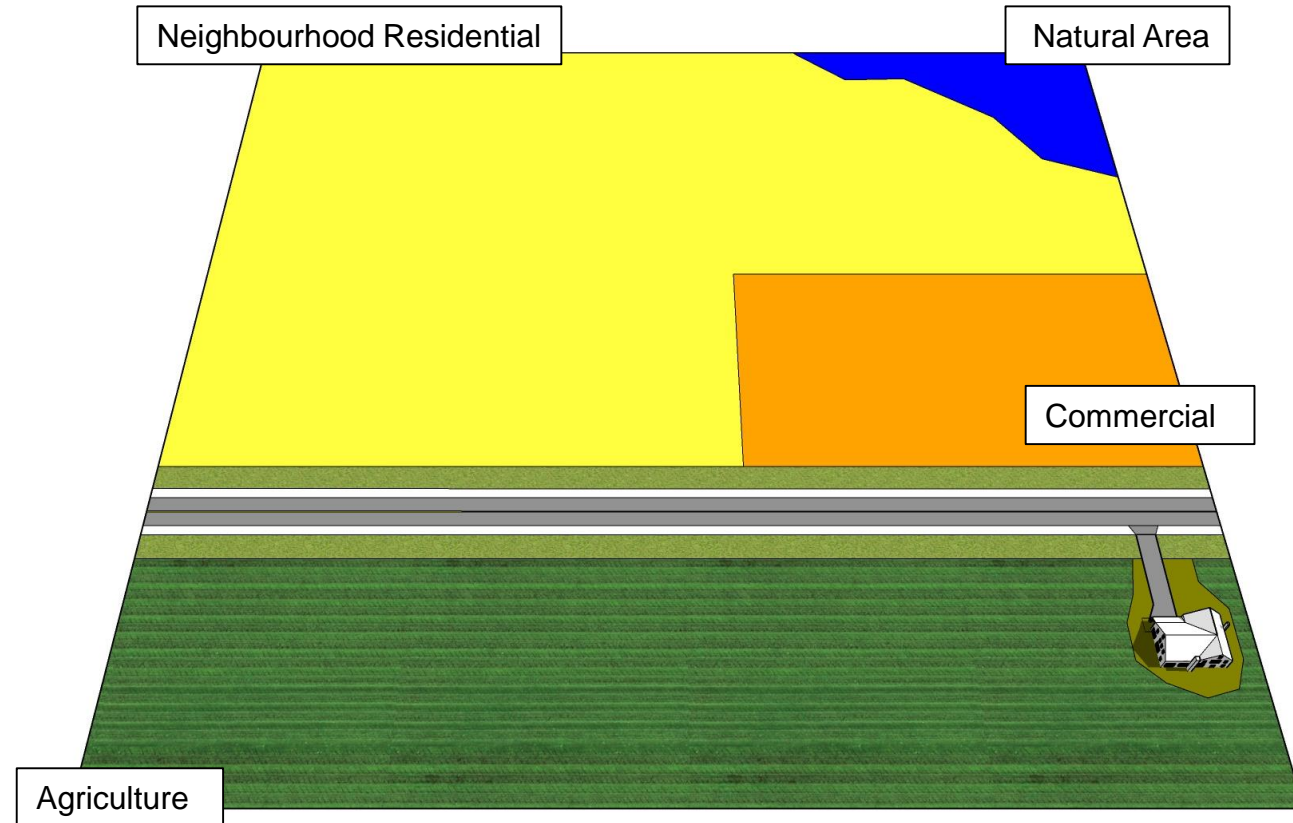
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SP

CD

- Amend Local designation policies
- Local Official Plans (OPs) identify land use designations and contain relevant policies to guide development
- Policies in Local OPs must conform to the ROP
- Local OPs provide a framework for establishing zoning by-laws, and ensure that coordinated growth meets the needs of the community



Zoning By-law Amendment (ZBLA)

