

## **Community Planning and Development Quarterly Report**

Tuesday, April 19, 2022

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**Reporting Period:** Community Planning and Development  
Department Quarterly Report for the period: January-March 2022

**Recommendation:**

**BE IT RESOLVED THAT the Q1/2022 Community Planning and  
Development Department Report be received for information.**

**Department Overview and Statistics:**

The Planning Department continues to work on the following development applications: 10 Subdivision Applications, 3 condominium applications, 4 Official Plan Amendment applications, 10 Zoning By-Law Amendments, 9 applications for Site Plan Approvals, 5 consent applications, 5 minor variance applications and 3 Niagara Escarpment Development Permit applications.

Planning staff approved 2 site plan agreement applications for:

- a 5 storey, 66-unit apartment building at 118 Summersides Boulevard; and
- a residential use being added to a commercial use and addition of accessory building for commercial use at 895 Tice Road.

On cannabis related matters, there is one appeal relating to Development Charges By-law Amendment; one appeal relating to the extension of the Interim Control By-law has been withdrawn; 3 appeals on the Cannabis Official Plan Amendment and 3 appeals relating to the Cannabis Zoning By-law Amendment. The OLT scheduled a 4-day hearing commencing on January 24<sup>th</sup>, 2022 to hear the appeals related to the Official Plan and Zoning By-law matters. The OLT will reconvene on July 25, 2022 for 5 days to complete the hearing on these appeals.

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. We are awaiting a court date.

The court application by C. Montemurro relating to the issuance of a building permit on an interior testamentary devise lot that does not have frontage on a public road

was heard by the courts on February 28<sup>th</sup>, 2022. The Town was successful in this matter.

Public meetings were held with regards to:

- a zoning by-law amendment application for 1553 Pelham Street;
- a zoning by-law amendment application for 30, 54, 64, 66 and 68 Philmori Boulevard;
- a plan of subdivision, official plan and zoning by-law amendment applications for Summersides Village subdivision; and
- draft plan of condominium and zoning by-law amendment applications for 701 Quaker Road.

### **Building:**

The Building Department continues to receive incoming permit applications consistent with seasonal trends and remains busy with inspections. The building department was able to conduct a total of 767 inspections since the 2021 fourth quarterly report.

### **Building Activity Statistics from January 1 – March 31, 2021:**

Months	Building Permits	Inspections	Demolitions	Commercial Sq. Ft.		New Dwellings	Value of Construction
January	24	194	3			12	\$5,086,600
February	13	207	0	2	5,908	2	\$1,715,000
March	25	366	1	1	2,167	5	\$6,524,500
<b>Total:</b>	<b>62</b>	<b>767</b>	<b>4</b>	<b>3</b>	<b>8,075</b>	<b>19</b>	<b>\$13,326,100</b>

