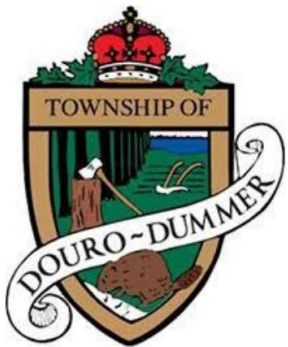


# Township of Douro-Dummer Building & Planning Service Review

Open House

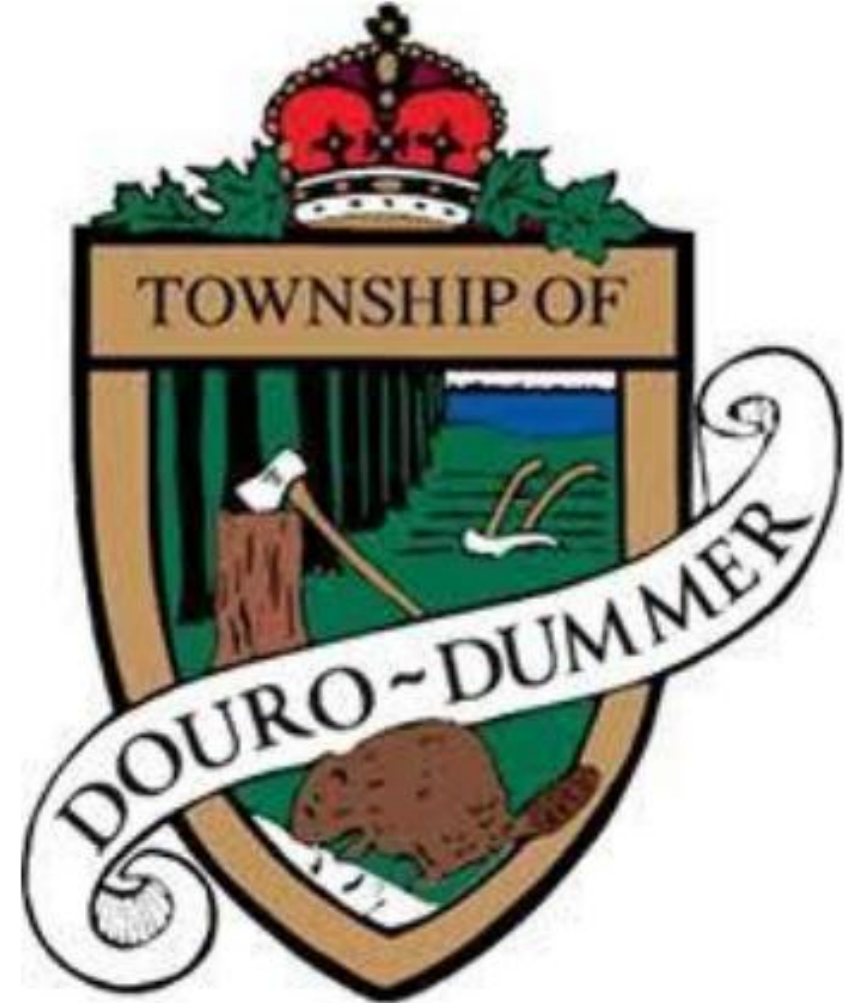
May 7, 2026



**TRITON  
ENGINEERING  
SERVICES  
LIMITED**  
Consulting Engineers  
Established 1964

# Township of Douro-Dummer Building & Planning Service Review

- Agenda
  - ✓ Introduction
  - ✓ Study Timelines
  - ✓ Key Elements
  - ✓ Background Report
  - ✓ Questionnaires
  - ✓ Next Step



# Introduction



- 40 years anniversary in planning field June 2026
- Planner in Owen Sound
- Manager of Building and Planning in Owen Sound
- Director of Community Services Owen Sound (building, planning, recreation, economic development, tourism)
- Chief Administrative Officer Georgian Bluffs
- Chief Administrative Officer, Clerk, Public Work Town of Minto
- Senior Planner Triton Engineering

