

COMMUNITY PLANNING & DEVELOPMENT MONTHLY REPORT
APRIL, 2019
DEPARTMENT OVERVIEW & STATISTICS
Planning:

The Planning Department continues to work on the following development applications: seven (7) Subdivision Applications, one (1) Official Plan Amendment applications, seven (7) Zoning By-Law Amendments, seven (7) applications for Site Plan Approvals, six (6) minor variance applications, two (2) consent applications and one (1) Niagara Escarpment Development Permit applications. In addition, planning staff are also working with the consultants on the East Fenwick secondary plan and the new comprehensive zoning by-law.

Building:

The Building Department continues to receive incoming permit applications consistent with seasonal trends and remains occupied with inspections, conducting a total of 184 inspections since our March 25th report.

Building Activity Statistics from March 26, 2019 – April 29, 2019 & Comparison to 2018/2019 results:

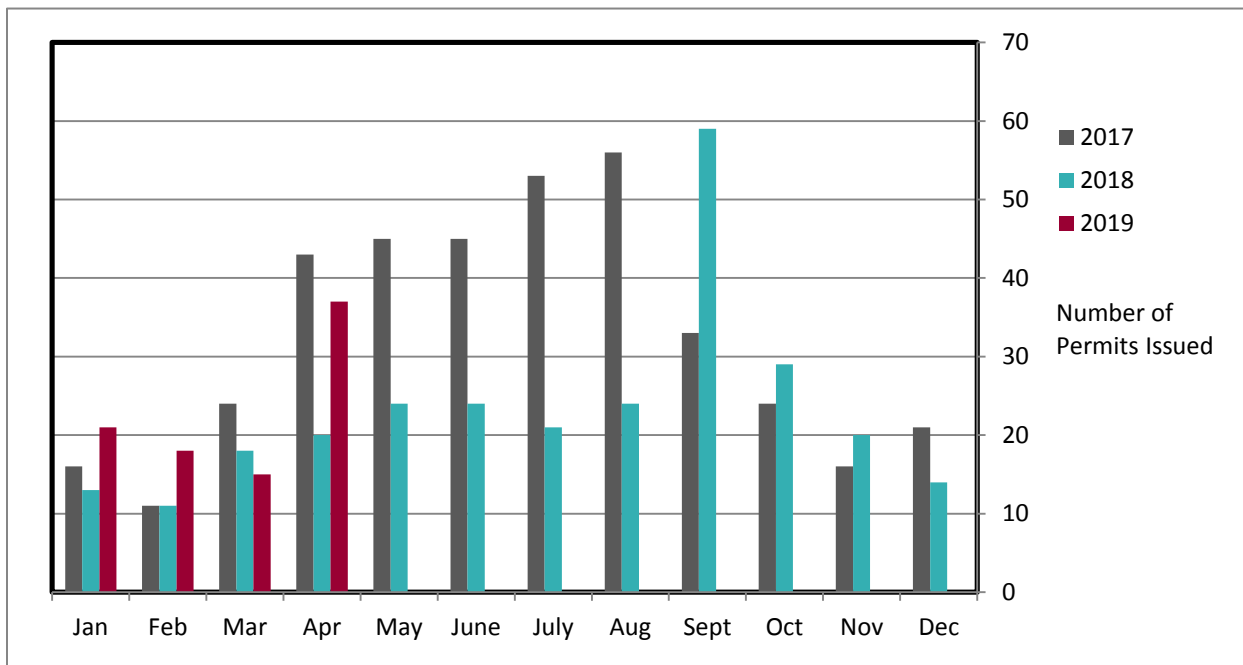
Month	All Building Permits	Inspections	Demolition Permits	Commercial Building Permits Sq.Ft.		Estimated Total Value of Construction	New Dwelling Units
<i>2019</i>							
Mar 26 – Apr 29'19	29	184	1	4	17,203	\$5,811,294	15
<i>2018 Comparison</i>							
Mar 26 – Apr 29'19	20	168	1	2	2,066	\$2,364,805	0

Building Permit Time Frames from March 26, 2019 – April 29, 2019:

