



TO: GENERAL COMMITTEE

SUBJECT: SERVICE LEVEL ENHANCEMENT: LAKE SIMCOE REGION
CONSERVATION AUTHORITY

WARD: ALL

PREPARED BY AND KEY CONTACT: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
EXT. 4566

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P.ENG, PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the General Manager of Infrastructure and Growth Management be authorized to complete a Service Level Enhancement Agreement with the Lake Simcoe Region Conservation Authority in a form approved by the Director of Legal Services, the Director of Development Services and the Director of Finance, and subject to an amount funded by the Province of Ontario's Streamline Development Fund in an amount not to exceed \$175,000.00.
2. That the Mayor and City Clerk be authorized to execute a Service Level Enhancement Agreement with the Lake Simcoe Region Conservation Authority.

PURPOSE & BACKGROUND

3. The purpose of this report is to seek Council's approval to authorize the execution of a service level agreement with the Lake Simcoe Region Conservation Authority (LSRCA).
4. The service level agreement is intended to receive expedited review of projects requiring LSRCA approval.
5. The City has received funding from the Province of Ontario's Streamline Development Fund to expedite development approvals in the amount of \$1,750,000. There are several projects and items that this funding can be used for. The City has initiated several projects and hired temporary staff that will utilize these funds to improve the delivery of development approvals. One of those projects is the service level agreement with the LSRCA.
6. City Staff have heard several comments from the development community that reviews and resubmissions to our partner agencies can take time and this results in delays of the overall review of development applications.
7. Staff at the LSRCA have advised there is the potential to expedite approvals with additional funding to allow dedicated staff to review projects and permits in the City of Barrie. As such, City staff would like to utilize some of the provincial funding to facilitate an agreement with LSRCA to expedite approvals for a period of approximately 12 months.

8. There are no costs to the City to enter into the service level agreement as the funds are provided by the Streamline Development Fund and the only requirements are to ensure reporting requirements are met, the project streamlines the development approvals process and the funds are spent and verified by March 31, 2023.
9. In addition to the expedited LSRCA reviews, other projects that will be funded through the Streamline Development Fund include:
 - a) A LEAN consultant to review the development review process which includes consultation with the development community;
 - b) The new Zoning By-law project to implement the new Official Plan;
 - c) 3D modeling software to demonstrate the impacts of proposed development within the existing community;
 - d) New additional staff to be funded the remainder of 2022 and into 2023: a plans examiner, a planning application intake clerk and a senior business performance specialist; and
 - e) Improvements to technology for digital document / drawing submissions.
10. The list of projects was determined by staff from several departments identifying projects that would be covered by the Streamline Development Fund and those that would have lasting impacts on the development review process at the City. The project is being managed by the Business Performance and Environmental Sustainability Branch.

ANALYSIS

11. The service level agreement would be designed to expedite approvals of up to 15 permits per year in 2022 and 2023.
12. The current LSRCA permit volumes for large residential and infrastructure projects in recent years are as follows:

2018	2019	2020	2021
37	23	23	28

13. Should the permit rates remain steady in the near future, approximately half of all permits will receive the benefit of expedited review times. Staff at the City and the LSRCA will work together to determine which projects should be expedited based on the nature of the project and the ability to get more housing built faster – which is a goal of the Streamline Development Fund.
14. The proposed expedited service levels would reduce overall review time in the range of 6 to 8 business days per approval step (pre-consultation, application completeness and decisions), including expediting the review of resubmissions by up to 8-9 business days. These shorter timelines would save the average application up to 24-27 business days.
15. The Service Level Enhancement Agreement will enable the LSRCA to dedicate staff over the next year to work on projects within the City of Barrie. Staff at the City and the LSRCA will meet throughout this time period and will ensure maximum benefits are derived from the service level agreement and can be flexible based on workload and the realities of the approvals process.

16. Beyond the 2022/2023 calendar years, staff will be in a position to monitor the agreement and determine if consideration should be given to extending the agreement further as part of the annual budget process.

ENVIRONMENTAL MATTERS AND CLIMATE CHANGE IMPACT MATTERS

17. Protecting and enhancing the natural environment are reviewed in each development application. The LSRCA works with the development community to ensure the impacts of development have minimal impacts on the natural environment and to ensure compensation is received, if required, in accordance with the policies of the LSRCA.

ALTERNATIVES

18. The following alternative is available for consideration by General Committee:

Alternative #1

General Committee could choose not to authorize staff to finalize and arrange for the execution of the agreement with the LSRCA.

This alternative is not recommended as this agreement will provide expedited review service for the remainder of 2022 and 2023 and the funds have been provided by the Province of Ontario Streamline Development Fund. In addition, expedited review will assist in moving development applications forward in a timely manner.

FINANCIAL

19. The expenditures related to the service level agreement for expedited review will be defrayed from the funds received by the City of Barrie from the Province of Ontario Streamline Development Fund. As such, there are no impacts to the City's operating or capital budgets to execute this agreement.
20. Beyond the 2023 calendar year, should there be merit in continuing the expedited service level agreement, its consideration would be included in the annual budget process.

LINKAGE TO 2018-2022 COUNCIL STRATEGIC PLAN

21. The recommendation included in this Staff Report support the following goals identified in the 2018-2022 City Council Strategic Plan:
- ☒ Building Strong Neighbourhoods – Grow responsibly
 - ☒ Growing our Economy – Make it easier to do business
22. The City and the LSRCA will work closely together to ensure the expedited review periods for applications in 2022 and 2023 (to a maximum of 30 applications – 20 major / 10 minor) will quicken the timing of development review, approvals and ultimately the construction of new homes by reducing review periods of up to 24-28 business days per project.