ROPA

OPA

ZBLA

MV

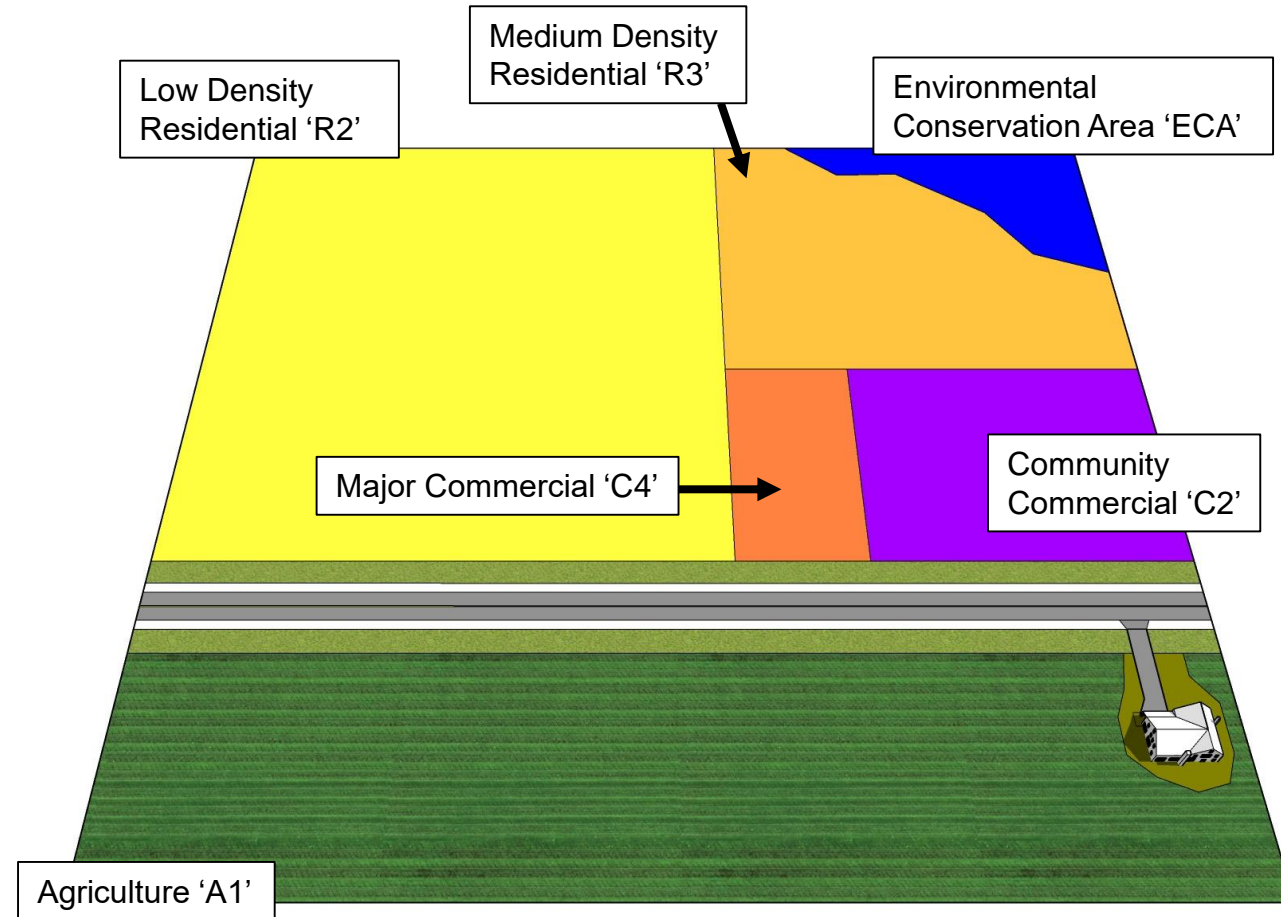
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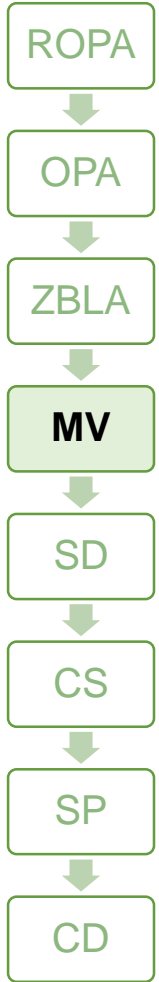
SP

CD

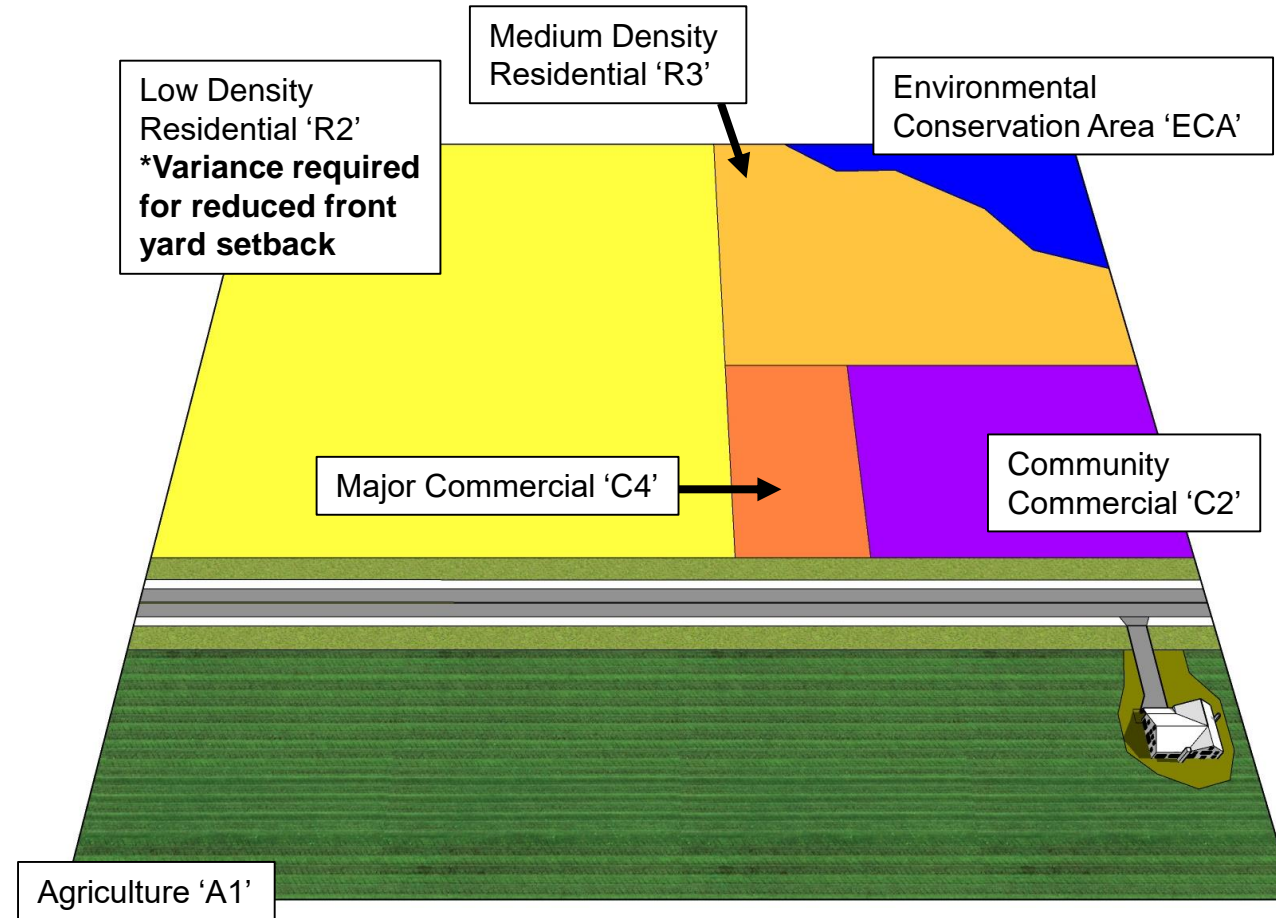
- Amend a Local Zoning By-law (ZBL) for general or site specific purposes, including use permissions or building regulations
- ZBLs provide requirements including:
 - How land may be used;
 - Where buildings and structures can be located; parking requirements, building heights, and setbacks from the street
- ZBLs put the Local OP into effect