### **Building Permit Time Frames from January – March 31, 2022:**

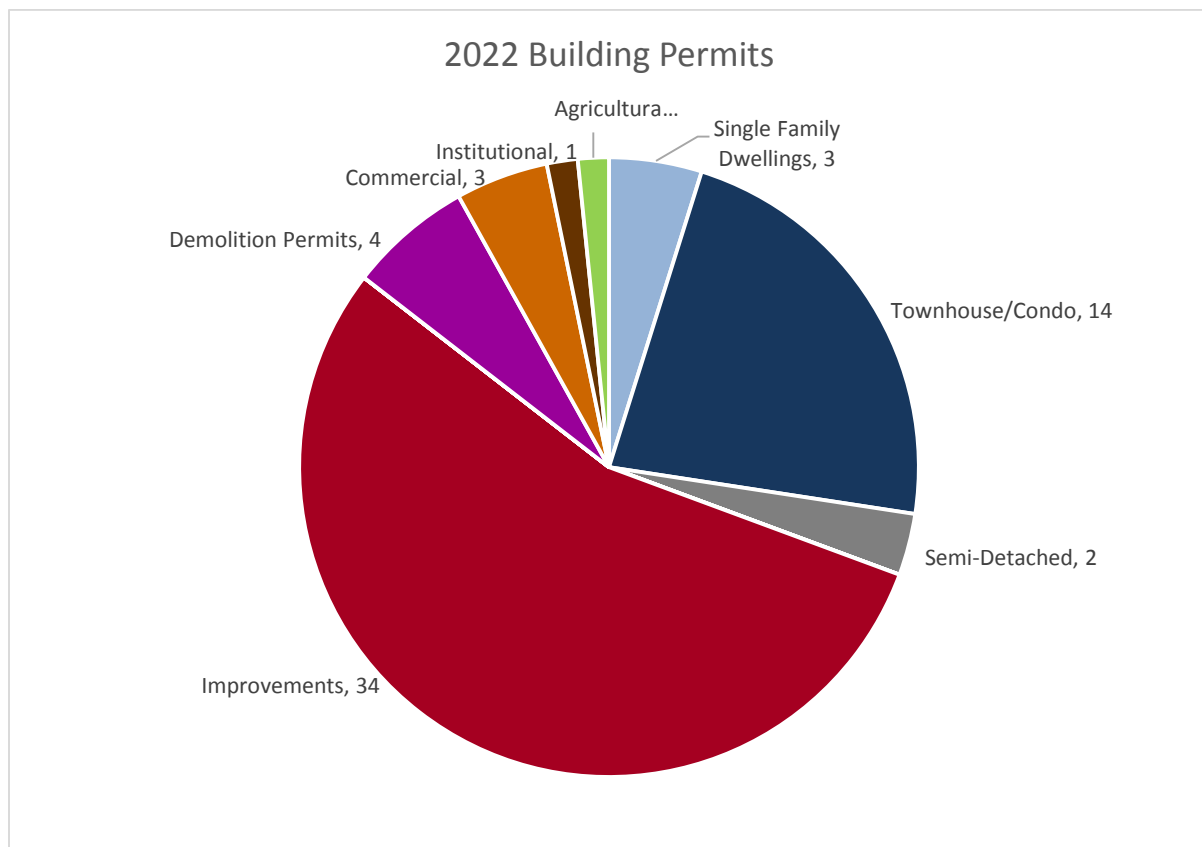
Building Type and Number of required days to issue	Number of Permits Issued	Average Number of Days to Issue Permit
House: 10 days	58	6
Small Building: 15 days	2	5
Large Building: 20 days	2	15
Complex Building: 30 days	0	
<b>Total:</b>	62	

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

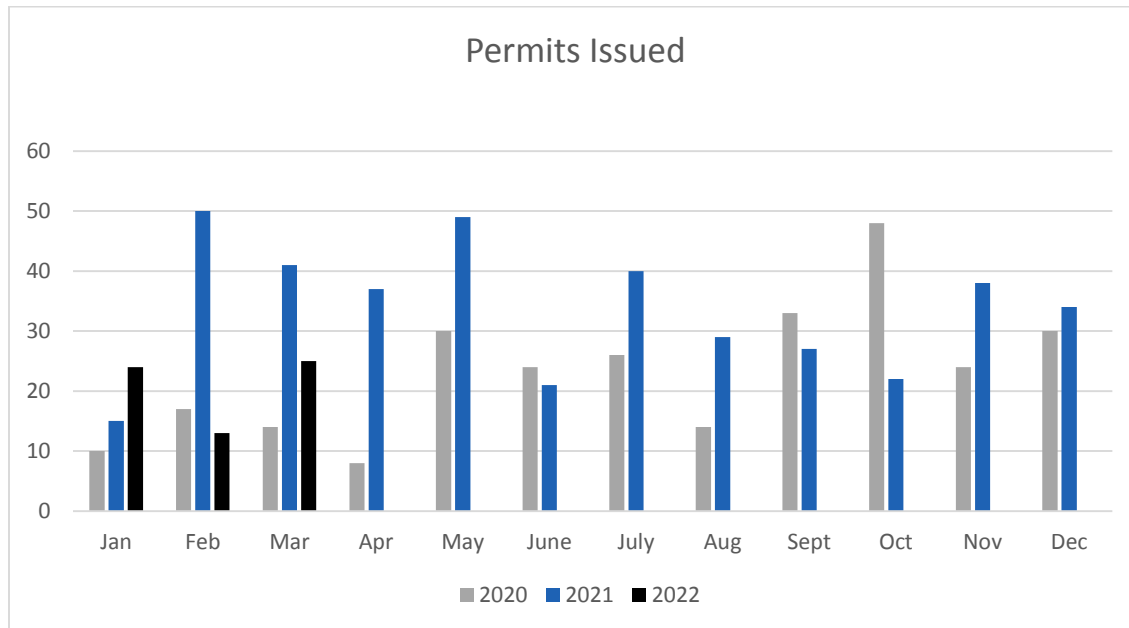
- \$312,000 Residential Interior Alterations to remove an accessory dwelling unit
- \$300,000 Residential Interior Alterations and covered porches
- \$350,000 Town of Pelham accessory structure and plumbing for a splash pad
- \$700,000 for Condominium parking garage repairs and waterproofing