# Study Timelines



- **Background April 29**
  - ✓ Review material
  - ✓ Meet Staff, Council, Stakeholders, questionnaires and interviews
  - ✓ Draft Information and Background Report
- **Public Engagement May 7**
  - ✓ Public Open House Background Report
  - ✓ Follow up
- **Analysis May 29**
  - ✓ Strength, Weaknesses, Opportunities, Threat Analysis
  - ✓ Risk Assessment
  - ✓ Performance Measures
  - ✓ First Draft of the Service Delivery Review Report
- **Reporting by end of June 30**
  - ✓ Service Delivery Analysis Sheet (Building, By-law, Planning, Economic Development)
  - ✓ Public Meeting of draft Service Delivery Report, Delivery Sheets
  - ✓ Final Presentation and Adoption



# Key Elements

- Website
- Questionnaire same for all
- Individual Interviews
- Emails to Triton
- Background Report before open house
- Service Delivery Reports
- Strength, Weaknesses, Opportunities Threats (SWOT) Analysis
- Performance Measures
- Final Report and Presentation
- What then...budget, succession plan use, public use

# Background Report

- **Economic Context**
  - International, national, provincial regional and local conditions impact on the service
  - Unemployment Rate around 6.7%
  - CMHC slow growth, decreasing unemployment, home sales increase with lower cost and lower interest rates
  - Increased rental housing with decreased temporary workers
- **Legislative Changes**
  - Bill 109 linked application fees to timelines, site plans, removed appeal rights , surety bonds vs. letter of credit, DC Act
  - Bill 23 Additional Residential Units, parkland dedication, Conservation Authority out of Natural Heritage, DC Act
  - Bill 112 Single tier initiatives, Impact on Counties?
  - Bill 185 further reduced appeals, DC Act
  - Bill 17 school approvals, exclude some setbacks from lot boundaries (water & sewer) DC Act
  - Bill 68 Consolidation of Conservation Authorities
  - Environmental Registry of Ontario has 8 recent listing impacting site plan control, complete applications, standardized official plans, as-of-right variances, parkland dedication
- **Service review assumes:**
  - Construction moderate in 2026 recovers and growth in 2027
  - Legislative changes to Planning Act or Building Code have peaked

# Background Report

## Building Permit Summary

<u>Year</u>	2022	2023	2024	2025
<b>Permit Type</b>				
Agriculture	8	7	4	8
Single Detached Dwelling	27	30	13	19
Semi Detached or Multiple Dwelling	1	0	0	0
Additional Residential Unit	3	2	1	2
Residential Alteration, Addition	26	27	19	22
Commercial Building	2	2	2	2
Demolition	12	15	11	11
Institutional	4	1	3	2
Sewage System	50	65	38	46
Pools	6	2	7	3
Change of Use	2	1	1	2
Accessory Structures	36	39	32	27
Signs	2	2	1	2
Miscellaneous	<u>17</u>	<u>13</u>	<u>17</u>	<u>25</u>
<b>Total Permits</b>	<b>196</b>	<b>206</b>	<b>149</b>	<b>171</b>
<i>Total Construction Value</i>	\$ 31,260,729	\$ 35,798,274	\$ 41,586,616	\$ 20,681,504

# Background Report

## Planning Applications

	<b>Authority</b>	<b>2026</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
<b>Official Plan Amendment</b>	County	0	4	1	0	2	1
<b>Subdivision</b>	County	0	0	0	1	0	1
<b>Zoning By-law Amendment</b>	Township	6	8	15	8	5	17
<b>Minor Variance</b>	Township	4	4	4	6	2	7
<b>Consent</b>	County	5	23	32	17	35	21
<b>Site Plan</b>	Township	2	3	1	0	3	1
<b>Total</b>		<b>17</b>	<b>42</b>	<b>53</b>	<b>32</b>	<b>47</b>	<b>48</b>