Minor Variance (MV)



- Minor Variances (MVs) permit changes or adjustments to Local ZBLs for use permissions and building regulations
- A Variance must be considered minor to be processed as a MV application; otherwise, the change or adjustment would require a ZBLA



Draft Plan of Subdivision (SD)

ROPA



OPA



ZBLA



MV



SD



CS

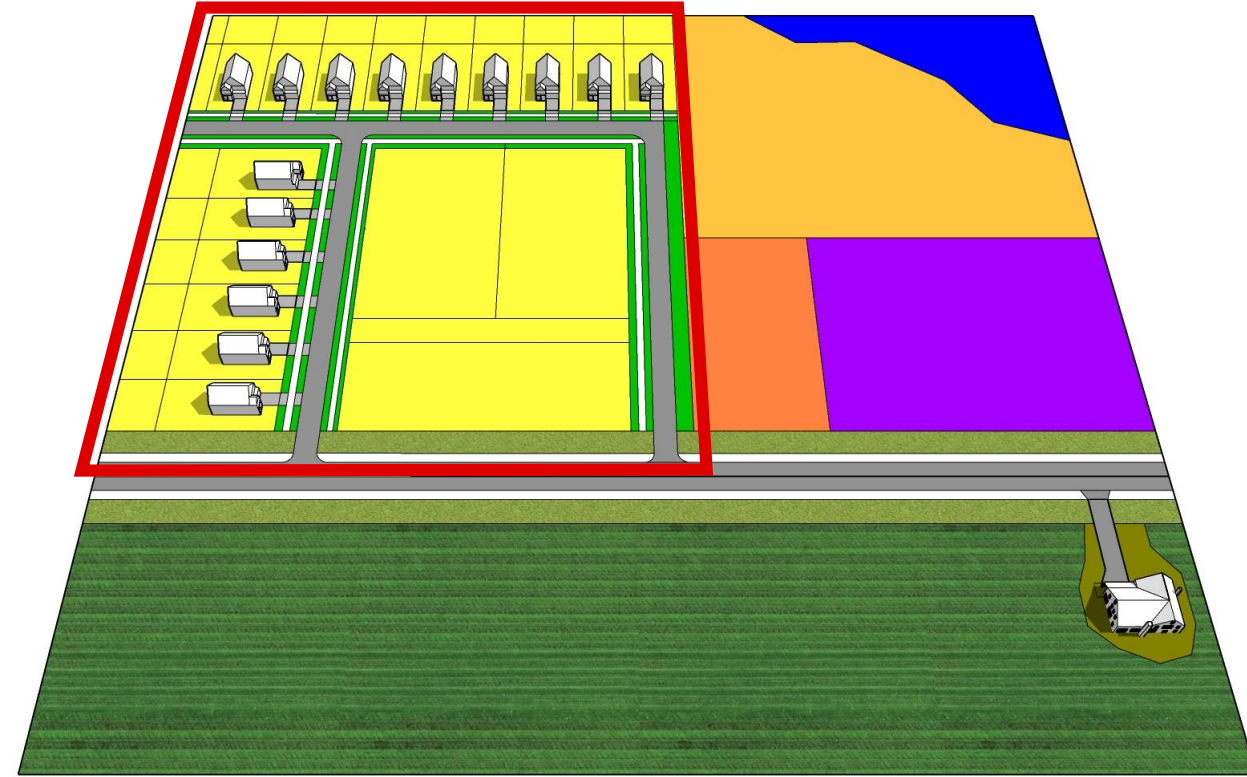


SP



CD

- Draft Plans of Subdivision (SD) provide for land division, and show the boundaries and dimensions of lots, and the location, width and names of streets, and the sites of any blocks
- Land division includes the creation of lots and blocks
- Approval is subject to conditions



Consent (CS)

