

COMMUNITY PLANNING & DEVELOPMENT MONTHLY REPORT
OCTOBER, NOVEMBER, DECEMBER, 2020

DEPARTMENT OVERVIEW & STATISTICS

Planning:

The Planning Department continues to work on the following development applications: 6 Subdivision Applications, 1 condominium application, 3 Official Plan Amendment applications, 10 Zoning By-Law Amendments, 6 applications for Site Plan Approvals, 5 consent applications, 5 minor variance applications and 4 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. An appeal has been received with regards to Council’s refusal to pass a zoning by-law amendment for 1307 Haist Street. Further there is a court application by C. Montemurro relating to the issuance of a building permit, responding materials have been filed with the courts and staff were deposed and hearing date is scheduled in March 2021 (it is unknown if this will be deferred because of the lockdown).

Public Meetings were held with regards to Kunda Park Zoning Amendment and Draft Plan of Subdivision applications, 3 Hurricane Road Zoning Amendment application, 1304 Rice Road Zoning Amendment and Draft Plan of Condominium applications, Park Place South Zoning Amendment and Draft Plan of Subdivision applications, Forest Park Zoning Amendment and Draft Plan of Subdivision applications and 1 Pancake Lane Zoning Amendment application.

Yearly Planning Summary:

	2019	2020
Subdivision	2	3
Condominium	0	3
Official Plan Amendment	2	3
Zoning By-Law Amendment	10	12
Site Plan Approval	9	10
Part Lot Control	1	1
Consent	12	11
Minor Variance	29	28
Community Improvement Plan	0	0
Development Agreement	0	1
NE Development Permit	8	7

Cell Tower Agreement	0	0
Heritage Designation	0	0
Heritage Permit	0	0
Total/Year:	73	79

Building:

The Building Department continues to receive incoming permit applications consistent with seasonal trends and remains occupied with inspections, conducting a total of 521 inspections since the 2020 third quarterly report.

Building Activity Statistics from October 1, 2020 – December 31, 2020:

Months	All Building Permits	Inspections	Demolition Permits	Commercial Building Permits		Estimated Total Value of Construction	New Dwelling Units
					Sq.Ft.		
October 2020:	48	162	1	-	-	\$12,996,500	34
November 2020:	25	205	-	3	6,488	\$ 5,466,680	18
December 2020:	<u>29</u>	<u>154</u>	<u>4</u>	-	-	<u>\$ 6,976,050</u>	<u>16</u>
TOTAL:	102	521	5	X	6,488	\$25,439,230	68

