



Champions
WELLAND LEADING THE WAY

Development Forum

June 22, 2011

City of Welland

Welland
ONTARIO  CANADA

Introduction

- Development Forum – early 1990's
- Re-engineering Process – mid 1990's
- Reformed Development Process
- Collaboration between Departments
- Leader and Champion in the development process within Region



Planning and Development Services

Planning Division

- Memorandum of Understanding
- New Official Plan
- Pre-submission Consultation Meetings
- Processing Fees



Planning and Development Services

PROCESSING FEES

PLANNING APPLICATION	OFFICIAL PLAN	ZONING BY-LAW AMENDMENT	CONCURRENT OFFICIAL PLAN AND ZONING BY-LAW	REMOVAL OF HOLDING SYMBOL	TEMPORARY USE BY-LAW	PROCESSING OF SUBDIVISION APPLICATION /DEVELOPMENT AGREEMENTS	PROCESSING OF CONDOMINIUM APPLICATION
FORT ERIE	6,531	4,934	5,470	624	N/A	7,110	7,110
GRIMSBY	10,030	7,375	N/A	955	N/A	10,815	3,310 + Legal Costs
LINCOLN	7,500	5,000	N/A	800	4,500	12,000	4,000
NIAGARA FALLS	9,150	2,800-standard 9,150-complex 10,900-high rise	10,125- all other lands 12,500-high rise hotels	N/A	N/A	10,125	1,312-standard 7,500-vacant lands
NIAGARA-ON-THE-LAKE	10,378*	10,313*	12,688*	N/A	N/A	10,960*	10,960*
PELHAM	5,000	4,000	8,000	500	N/A	3,500 +\$10/Lot or Block	4,000
PORT COLBORNE	3,000	2,500	5,000	500	N/A	4,000	3,000
ST. CATHARINES	4,200	3,500	5,700	1,000	N/A	4,000	4,400
THOROLD	4,400	3,900	5,000	1,000	3,400	6,400	6,400
WAINFLEET	4,000	3,500	7,000	600	1,000	5,275 +\$25/Lot or Block	5,275 +\$25/Lot or Block
WEST LINCOLN *effective July 1/2011	7,470	5,820	10,000	1,220	2,060	6,840	6,840
WELLAND 2011	2,700	2,700	4,100	510	2,700	6,000 +\$50/Lot or Block	6,000

*A cost acknowledgement agreement with the Municipality is required for these Applications. A fee of \$3,472 is included.

Planning and Development Services

Process Timing

- Official Plan/Zoning Amendments 3.5 – 4 months
- Draft Plan of Subdivision 4 – 5 months
- Consents and Variances 2 – 2.5 months
- Site Plan 2.5 – 4 months



Planning and Development Services

Building Division

- Collaboration with other Departments
- Revised Building Code Act



Planning and Development Services

PERMIT TURNAROUND TIMEFRAMES

June 22, 2011

TYPE OF BUILDING	PROVINCIALY LEGISLATED TIME PERIOD ¹	WELLAND MEAN/AVERAGE TIME PERIOD
Houses, semis, townhouses	10 days	3 days
Small buildings < 600 sq m building area	15 days	2 days
Large Buildings > 600 sq m building area	20 days	5 days
High buildings and post disaster buildings	30 days	4.5 days

NOTE:

1. The province requires a municipality to issue a building permit, OR provide written reasons why a permit cannot be issued, within a specified timeframe, depending upon the type (complexity) of building.



Planning and Development Services

2010 SURVEY OF NIAGARA BUILDING PERMIT ACTIVITY
(sorted by population)

Jan 25, 2011

MUNICIPALITY	POP ¹	TOTAL NO. BUILDING PERMITS ^{2,3}	TOTAL VALUE BUILDING PERMITS \$M	TOTAL NO. DWELLING UNITS CREATED	TOTAL NO. SINGLE DETACHED HOUSES	REMARKS
St. Catharines	131,989	1138(2010) 1137(2009)	722.0 (2010) 143.8 (2009)	321(2010) 193(2009)	74(2010) 57(2009)	Extraordinary value due to new hospital – 2009 figures also shown; pool permits not excluded
Niagara Falls	82,184	1147	162.2	225	203	203 incl semis/duplexes - don't report singles alone
Welland	50,331	440	95.6	157	96	
Fort Erie	29,925	333	37.3	96	86	
Grimsby	23,937	367	59.8	186	138	
Lincoln	21,722					No response
Port Colborne	18,599	200	18.4	7	7	
Thorold	18,224	127	14.3	44	29	
Pelham	16,155	196	19.6	43	37	
Niagara-on-the-Lake	14,587	433	62.3	91	78	
West Lincoln	13,167	295	22.0	66	37	
Wainfleet	6,601	96	9.7	39	21	

Notes:

