

**COMMUNITY PLANNING & DEVELOPMENT MONTHLY REPORT**
**JUNE, JULY, AUGUST, 2019**
**DEPARTMENT OVERVIEW & STATISTICS**
**Planning:**

The Planning Department continues to work on the following development applications: six (6) Subdivision Applications, two (2) Official Plan Amendment applications, ten (10) Zoning By-Law Amendments, five (5) applications for Site Plan Approvals, four (4) consent applications, nine (9) minor variance applications and two (2) 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 564 inspections since the May 27th report.

**Building Activity Statistics from May 28, 2019 – August 31, 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>							
May 28 – Aug 31'19	86	564	3	9	19,686	\$13,066,582	29
<i>2018 Comparison</i>							
May 28 – Aug 31'18	70	467	1	7	9,902	\$11,939,921	24

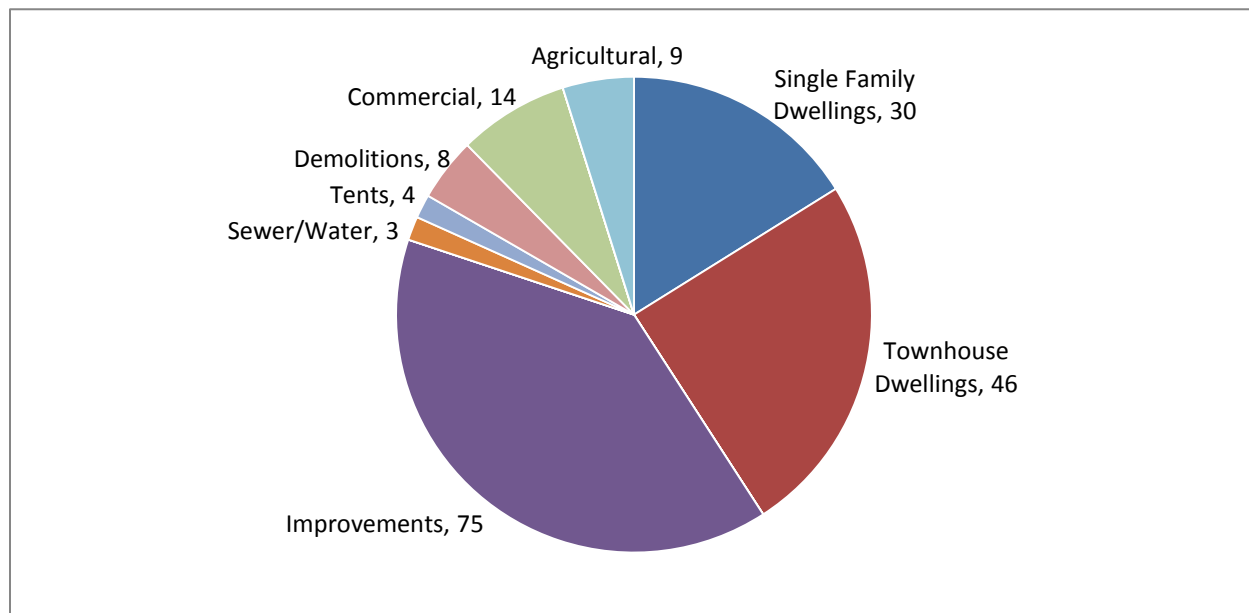
**Building Permit Time Frames from May 28, 2019 – August 31, 2019:**

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	62	7
Small Building: 15 days	23	10
Large Building: 20 days	1	3
Complex Building: 30 days	-	-
<b>Total:</b>	<b>86</b>	

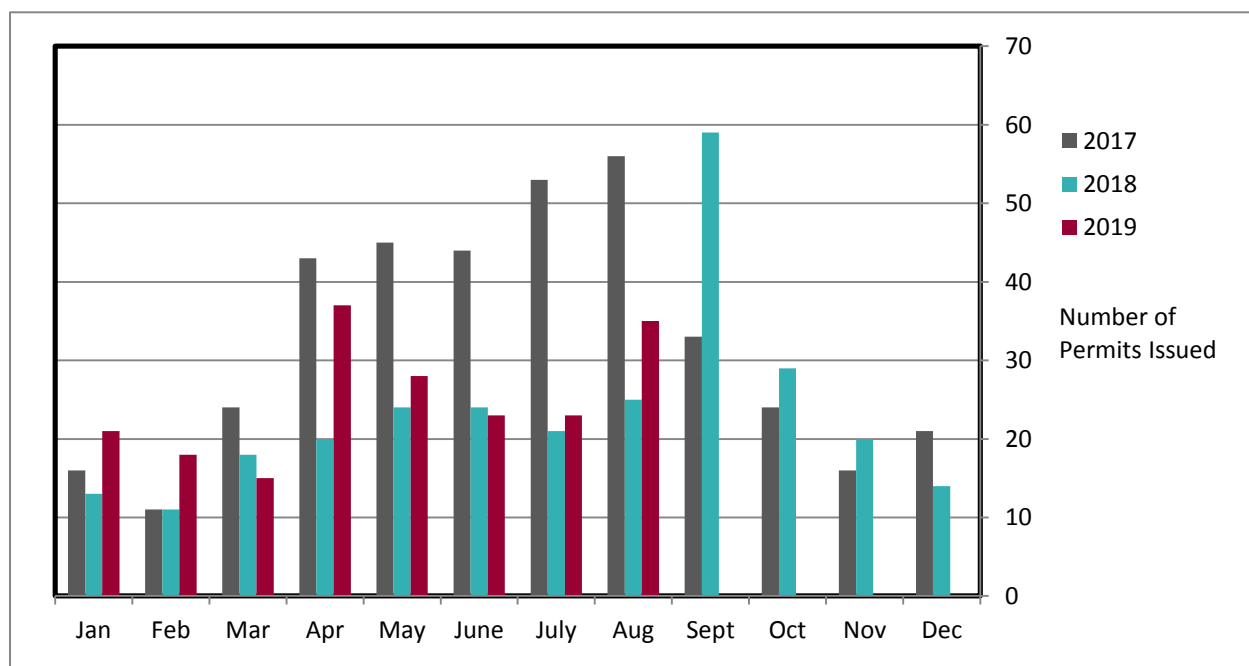
Major Building Projects Over \$250,000 (excluding single family dwelling units):

