



**Mayor's Taskforce on Building More Homes Advisory Committee Meeting Agenda
Additional Information**

Wednesday, March 19, 2025, 12:30 p.m.

McNaughton Room - 3rd Floor, City Hall

Pages

9. Building Permit and Development Application Processing Times

***9.1 Additional Information - Building Permit and Development Application
Processing Times**

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Memorandum from Director - Development Services Joel DePeuter,
dated March 14, 2025 providing data on development approval
timeframes.

MEMORANDUM

TO: Katie Piché, Council and Committee Clerk **FILE NO.:**

FROM: Joel DePeuter, Director – Development
Services, Growth

DATE: March 14, 2025

SUBJECT: Development Approval Timeframes

**MEETING
& DATE:** Mayor's Task Force – March 19, 2025

At the February 19, 2025 meeting of the Mayor's Task Force on Building More Homes, the Committee requested information regarding development approval timeframes.

The Province of Ontario establishes services standards through the Ontario Planning Act and Building Code Act. The City of Thunder Bay development review timelines generally fall well within the standards, in some cases less than half the time, as shown in the charts below. Historical building permit construction values are also shown for additional context and information.

Building Permit Review Times 2024

Application Type	Service Level (Business Days)	Median
Large Buildings	20	16
Small Buildings	15	11
Single Detached Dwelling	10	7
Garages & Decks	10	7

Planning Application Review Times 2024

Application Type	Service Level (Business Days)	Median
Official Plan Amendment	120	72.5
Zoning By-law Amendment	90	69.5
Minor Variance	30	44
Consent	90	48
Holding Removal	90	28

**Common Planning Application types shown*

Building Permit Construction Value 2020-2024

	2020	2021	2022	2023	2024
Construction Value	\$77,828,144	\$141,708,887	\$158,177,780	\$451,003,815	\$226,288,951

The total amount of time between the submission of a building permit application and permit issuance is highly dependent on the quality of the application and whether the plans comply with the Ontario Building Code. Within the timeframes shown in the chart, Building Services would have either issued the requested permit, or noted deficiencies for correction and/or requested additional required information.

In conclusion, Development Service approval times generally meet or exceed Provincial Services Standards and we continue to seek out new ways to improve. Development Services prioritizes the provision of an outstanding level of customer services by highly trained professionals to progress projects from the idea stage to completed and occupied buildings.