## Budget Summary

Planning	2026		2025		2024		2023		2022		2021	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
<b>Wages Benefitis</b>	99335	96498	102026	113975	105340	114582	89216	71925	107773	60886	135515	
<b>Contracted Service</b>	14000	47039	9000	6744	9000	3467	4000	3864	35700	4869	35700	
<b>Conservation Authority</b>	123982	116221	116221	108030	108030	104563	104,453	102657	102657	99313	99313	
<b>Other</b>	12700	8308	11800	7601	11200	-1432	9228	-31294	20520	1842	56108	
<b>Total Expense</b>	250017	268066	239047	236350	233570	221180	206,897	147152	266650	166910	326636	
<b>Total Revenue</b>	-39500	-63541	-39500	-46380	-35292	-32036	-40200	-22752	-40350	-46497	-36950	
<b>Balance</b>	210517	204525	199547	189970	198278	189144	166697	124400	226300	120413	289686	
<b>Building &amp; Bylaw</b>	2026		2025		2024		2023		2022		2021	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
<b>Wages Benefitis</b>	414750	372680	437515	413278	417807	407776	556493	311623	315514	247630	245688	
<b>Contracted Service</b>	50600	6781	50600	27377	43000	33811	55000	61013	60000	27183	53150	
<b>Professional Development</b>	20064	2854	20064	11284	11575	4207	7075	6238	7000	5991	8200	
<b>Other</b>	82457	27077	75598	59467	70550	37344	57753	3121	51040	18548	49632	
<b>Total Expense</b>	567871	409392	583777	511406	542932	483138	676321	381995	433554	299352	356670	
<b>Total Revenue</b>	-624211	-405458	-641708	-523218	-596779	-605271	-743507	-616402	-468719	-666119	-364393	
<b>Balance</b>	0	0	0	0	0	0	0	0	0	0	0	
<b>To (-) From (+) Reserve</b>	-56340	3934	-57931	-11812	-53847	-122133	-67186	-234407	-35165	-366767	-7723	

# Background Report

# Questionnaires

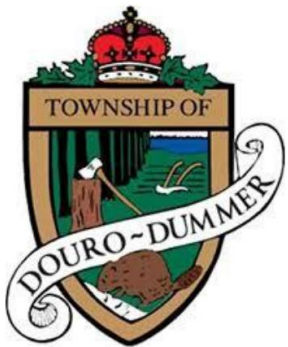
- **Questionnaires – comments include**
  - A lot of discussion of the service by word of mouth
  - 21 of 30 respondents familiar with building service and planning service
  - More dissatisfaction than satisfaction with building service, most respondents are neutral
  - Slightly more satisfaction than dissatisfaction with planning service, most respondents are neutral
  - Economic Development issues are encouraging investment, supporting agriculture, promotion, attracting business, reducing red tape
  - 80% believe reducing red tape is good for the economy, less than one-third are familiar with County Economic Development
  - Little appetite for more delegation of Council authority to staff, some interest in shared planning or building services with County or Townships
  - Respondents were involved in construction field with some responding as contractors, developers
  - Customer service, consistency, red tape, seasonal rentals, lack of clarity, comply with Code timelines, excessive studies
- **Interviews**
  - 17 conducted, direct and indirect staff, Council, contractors, qualified officials; no Cottage Associations yet
  - Results provided in detail in next report
  - Mirror many questionnaire customer service, consistency, Code compliance, follow up, clarity and similar

# Next Steps



- Service Delivery Reports
  - Building Service
  - Planning Service
  - By-law Enforcement
  - Economic Development
- Strength, Weaknesses, Opportunities Threats (SWOT) Analysis
- Performance Measures
  - Presented in Service Delivery Reports
  - Accompany budget, available to the public
- Public Meeting
- Final Report and Presentation
  - Before June 30<sup>th</sup>
- Inform future Council decisions and Staff actions

Questions  
Discussion  
Thank you



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