ROPA

OPA

ZBLA

MV

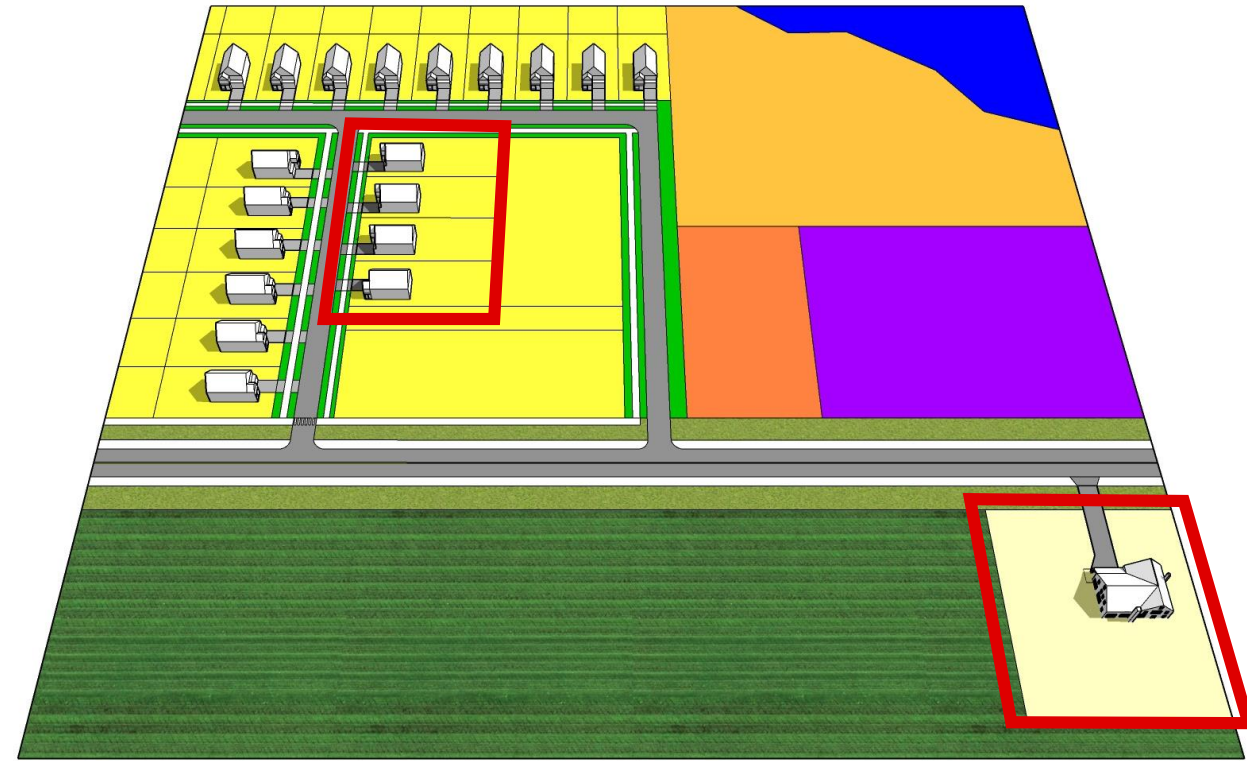
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CS

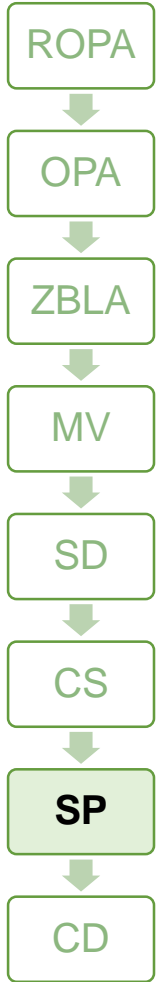
SP

CD

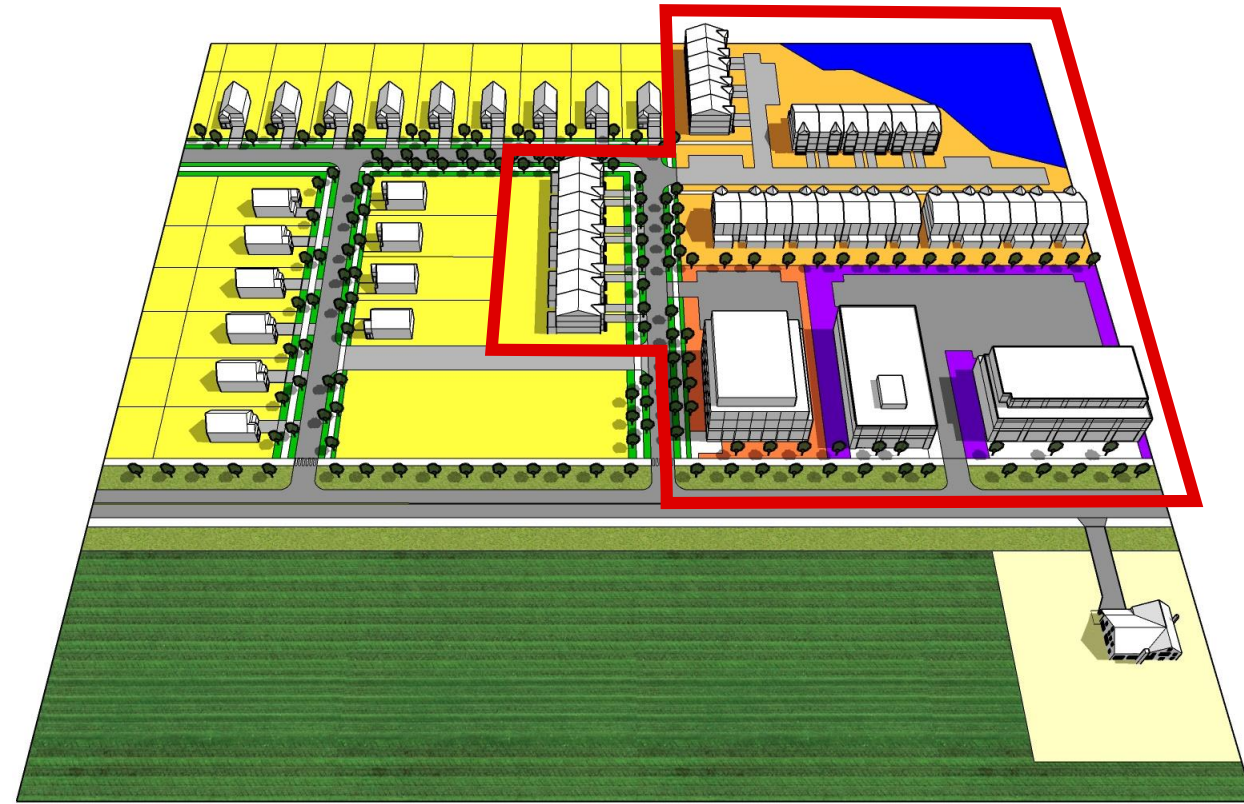
- Consents (CS) separate a piece of land to form a new lot or a new parcel of land, including boundary adjustments
- Compatibility with adjacent land uses and suitability of the land for the proposed use is evaluated
- Approval is subject to conditions



Site Plan Approval (SP)



