

# Elgin County

Centralized Planning Services Presentation – West  
Elgin

# What this presentation will cover

- Goals of a centralized planning system
- Methodology for a phased plan
- Review of Southwold planning needs
- Cost estimate of Planning Services and potential revenues
- Planning fees review and recommendations
- Forms of compensation
- Discussion

# Goals of a Centralized Planning sytem



## Cost effectiveness

Internal staff are less expensive than consultants



## Consistency

Planning across the County will become more consistent  
Similar policy framework  
Similar planning fees



## Accountability

Centralized leadership and reporting  
Prioritized service  
Improved customer experience

# Methodology for phased plan



Two-tier planning  
review



LMP planning  
needs assessment



Phased growth  
strategy and  
projected  
staffing needs



Understanding the  
costs and budget  
requirements



Forms of  
compensation

# Review of West Elgin planning needs

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Average of 30 planning applications per year



Average of 10 pre-submission consultation meetings per year, and approximately 520 planning enquiries per year



Requirement of planning policy work to be done (Zoning By-Law updates)

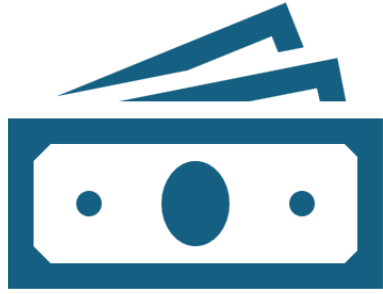
# Cost Estimate of Planning Services and Potential Revenues

Planning admin assistance	\$13,007.80
Development planning assistance	\$60,477.80
Policy planning assistance	\$32,144.90
<b>Estimated County Planning Planning Cost</b>	<b>\$105,630.50</b>
Total revenue (with updated fees)	\$142,500.00

# Planning fees

West Elgin Planning fees					
	Current	Recommended	Average		Estimated Annual Revenue
Preconsultation Meeting	1,100	500	409		5,000
Resubmission fee	0	500	400		10,000
Condominium (standard, common element, vacant land)	2,606	5,000	17,284		5,000
Condominium (exemption)	0	2,000	2,962		0
Official Plan Amendment (Local)	2,600	5,000	3,000		5,000
Official Plan Amendment (County)	0	4,000	9,900		4,000
Zoning By-Law Amendment (Minor)	0	3,000	6,402		15,000
Zoning By-Law Amendment (Major)	1,350	5,000	14,353		30,000
Zoning By-Law Amendment (Temp)	1,250	3,000	1,846		0
Zoning Compliance Certificate	80	500	unknown		5,000
Minor variance	1,122	2,000	2,002		8,000
Consent	850	2,000	4,083		18,000
Site Plan Control (minor)	1,000	3,000	7,444		0
Site Plan Control (regular)	2,409	7,000	7,444		21,000
Subdivision	5,600	5,000	19,228		5,000
Subdivision Redline Revision	3,000	1,500	2,900		1,500
Draft Plan Approval Extension	0	1,000	1,350		0
Part Lot Control Exemption	900	1,500	1,370		0
Area studies, Block Plans, or Expansions to Settlement Boundaries	0	10,000	unknown		10,000
Telecommunication Towers	750	2,500	2,344		0
OLT appeal	0	250	unknown		0
					142,500

# Forms of compensation



Flat fee



Hourly billing



Questions?