

COMMUNITY PLANNING & DEVELOPMENT MONTHLY REPORT

JULY, AUGUST AND SEPTEMBER, 2020

DEPARTMENT OVERVIEW & STATISTICS

Planning:

The Planning Department continues to work on the following development applications: 5 Subdivision Applications, 1 condominium application, 1 Official Plan Amendment applications, 8 Zoning By-Law Amendments, 6 applications for Site Plan Approvals, 6 consent applications, 9 minor variance applications and 3 Niagara Escarpment Development Permit applications.

There is one LPAT appeal relating to Development Charges By-law Amendment; one LPAT appeal relating to the extension of the Interim Control By-law that are pending; 3 LPAT appeals on the Cannabis Official Plan Amendment and 3 LPAT appeals relating to the Cannabis Zoning By-law Amendment. The court application by Woodstock Biomed with regards to the initial Interim Control By-law is also pending and the responding material was filed with the Courts. Further there is a court application by C. Montemurro relating to the issuance of a building permit and responding materials have been filed with the courts.

Public Meetings were held with regards to Summersides Mews Condominium application and Zoning By-law Amendment for 1307 Haist Street.

Building:

The Building Department continues to receive incoming permit applications consistent with seasonal trends and remains occupied with inspections, conducting a total of 446 inspections since the 2020 second quarterly report.

Building Activity Statistics from July 1, 2020 – September 30, 2020:

Months	All Building Permits	Inspections	Demolition Permits	Commercial Building Permits		Estimated Total Value of Construction	New Dwelling Units
					Sq.Ft.		
July 2020:	26	156	1	1	1987	\$ 4,312,283	8
August 2020:	14	143	0	0	-	\$ 1,598,800	1
September 2020:	<u>33</u>	<u>147</u>	<u>3</u>	<u>1</u>	<u>1830</u>	<u>\$ 6,413,300</u>	<u>15</u>
TOTAL:	73	446	4		3817	\$12,324,383	24



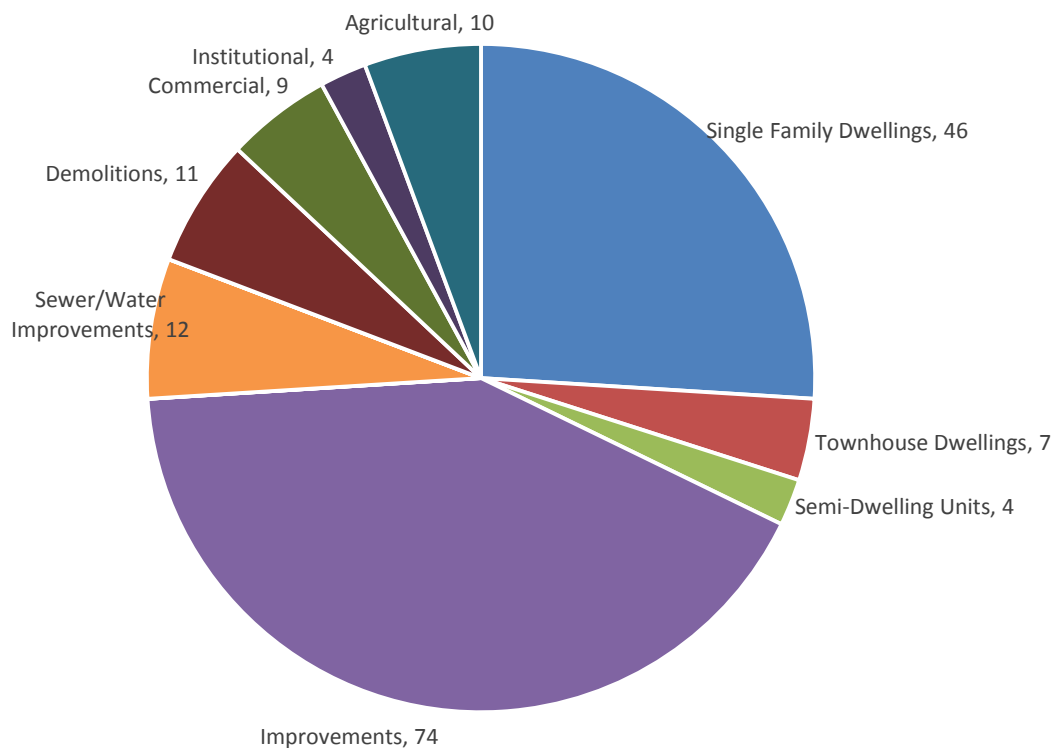
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Building Permit Time Frames from July 1, 2020 – September 30, 2020:

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	63	8
Small Building: 15 days	5	15
Large Building: 20 days	5	8
Complex Building: 30 days	0	-
Total:	73	

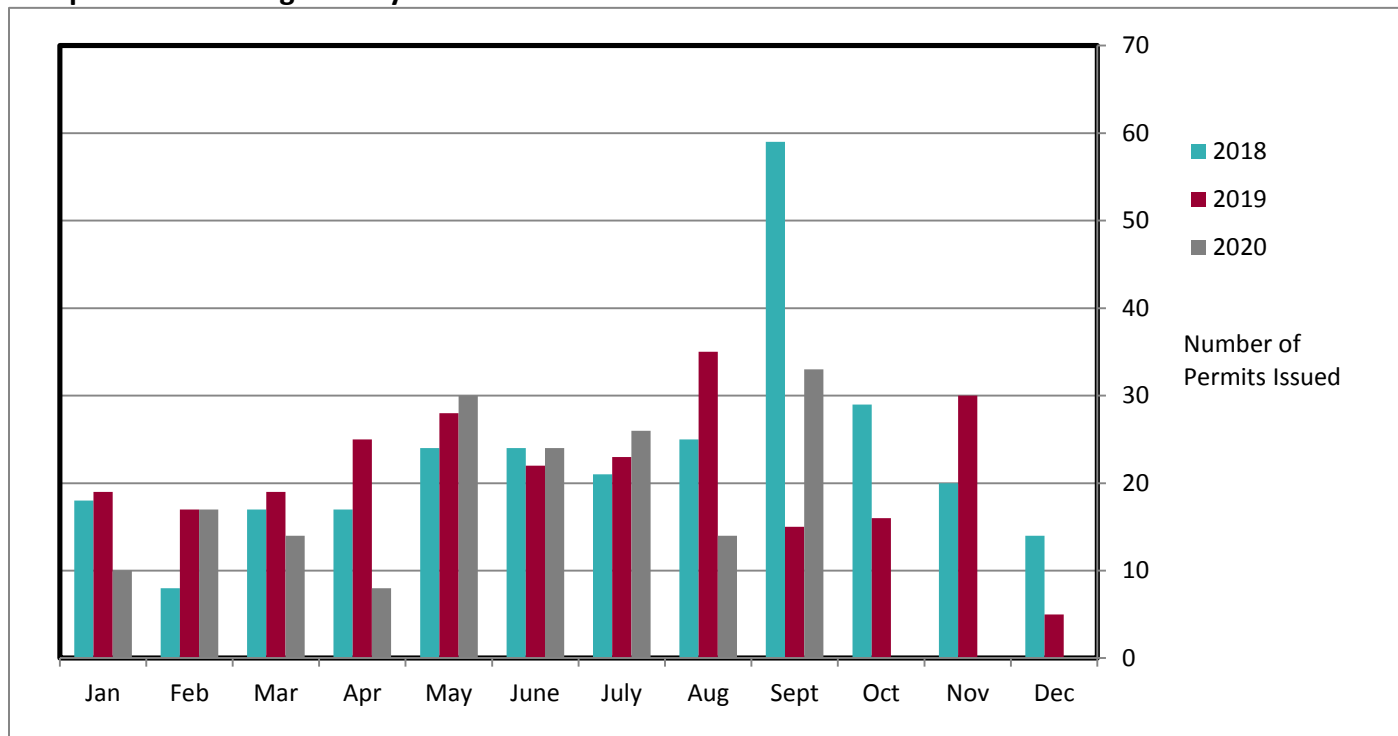
Major Building Projects Over \$250,000 (excluding single family dwelling units): 0

Building Permit Breakdown (Year to Date):



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Comparative Building Activity Statistics from 2018 to 2020:



PROJECTS

Cannabis

Work was completed by Meridian Planning Consultants Inc. on the proposed Official Plan and Zoning By-law amendments for cannabis related matters and Council provided approval on July 13, 2020. Appeals were subsequently received and LPAT and the Town's external legal counsel have received the files. The Town is awaiting the scheduling by LPAT of a Case Management Conference which will determine the logistics of a future hearing(s) on these appeals. The Case Management Conference will like take place late 2020/early 2021.