- Site Plan Approval (SP) is a local process that establishes site design and implements the provisions of the Local ZBL
- Site design and the following features are determined through the SP process:
 - Placement of buildings;
 - Landscaping;
 - Grading, drainage and stormwater management;
 - Parking, vehicular access and maneuvering;
 - Pedestrian movement



Draft Plan of Condominium (CD)

ROPA



OPA



ZBLA



MV



SD



CS

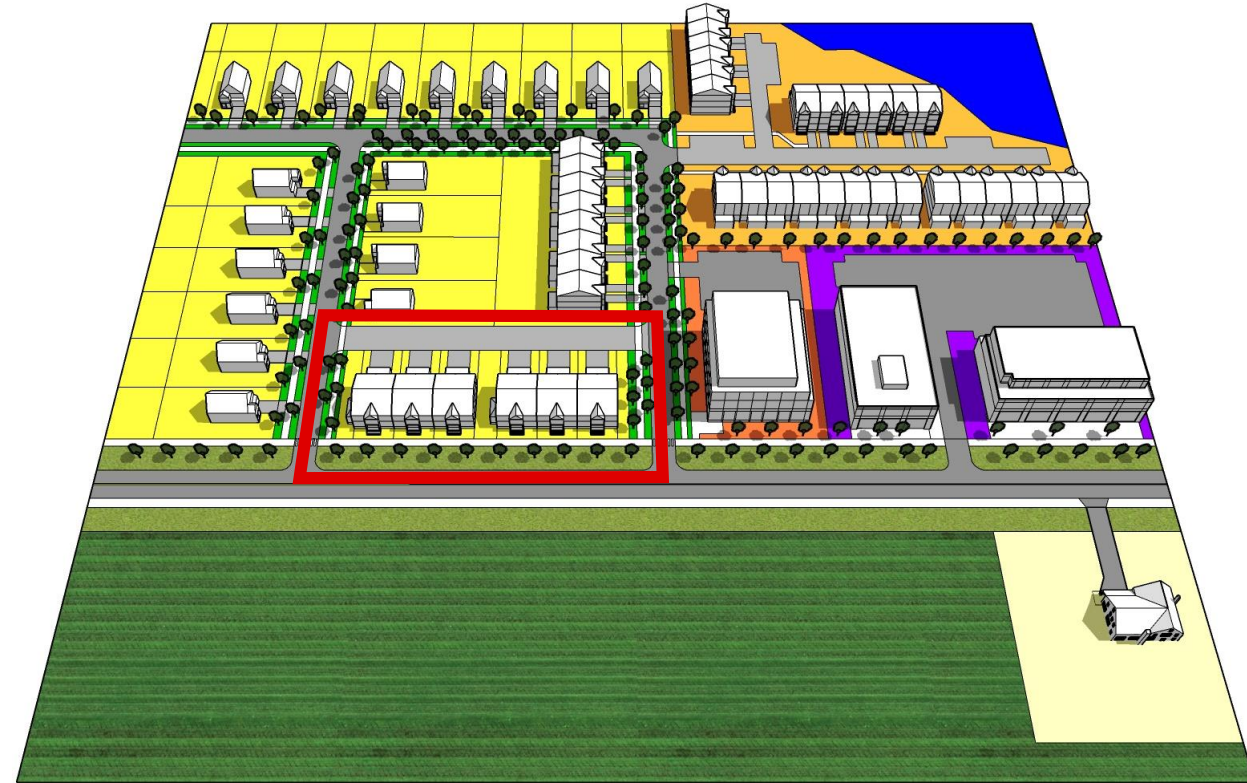


SP



CD

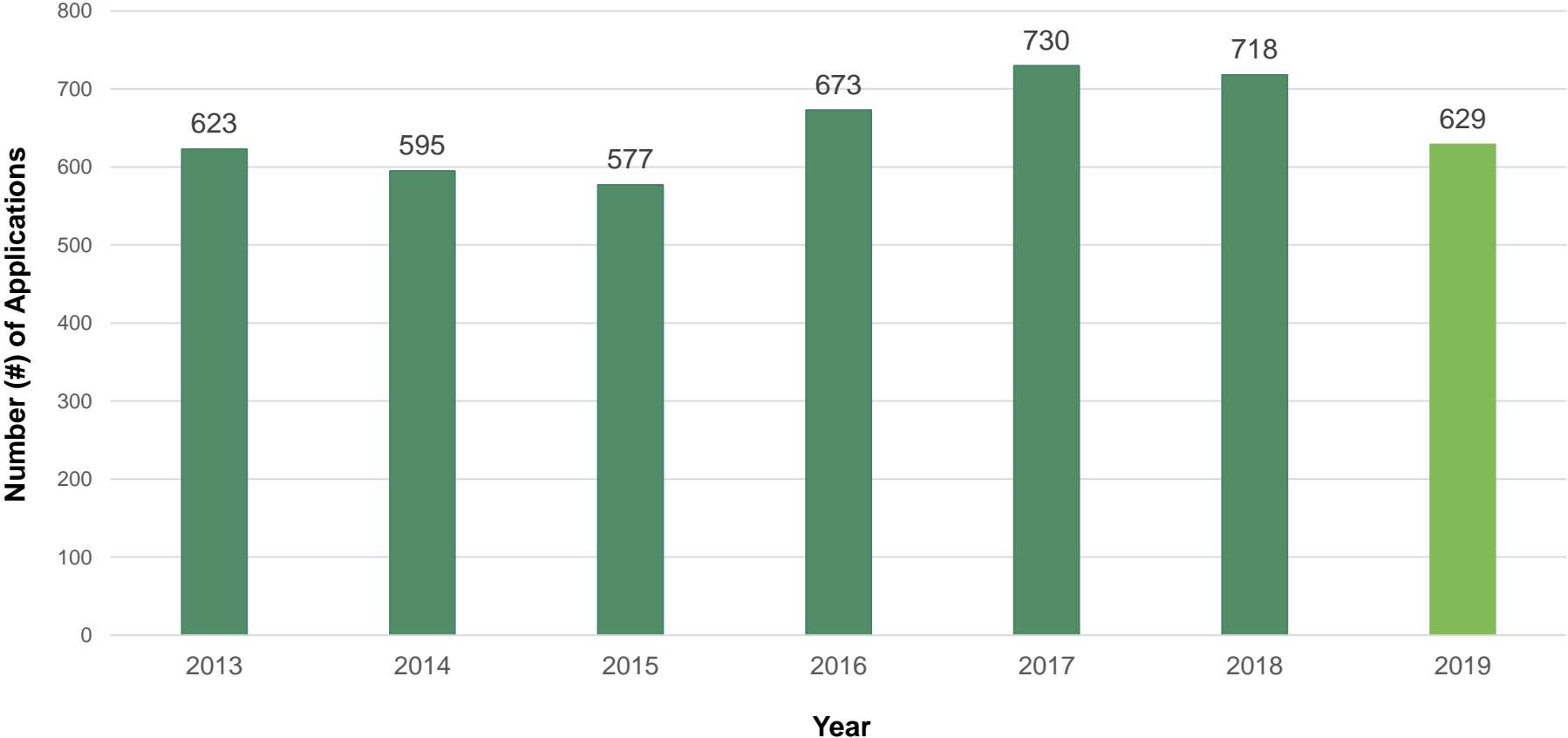
- Draft Plan of Condominium (CD) establishes condominium tenure
- Property owners may own part of a property, building, or unit, and have access to common amenity space(s)
- Approval is subject to conditions