**Town Development Charges collected by the Finance Department** for the period January 1 to March 31, 2021 total \$295,960.

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



## Comparative Building Activity Statistics from 2019 to 2021:



### Projects:

**Cannabis** The Cannabis Control Committee continues to meet to discuss matters related to enforcement of the OINBL and community communication. The cannabis producers have filed court actions against the Town with regards to the OINBL; court dates are pending and will likely occur in late 2022 or 2023. A 4-day Ontario Land Tribunal (OLT) hearing was scheduled for January 24, 2022 to hear the appeals on the Official Plan and Zoning By-law amendments that were adopted by Council to address planning matters related to cannabis land use. Additional time is required to complete this hearing and the OLT will reconvene on July 25, 2022 for 5 days.

**Comprehensive Zoning By-law** A draft of the Zoning By-law was circulated to Council and agencies for review and comment, and has been posted on the public engagement page on the Town website at the following link <https://engagingpelham.ca/comprehensive-zoning-bylaw-review>. Public Open Houses are scheduled for afternoon and evening sessions on April 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup> and a virtual Open House is scheduled for May 5<sup>th</sup> as part of the public consultation process. It is anticipated that the statutory Public Meeting will take place in the summer of 2022, with a Council decision to follow. The Zoning By-law review and update is a significant undertaking and involves looking at the By-law in its entirety.

**Comprehensive Parking Strategy** The consultants completed the Parking Study and a draft report was presented. The consultants presented the findings of the Parking Study at the first Council meeting in April, 2022. Following the presentation to Council the Parking Study will be finalized.

**Big Creek Municipal Drain Assessment Schedule Update** K. Smart Associates is completing this work on behalf of the Town. The project has been expanded to include an update to the assessment schedules for the Nunn, Disher, Swayze and Ridgeville drains. The draft report and updated Assessment Schedule is complete. Public consultation with affected property owners was held on March 29<sup>th</sup> and 30<sup>th</sup> with afternoon and evening sessions on both days. The next step will be to present the Engineer's Report to Council and to establish a Court of Revision to hear potential appeals on the assessments. Once all appeals have been addressed Council can give third reading to the By-law to approve the Engineer's Report.

**Civic Square Design** Shift Landscape Architects are undertaking the work related to developing a design for the civic square at the northeast corner of Wellspring Way and Meridian Way. Two concepts have been developed that are available for viewing in the lobby at the Meridian Community Centre and public consultation through the Engaging Pelham webpage is also active at the following link:  
<https://engagingpelham.ca/pelham-civic-space>

### **Constituent Concerns and Issues Arising:**

Staff respond to resident inquiries on a daily basis.

### **Employee Updates:**

The Director and Senior Planner attended the 2022 Farmland Forum-The Future of Farmland Diversification.

The Building Intake/Zoning Technician successfully completed the Ministry of Municipal Affairs and Housing HVAC exam.

### **Grants, Concerns, RFPs, Agreements:**

The request for proposals for a Drainage Study in the Farr, River and Weber Road area has been released and will close on April, 14<sup>th</sup>, 2022.

### **Meetings:**

On-going meetings:

- Emergency Management Meetings
- Cannabis Control Committee Meetings

- OBOA Niagara Chapter Meetings
- Pre-Consultation Meetings
- SLT Meetings
- Joint Health & Safety Meetings
- Area Planners Meetings
- Regional Process Improvement Team Meetings

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:

- Pelham Seniors Advisory Committee
- CNU Author's Forum
- 6 Workshops with the Region on draft Regional Official Plan chapters
- Niagara Navigator Update Meetings