

Development Review Team Establishing A Competitive Advantage

OEMC September 2013



Municipal Planning Function

- Processing of Development Applications
 - Preconsultation
 - Application Review
 - Approval
- Process involves multiple stakeholders
 - Municipal planner
 - Conservation Authority, Health Unit
 - External Approval Authorities – County, MMAH, MTO
 - Public Works, EMS (Fire and OPP), Building, Recreation, Economic Development
- General perception of being time consuming, costly and frustrating

Necessity is Mother of Invention

In 2006 things needed to change:

- + high volume of applications
 - + complex nature of applications
 - + Council's desire for enhanced customer service
 - + developers desire for more timely approvals
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= DEVELOPMENT REVIEW TEAM (DRT)

Development Review Team

Municipal Planning,
Engineering, Public
Works, Economic
Development,
Recreation, Building
Inspector, Fire, OPP

Rideau Valley/South
Nation Conservation
Authority Planners,
Health Unit Inspector

United Counties of
Leeds and Grenville
Director of Planning,
MMAH (on OPAs)

Preconsultation prior
to Approval Process
– comprehensive
issue identification

Review and
recommendations
throughout Approval
Process

Client Friendly
Timely Decisions

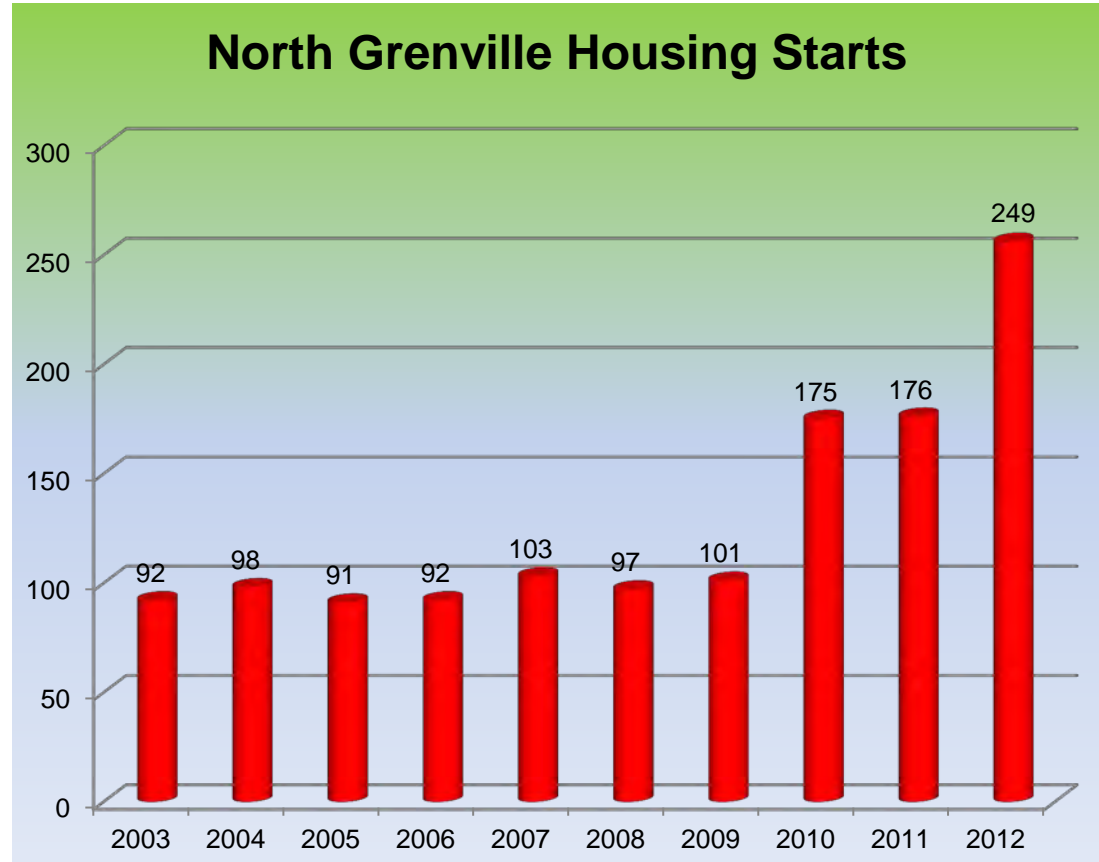
Basic DRT Concept

- Get all the key players in the Planning Approval Process in the same room
- Applicants to tell their story once – saves time and money and eliminates “the other guy said...”
- DRT members collectively provide:
 - comprehensive preconsultation advice
 - solve problems and develop a consistent positions
 - eliminate conflicting advice/overlapping advice
 - enhanced client service
 - much quicker, confident approvals

2012 North Grenville Housing Starts

2012 DRT Activity

- 27 meetings
- 24 plans of subdivision/condominium proposals
- 23 site plan applications
- 12 miscellaneous items
- New zoning by-law
- Northwest Quad Concept Plan



DRT is a Scalable Model

- This model is scalable - whether you meet twice a year or once a week the idea of having a “team” to provide direction and advise to those wishing to invest in your community is a good idea.
- Allows a Municipality to manage the growth & development of the community in an efficient, comprehensive manner.
- Results in comprehensive, timely planning recommendations and ultimately quicker and better decisions by Council

Investment Ready

- The focus on providing enhanced Client Services leads to a positive, progressive planning program that supports economic development goals
- It becomes a competitive advantage over other communities which have a planning program focused on `regulation` in stead of `client service`
- It becomes a key element in being investment ready

North Grenville's Competitive Advantage

- The DRT is a significant element of NG being “investment ready”

“North Grenville is a fantastic community to do business in. Staff provide us tremendous service and make it very easy to continue to invest and grow in the Kemptville market.”
David Kardish, Regional Group/eQ Homes

- The DRT has helped to positioned the Municipality as an active partner in the growth and development of the Community and a preferred place to do business

THANK YOU!!



Planning & Development