Development Applications Monitoring Report

Total Applications (2013-2019)

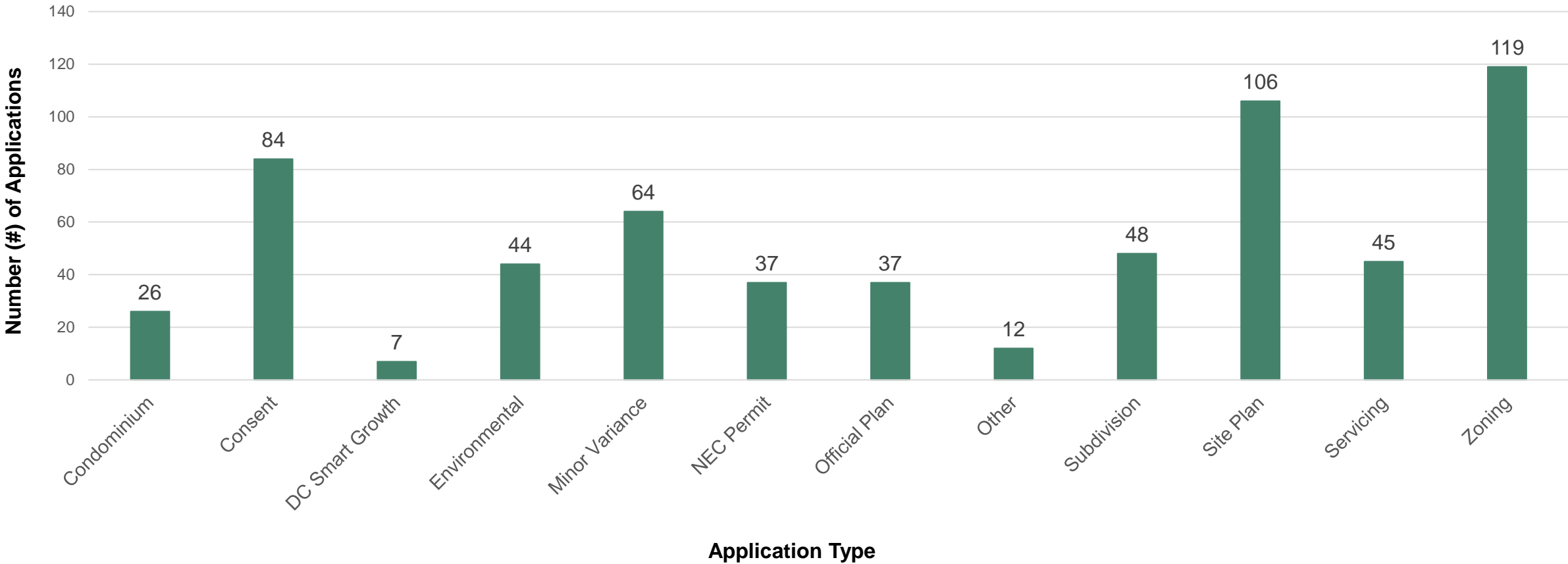
Figure 1 - Total Applications (2013-2019)



↓ 12.4% in 2019
(from 2018)