The Request for Proposals for developing the work program for the neighbourhood ambient odour monitoring program was released and 5 proposals were received and reviewed. PG Compliance Management Inc. was the successful consultant and work has commenced with regards to the preparation of the scope of work required for a third party consultant to undertake the neighbourhood ambient odour monitoring program. Work related to the ambient odour monitoring program is being managed by By-law Staff as it deals with implementation of the Odorous Industries Nuisance By-law.



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Changes to the Growth Plan for the Greater Golden Horseshoe

The Province approved Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe on August 28, 2020. This amendment updated the population and employment forecasts to 2050 and updated policies related to the aggregate framework, changes to employment lands near transit and other policy revisions that support the objectives of increasing housing supply, creating more jobs, attracting business investments and better aligning infrastructure. The government also made changes to the Land Needs Assessment Methodology for the Greater Golden Horseshoe ('Methodology') which supports implementation of A Place to Grow and utilizes a market based approach for determining future urban land needs for housing. The amendment to the Growth Plan for the Greater Golden Horseshoe aligns with the new Provincial Policy Statement which took effect May 2020. These changes will be implemented through the new Region of Niagara Official Plan and through decisions on planning related matters.

Changes to *Development Charges Act* and *Planning Act*

On September 18, 2020 the provincial government proclaimed the remaining amendments that were made to the *Development Charges Act* and the *Planning Act* by Bill 108, the *More Homes, More Choice Act* and technical changes to the regulations under the *Planning Act*, *Development Charges Act* and *Building Code Act* to finalize the framework for development charges, community benefits and parkland dedication introduced by Bill 108. Municipalities have 2 years from September 18, 2020 to transition to the new regimes.

Comprehensive Zoning By-law

Work with regards to the comprehensive zoning by-law is being completed in house by staff, save and except the mapping component. This is a significant undertaking and involves looking at the By-law in its entirety. Amendments and updates are required to bring the By-law in compliance with the Town Official Plan. Staff have been tracking Committee of Adjustment applications to determine areas that need to be amended as a result of several applications dealing with the same issue and tracking specific requests by the public, of particular interest by the public is second dwelling unit permissions to comply with *More Homes, More Choice Act*. Staff are proposing to bring a separate Official Plan and Zoning By-law amendment to deal specifically with second dwelling unit permissions consistent with provincial legislation so this single issue does not bog down the overall Zoning By-law work.

CONSTITUENT CONCERNS & ISSUES ARISING**PERSONNEL**

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

- The Senior Planner attended a Growing a Green Economy webinar.
- The Planner attended Ontario Professional Planners Institute Conference virtually
- The Chief Building Official, Building Inspectors and Building Intake/Zoning Technician attended:
 - RSM Building Consultant's Webinars relating to Fire Doors, Spatial Separation, Understanding the Building Permit Process, Hold Open Devices and Fire Stopping.

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GRANTS, CONTRACTS, RFPs & AGREEMENTS

PG Compliance Management Inc. was awarded the project for the developing the neighbourhood ambient odour monitoring program to be completed by a third party consultant.

K. Smart Associates Limited was awarded the project for undertaking the Big Creek Municipal Drain Assessment Schedule Update.

The request for proposal for the Comprehensive Parking Strategy was released and 10 proposals from consultants were received. The consultant selection is pending.

MEETINGS

On-going meetings:

- Development Coordinating Meeting
- Cannabis Control Committee Meetings
- OBOA Niagara Chapter Meetings
- EOC Meetings
- Pre-Consultation Meetings
- SLT Meetings
- Joint Health & Safety Committee Meetings
- Budget Meetings with SLT

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:

- Region of Niagara Incentive Program Review
- Area Planners Meetings
- Meeting with Region of Niagara Economic Development Representative
- Meeting with Region of Niagara Planning Staff on Regional Official Plan Update
- 2021 Budget Open House
- Public Works Operational Review Meeting with Consultant
- Inter-municipal Shared Services Meetings
- Bill 197 Webinar
- Managing a Unionized Working Environment Workshop
- Meeting with Region regarding capacity issues at Hurricane Road Pumping Station
- Council Strategic Priorities Update Workshop