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

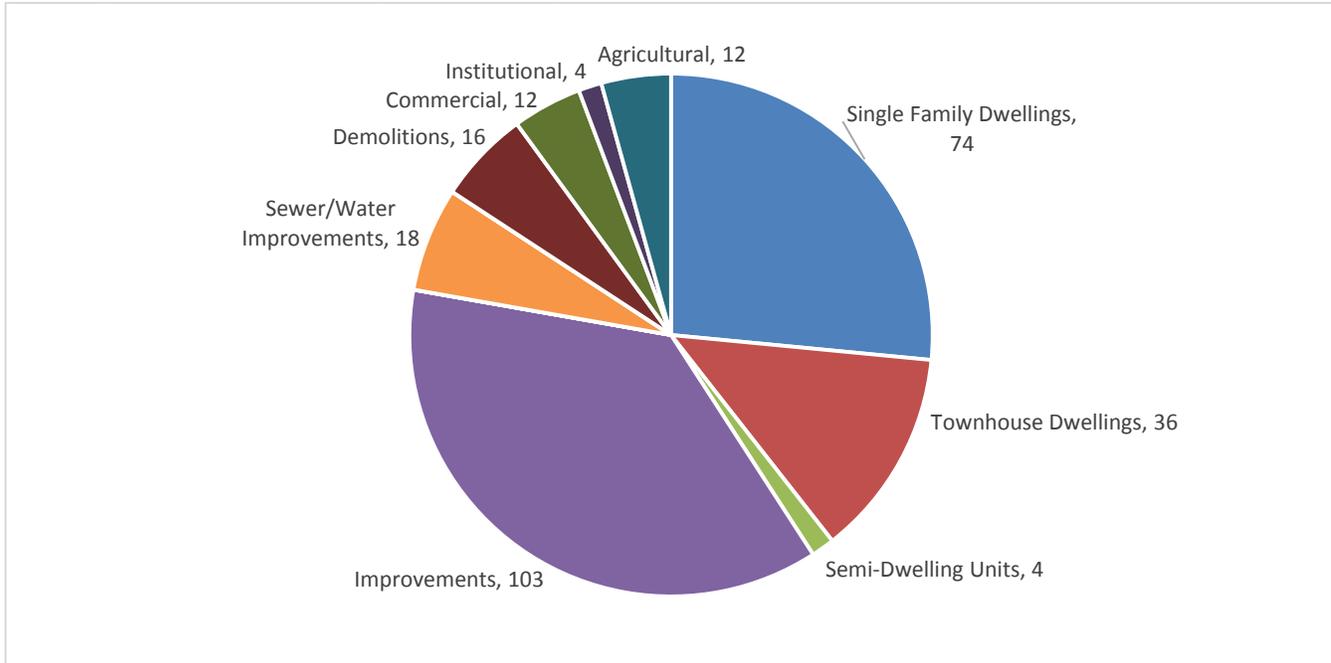
Category of Building Type & Required No. of Days to issue or stop process	No. of Permits Issued	Average No. of Days to Issue Permit
House: 10 days	68	9
Small Building: 15 days	33	13
Large Building: 20 days	1	4
Complex Building: 30 days	-	-
Total:	102	

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

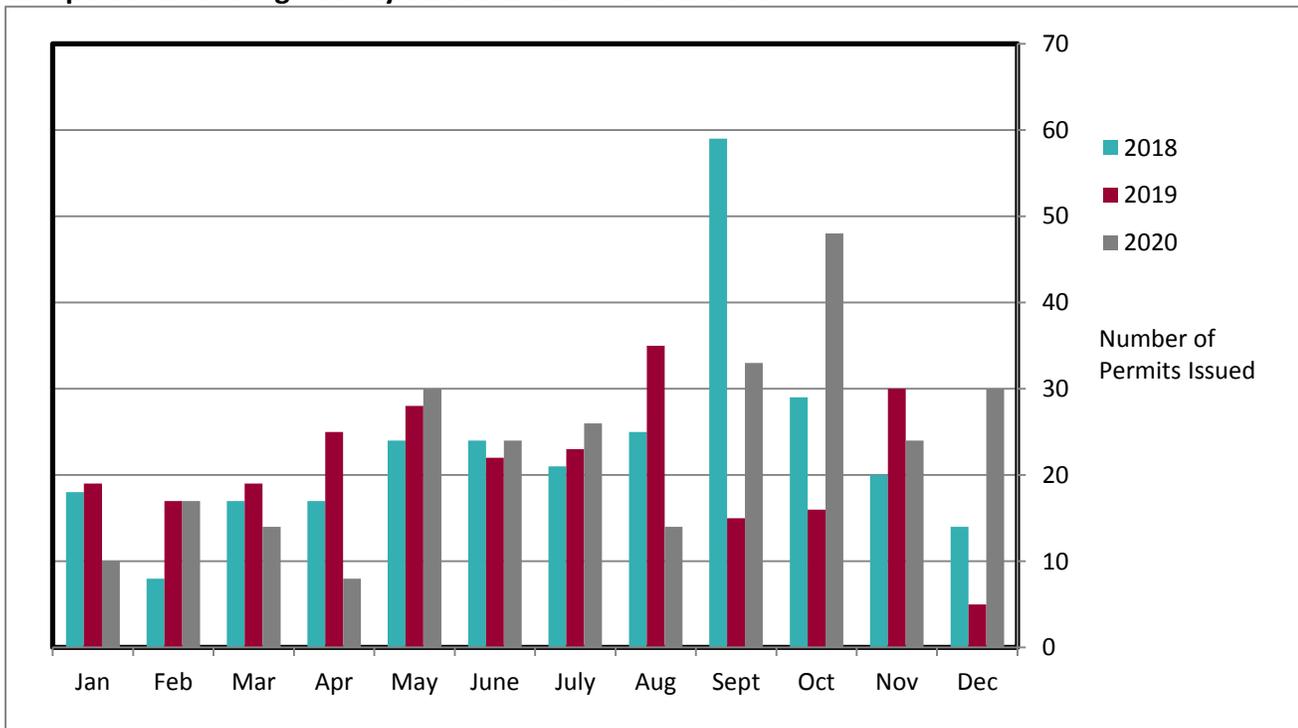
- 1) Retail Tenant Improvements, 3 units \$500,000
- 2) Greenhouse Addition \$250,000
- 3) Floor Addition to a residential house \$300,000