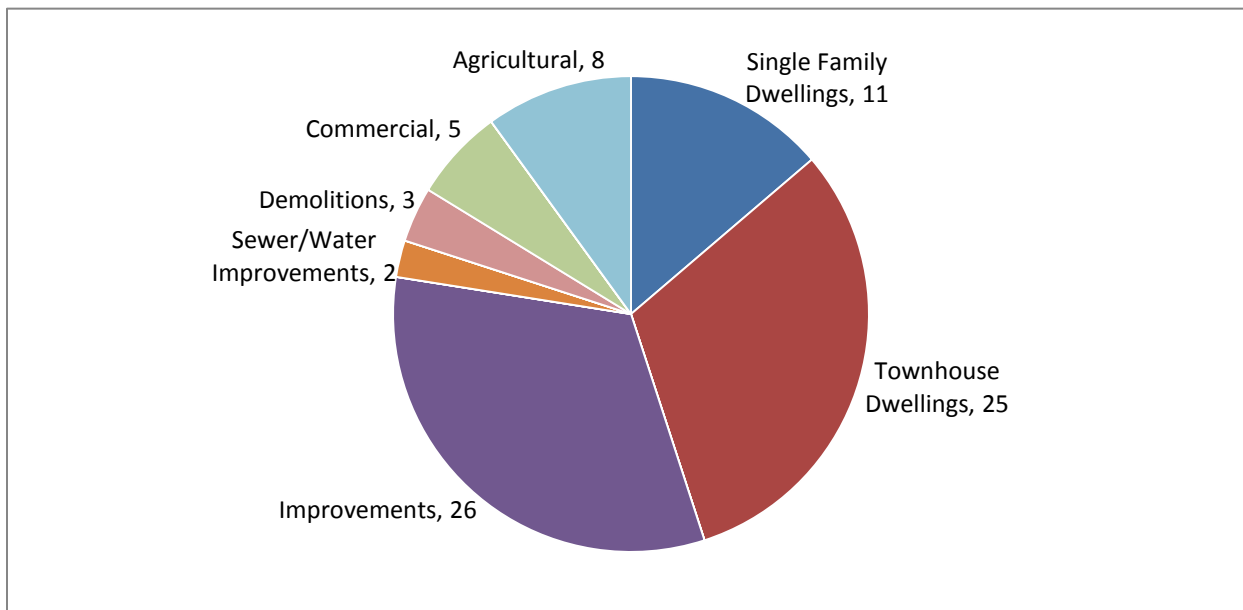
Category of Building Type & Required No. of Days to issue or stop process	No. of Permits Issued	Average No. of Days to Issue Permit
House: 10 days	23	6
Small Building: 15 days	4	8
Large Building: 20 days	2	2
Complex Building: 30 days	0	-
Total:	29	

Major Building Projects Over \$250,000 (excluding single family dwelling units): none

Comparative Building Activity Statistics from 2017 to 2019



Building Permit Breakdown (Year to Date):



PROJECTS

Comprehensive Zoning By-law

Municipal Planning Services and The Planning Partnership have been retained for the purposes of writing a comprehensive zoning by-law that conforms to the Town's Official Plan. Staff received a revised draft of the Comprehensive Zoning By-law from the consultants in August. It would be appropriate to circulate the draft Zoning By-law to agencies for review and comment.

East Fenwick Secondary Plan

Staff met with Regional staff, NPCA staff and representatives of the developers to discuss the developer's requirements to complete Environmental Impact Assessment (EIS) as part of the future subdivision application process and to scope the requirements of the EIS. The consultant preparing the East Fenwick Secondary Plan also conducted Council orientation on this matter on April 23rd, 2019

Big Creek Drain Culvert Replacement Poth Street

May 13th, 2019 is the date that the Court of Revision is scheduled to hear potential appeals on the assessment of costs associated with the culvert replacement.

Short Term Vacation Rentals

During the month of April Staff met with residents and proprietors of short term vacation rentals including the proprietor of the Fonhill Inn, a bed and breakfast operator in the Lookout neighbourhood, a bed and breakfast operator in Timbercreek Estates neighbourhood and a resident on Station Street. Staff are still trying to connect with other short term vacation operators and work on amendments to the Official Plan, Zoning By-law and a proposed licencing by-law when time permits.

CONSTITUENT CONCERNS & ISSUES ARISING

There have been no concerns or issues to report during this period.

PERSONNEL

The following staff has received training to update skills and development in their related fields:

- Wet Weather Management Workshop

GRANTS, CONTRACTS, RFPs & AGREEMENTS

There have not been any grants, contracts, RFPS or Agreements during this period.

MEETINGS

On-going meetings:

- | | |
|---------------------------------------|---|
| ▪ Chief Building Officials of Niagara | ▪ Pre-Consultation Meetings |
| ▪ Development Coordinating Meeting | ▪ SMT Meetings |
| ▪ Job Evaluation Committee Meeting | ▪ Joint Health & Safety Committee Meeting |
| ▪ CIP Coordinators Meeting | |



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In addition to the various conversations with property owners and consultants regarding potential development applications, Staff have been involved in meetings regarding the following substantive matters:

- Strategic Planning Session with Council and SMT
- Meeting with Regional Niagara Economic Development Municipal Liaison
- Meeting with Mountainview Homes
- Meeting with Regional Staff regarding Kunda Park Phase IV
- Meeting with Watson Associates on Amendment to Development Charge By-law
- Meeting with Consultants on Park Development in Lookout neighbourhood
- Meeting with Fonthill Gardens regarding Commercial Development



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