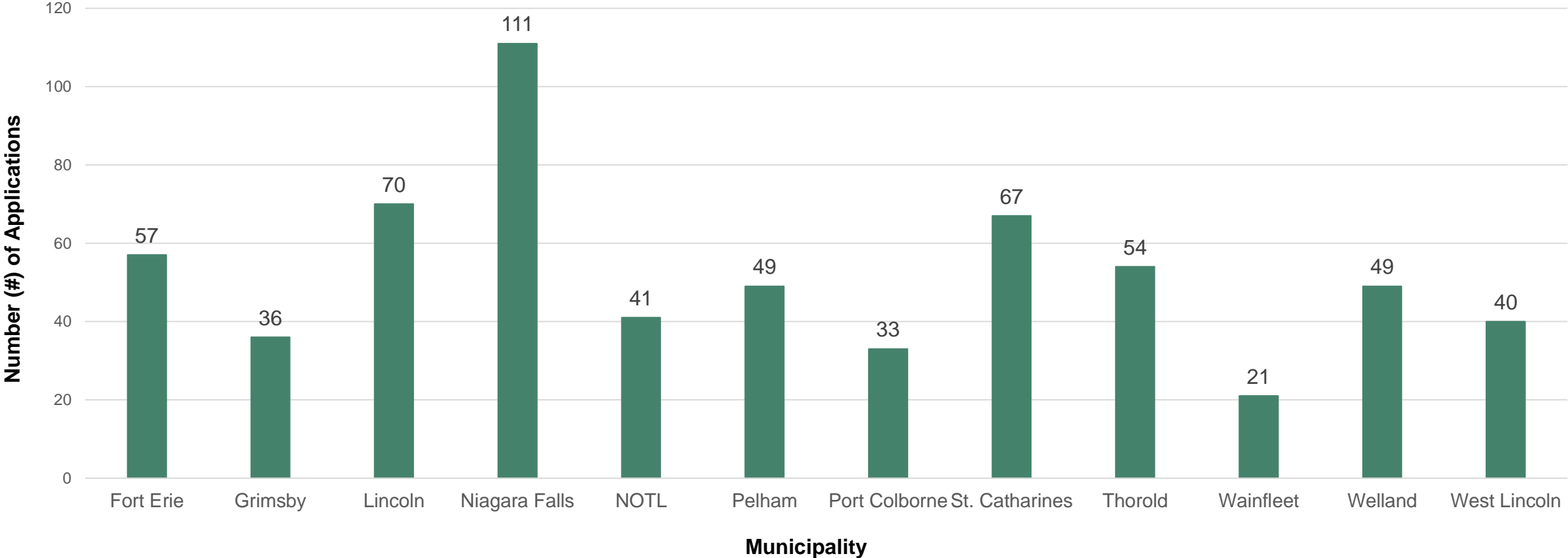
Total Applications by Type (2019)

Figure 2 - Total Applications by Type (2019)



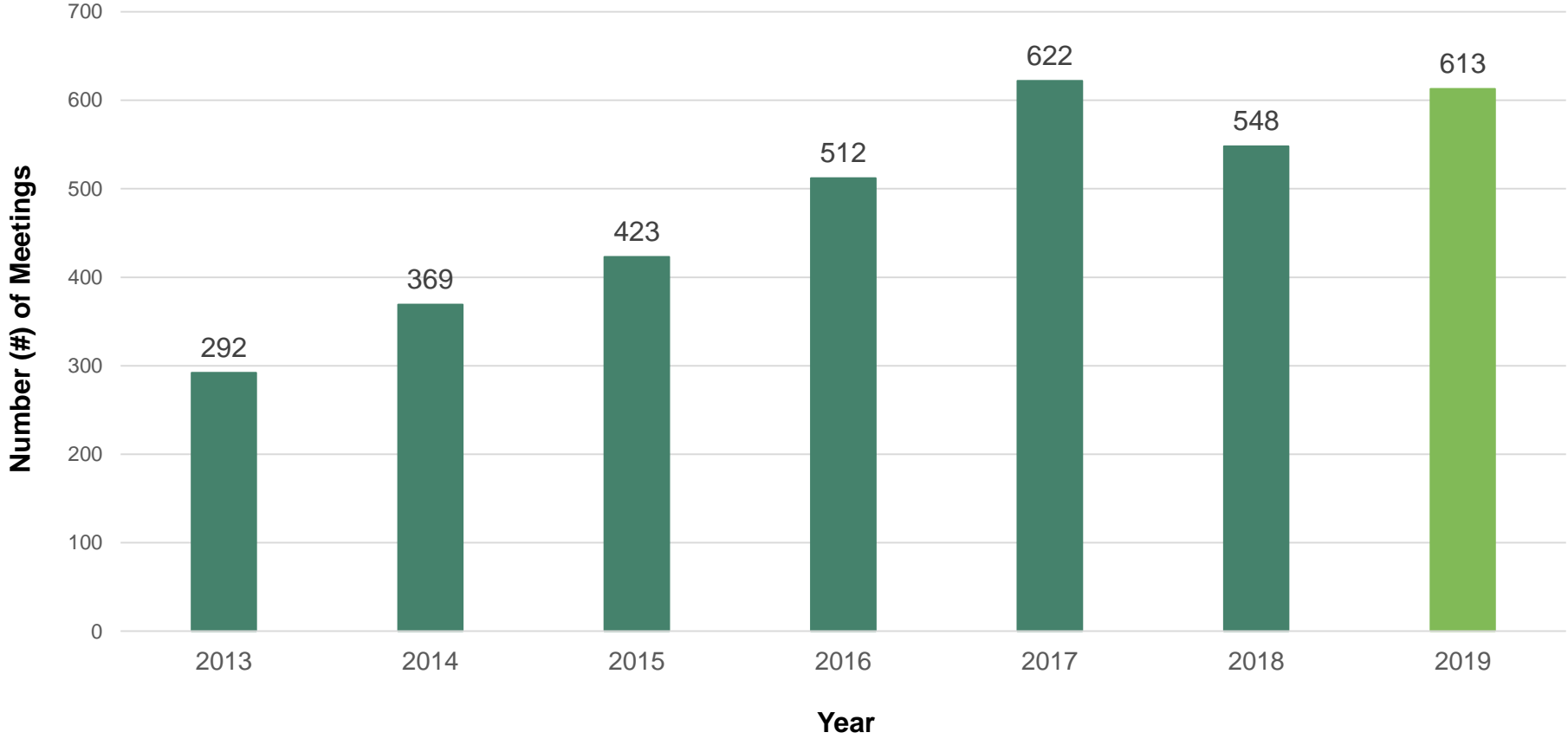
Total Applications by Municipality (2019)

Figure 3 - Total Applications by Municipality (2019)



Preconsultation Meetings (2013-2019)