1. Population from Niagara Region website - based on 2006 census
2. Permits reported are building system permits issued in 2010 regulated by the OBC - includes plumbing, HVAC, etc. but does not include sign and pool permits which are frequently regulated by municipal by-laws and other departments
3. Some municipalities issue separate plumbing permits while some may include it with the building permit. Welland issues a single composite permit for all work proposed, to reduce regulatory process for the public – results in fewer number of total permits

Planning and Development Services

2010 SURVEY OF NIAGARA BUILDING PERMIT FEES

Nov 5, 2010

5-Nov-10	NIAGARA COMPARISON OF PERMIT FEES				
	Houses	Min Fee	Basic \$/\$1000	Conditional	Alternative Solution
Welland (prop 2011)	\$0.96	\$95.00	\$13.15	\$500	
Welland (exist 2010)	\$0.91	\$90.00	\$12.52	50%	
St. Catharines	\$0.90	\$66.00	\$12.00	none listed	
Niagara Falls	\$0.94	\$150.00	\$10.00	20%	
Fort Erie	\$0.87	\$60.00	none listed	\$700	
Grimsby	\$0.90	\$85.00	\$13.40	none listed	
Port Colborne	\$0.80	\$75.00	none listed	none listed	
Wainfleet	\$1.10	\$125.00	\$15.00	\$600	
Pelham	\$0.89	\$125.00	\$15.00	\$600	
N-O-T-L	\$1.34	\$110.00	\$14.25	\$320	
Lincoln	\$1.19	\$125.00	\$10.00	\$2,000	
West Lincoln	\$0.70	\$90.00	\$10.26	\$600	
Thorold	\$1.00	\$120.00	\$11.00	\$2,000	\$50/hr
AVE 2010	\$0.96	\$101.75	\$12.34	\$974	
Notes:	Some municipalities charge additional fees for plumbing, etc.				

Planning and Development Services

DEVELOPMENT CHARGES

DEVELOPMENT CHARGES	RESIDENTIAL (PER UNIT)					NON-RESIDENTIAL
	SINGLE/SEMI-DETACHED DWELLINGS	APARTMENT – BACHELOR	APARTMENTS WITH 2 OR MORE BEDROOMS	TOWNHOUSE /LOW DENSITY MULTIPLE DWELLINGS	RETIREMENT HOME OR CARE/SPECIAL NEEDS	NON-RESIDENTIAL (PER SQFT OF GFA)
FORT ERIE	10,572-Urban 7,234-Town	4,394-Urban 3,007-Town	10,267-Urban 7,025-Town	9,035-Urban 6,182-Town	N/A	Commercial: 6.36-Urban 2.03-Rural Industrial: 2.58-Urban 0.82-Rural
GRIMSBY	9,857	3,926	5,996	6,818	N/A	3.61-rural 4.56-urban
LINCOLN <i>Effective June 1-May 31, 2012</i>	14,533	6,095	9,263	10,557	N/A	7.53
NIAGARA FALLS	10,000-Urban 4,103-Non-Urban	N/A	5,440-Urban 2,232-Non-Urban	6,667-Urban 2,736-Non-Urban	N/A	N/A
NIAGARA-ON-THE-LAKE	6,955-Rural 8,689-Urban	3,097-Rural 3,870-Urban	4,729-Rural 5,909-Urban	4,729-Rural 5,909-Urban	5,442-Rural 6,801-Urban	3.03-Rural 3.43-Rural incl. water 4.61-Urban
PELHAM	6,310	2,607	3,972	4,552	N/A	N/A
PORT COLBORNE <i>Effective January 1 – December 31, 2011</i>	6,027-Rural	2,415-Rural	3,670-Rural	4,183-Rural	N/A	Commercial: 1.77-Rural 2.97-Urban Industrial: 0.77-Rural 1.29-Urban
ST. CATHARINES <i>Uses the Regional Fees</i>	8,308	N/A	4,890	5,868	N/A	7.82 excluding Industrial 2.20 including Industrial
THOROLD <i>All costs will be increasing effective July 24, 2011</i>	6,323	2,729	3,552	4,365	N/A	2.34 <i>Effective July 24th:</i> 2.55
WAINFLEET <i>Proposed</i>	6,714	2,600	3,951	5,404	2,252	3.96
WEST LINCOLN <i>*effective July 1/2011</i>	6,631-Urban 5,827-Rural	2,333-Urban 2,050-Rural	3,544-Urban 3,114-Rural	4,042-Urban 3,551-Rural	N/A	2.47-Urban 1.82-Rural
WELLAND 2011	6,515	2,871	4,373	5,082	2,506	4.26

Economic Development

- Development Team Approach
- Moving City Forward



Engineering Services

- City of Welland Municipal Standards Manual
- Participation in Pre-submission Consultation Meetings
- Participation in Development Team Meetings
- Participation in Processing of Applications
- Building Relationships
- Provide Information





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WELLAND LEADING THE WAY

Questions?



Thank You