- \$750,000 - Commercial Building
- \$300,000 - Commercial Building interior renovations

### Building Permit Breakdown (Year to Date):



### Comparative Building Activity Statistics from 2017 to 2019



**PROJECTS****Proposed Changes to the Provincial Legislation**

On June 21, 2019 the Provincial government released 3 proposed draft regulations to implement changes made to the *Planning Act* and *Development Charges Act* through *Bill 108 - More Homes, More Choice Act, 2019* relating to the community benefits authority, development charges and transition matters. The formula for calculating the community benefits charge was not released however, and will be subject to further consultation. The proposed community benefits charge implementation date is January 1, 2021; soft service development charges can no longer be charged after that date. The Ministry has indicated that the key goal of the community benefits charge formula will be to ensure that municipalities maintain their historic revenue collected for soft services from its development charges.

The proposed start date for the community benefits charge is January 1, 2020 when municipalities can pass community benefits charges and by January 1, 2021 municipalities must transition to the use of community benefits charges to collect money for soft services. Thereafter municipalities are prohibited from collecting development charges for soft services. The regulation also identifies annual reporting requirements by the Treasurer. The Town may need to amend the development charges background study and pass a new by-law in advance of its current expiry to satisfy the January 1, 2021 community benefits implementation date.

The proposed changes to the regulations for the development charges provide for a deferral of payment of development charges for certain types of developments such as rental housing, non-profit housing, institutional, industrial and commercial uses. The proposed regulation also proposes to freeze the development charge to the amount set at the time of site plan application or zoning by-law amendment application vs. at time of building permit as is the current practice. The rate freeze is for a period of two years.

The transition matters provide for the transition of matters at the Local Planning Appeal Tribunal (LPAT) being where a hearing date for existing appeals has not been established, the matter will proceed under the new rules and existing appeals with hearing dates will proceed under the old rules.

**Changes to the Provincial Policy Statement**

On July 22, 2019 the Provincial Government released proposed amendments to the Provincial Policy Statement. The Province has indicated that the proposed changes to the Provincial Policy Statement are to encourage the development of an increased mix and supply of housing, protect the environment and public safety, reduce barriers and costs for development and provide greater predictability, support rural, northern and indigenous communities and support the economy and job creation.

With regards to increasing the housing supply and mix, the proposed changes increase the planning horizon from 20 years to 25 years, increase the housing supply from 10 to 12 years, increase flexibility for municipalities related to phasing of development and compact built form, require transit supportive development and support the development of housing to meet current and future housing needs and provide housing options to name a few.

With regards to protecting the environment and public safety the proposed changes form direction to prepare for impacts of a changing climate, enhance stormwater management policies to protect water and support climate resiliency, direct development away from hazardous and flood prone areas and maintain the protections of the Greenbelt.

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The proposed changes require municipalities to take action to fast track development applications for certain types of development, such as housing, align policies related to cultural heritage with recent changes to the *Ontario Heritage Act*, and direct large ground mounted solar facilities away from prime agricultural and specialty agricultural lands.

The proposed changes to are aimed at enhancing municipal engagement with indigenous communities on land use planning matters to help inform decision making, build relationships and address issues upfront in the approval process, enhance agricultural protections to support food production and the agricultural sector as an economic driver, allow flexibility for communities on private water and sanitary sewer systems for lot creation in rural settlement areas.

The proposed policy changes also aim to support certainty and economic growth by encouraging municipalities to facilitate conditions for economic investment and at the time of official plan review update locally identified employment areas to ensure designations are appropriate, provide municipalities with greater control over employment area conversions to support the forms of development and job creation that suit the local context and provide stronger protection for major facilities such as manufacturing and industrial areas where non-employment uses are planned nearby.

### **Big Creek Drain Culvert Replacement Poth Street**

Tender was awarded to Duffin Construction and installation of new culverts has commenced. The Drainage Superintendent together with Engineering staff are monitoring the construction.

### **PERSONNEL**

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

- B. Wiens attended the Congress of New Urbanism Conference June 11<sup>th</sup> -14<sup>th</sup>
- Planning staff participated in webinar by Weir Foulds on Bill 108
- Planning and Building staff participated in a workplace assessment
- Planning staff participated in Lean Review of Development Application Processes

### **GRANTS, CONTRACTS, RFPs & AGREEMENTS**

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

### **MEETINGS**

On-going meetings:

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| <ul style="list-style-type: none"> <li>▪ Chief Building Officials of Niagara</li> <li>▪ Development Coordinating Meeting</li> </ul> | <ul style="list-style-type: none"> <li>▪ Pre-Consultation Meetings</li> <li>▪ SMT Meetings</li> <li>▪ Joint Health &amp; Safety Committee Meeting</li> </ul> |
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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:

- Meeting with Regional staff on Bill 108
- Meeting with Regional staff regarding changes to Growth Plan
- All Staff meeting
- Meetings with to review website content
- Weekly Cannabis Control Committee Meetings
- Lathrop Property Pond Restoration



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