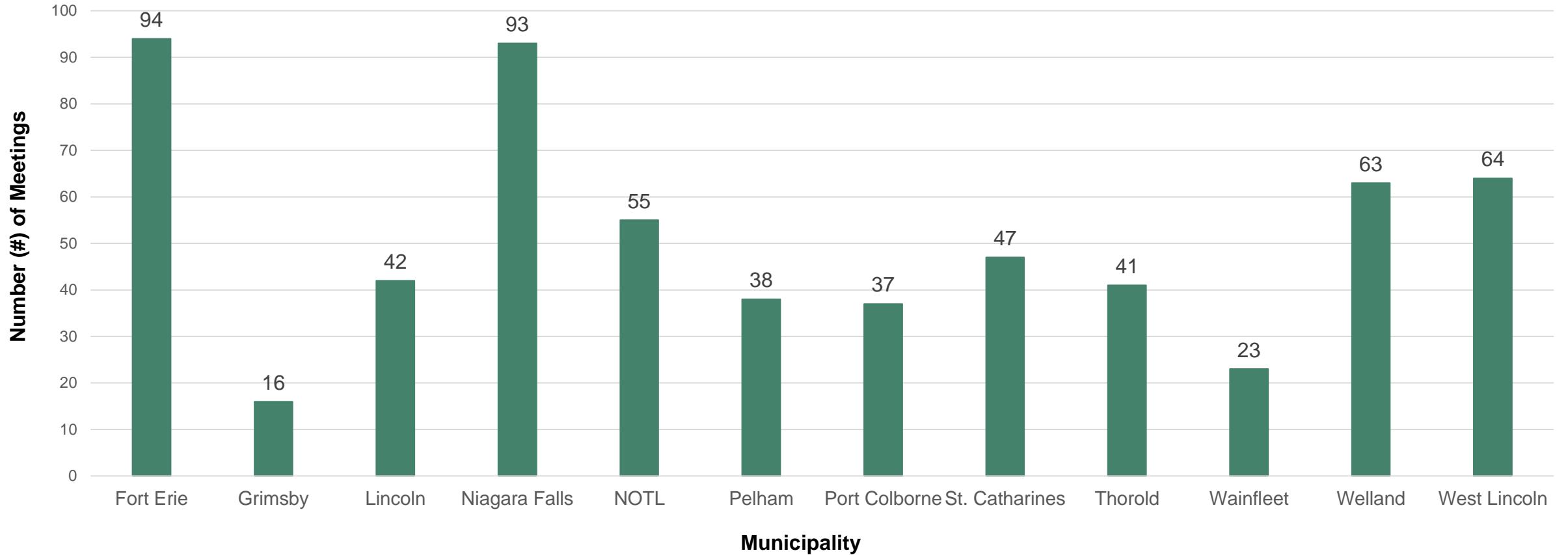
Figure 4 - Preconsultation Meetings (2013-2019)



 11.9% in 2019
(from 2018)

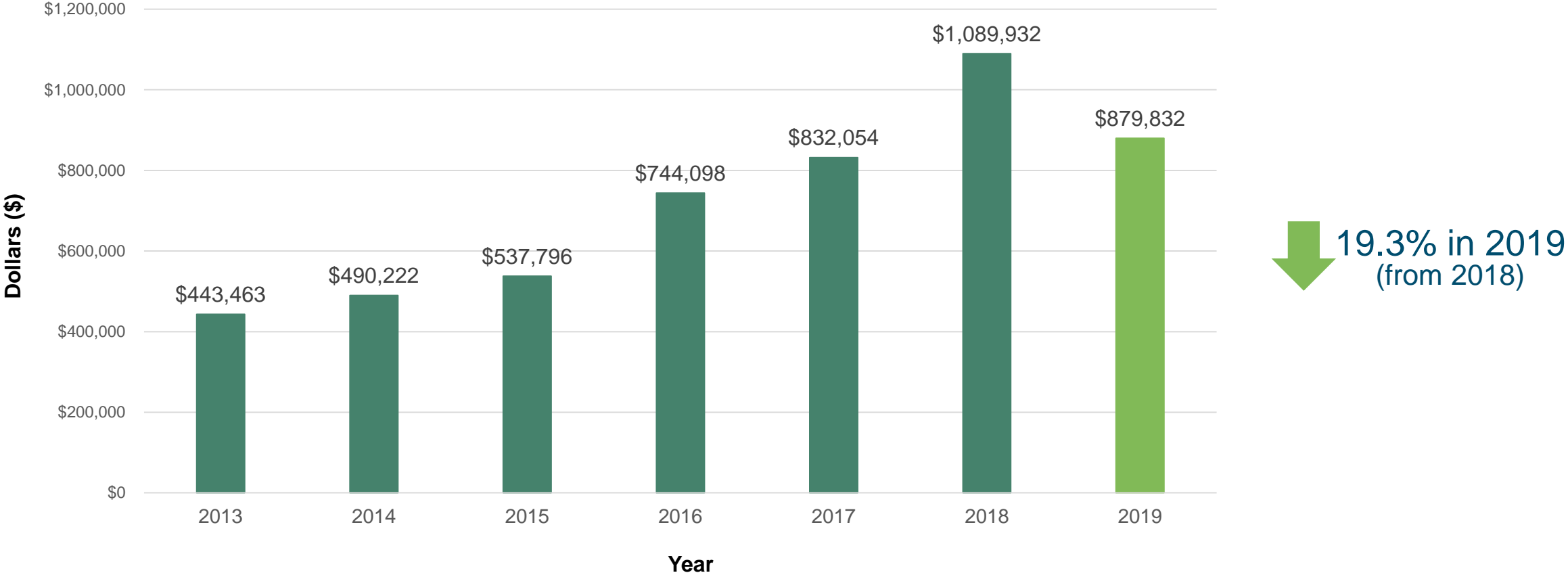
Preconsultation Meetings by Municipality (2019)

Figure 5 - Preconsultation Meetings by Municipality (2019)



Regional Review Fees Collected (2013-2019)

Figure 6 - Regional Review Fees Collected (2013-2019)



2019 Development Planning Key Facts