Town Development Charges collected by the Finance Department for the period October 1, 2020 to December 31, 2020 total \$774,979.

Building Permit Breakdown (Year to Date):



Comparative Building Activity Statistics from 2018 to 2020:



Cannabis

Staff have met with PG Compliance Management Inc. and reviewed the proposed terms of reference for the ambient odour neighbourhood monitoring program. The Consultant reviewed the proposed terms of reference with the Cannabis Control Committee on November 25th. The Consultant is finalizing the terms of reference and once finalized the request for proposals will be released. 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.

Staff are awaiting the scheduling by LPAT of a Case Management Conference which will determine the logistics of a future hearing(s) on the appeals on the Official Plan and Zoning By-law amendments addressing cannabis land use.

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. As well the Town has 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. The public consultation program and communication plan are being developed with first phase of consultation commencing in February.

Second Dwelling Unit Official Plan and Zoning By-law Amendment

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. A web page has been developed to provide information to the community on this issue and a public meeting is scheduled for February 8th, 2021.

Comprehensive Parking Strategy

Project kick-off meeting with RV Anderson was undertaken to discuss project logistics. A workshop meeting was held with the MCC User Group Committee to discuss parking needs at the MCC. Work is underway to coordinate meetings with businesses in downtown Fonthill, Fenwick and Ridgeville as a next step.

Big Creek Municipal Drain Assessment Schedule Update

A project kick-off meeting was held with K. Smart Associates regarding the project. A public information session will be required and is being targeted for first quarter of 2021 and will also be the forum for the annual municipal drain open house.

CONSTITUENT CONCERNS & ISSUES ARISING

- Planning and Building Staff were cross examined on legal claim by C. Montemurro
- The Director attended the LPAT Case Management Conference regarding Redecan Appeal of Interim Control By-law Extension
- Planning Staff attended and gave evidence at LPAT hearing (2 days) regarding 20 Alan Crescent.
- The Director attended LPAT Case Management Conference regarding CannTrust Appeal of DC By-law

STAFF

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

- The Senior Planner attended Near Urban Nature Strategy for the Greater Golden Horseshoe - A Conversation with Municipal Staff by Friends of the Greenbelt.
- The Director attended a webinar hosted by Municipal Urban Design Roundtable regarding Ahead of the COVID Curve and Design Resiliency
- The Director attended Greenbelt Roundtable regarding Complete Rural Communities

GRANTS, CONTRACTS, RFPs & AGREEMENTS

RV Anderson was awarded the Comprehensive Parking Strategy project

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:

- Meeting with Region of Niagara Planning Staff on Regional Official Plan Update
- Meeting with Pelham Greenhouse Growers representatives
- Public Works Operational Review Meeting with Consultant

