

Township of South Stormont
 MONTHLY ACTIVITY SUMMARY
 Planning and Building Department



To: Council
From: Karl Doyle, Director of Planning and Building
Date of Meeting: May 11, 2022
Reporting Month: April 2022
Subject: Monthly Activity Summary - Director of Planning/Building

Work Completed:

- Council, Public and Committee of Adjustment meetings
- Site Plan Review for various developments
- Met over phone, Teams or in person with individuals regarding development applications, zoning letters for property purchases, regular planning inquiries.
- Meetings with Strategy Corp

Delegated Authority

- *Consent Applications*

Planning Processes:

The following table provides an overview of the number of planning applications/processes administered by the Township

Process/Application	2020	2021	2022
Consents	22	45	11
Zoning Amendment	14	5	1
Official Plan Amendment	1	1	0
Minor Variances	20	14	2
LPAT Hearings	1	1	0
Site Plan Control	6	8	3
Part Lot Control	1	1	1
Removal of Holding	1	1	0
Temporary Use By-law	1	1	0
Deeming By-law	0	0	0
Draft Plan Sub. Approved Lots	24	43	0
Registered Sub. Lots	0	50	0

Work in Progress:

- Site Plan and Partial Lifting of a Hold Submission Camino
- Site plan amendment application received for Bray Storage Facility and McBride Storage Facility
- Subdivision Review/Discussion - Lalande, Mirlaw (Glenco), Ault Island Subsequent Phase

- Finalizing Catherine and Lepage Street ZBLA (recent meeting with consultants to refine report), subsequent Council meeting
- Working with CBO and MLEO on enforcement matters
- Cloudpermit implementation permits
- Cloudpermit implementation planning
- Public meetings and hearings are virtual until further notice
- Meetings with Watson and staff to review Fee and Charges By-law
- RFP Engineering and Planning services
- RFP for Master grading digitization
- Virtual info session with Province for overview of Bill 109 (future report to Council of overview and modifications to Delegation Authority By-law)
- Development Charges Background Study Review and preparation of website and next steps
- Site meeting at 16880 Willy Allan Rd to discuss and resolve ongoing development approval applications

Building Department Activities Building Permit statistics report for April 2022 with a comparison to April 2021

Permits	Permits Issued 2022		Same Period 2021		Difference	
	April	YTD	April	YTD	April	YTD
Residential						
Total Units	11	21	19	45	-8	-24
Single	11	19	7	31	4	-12
Semi	0	1	0	1	0	0
Rowhouse	0	0	1	1	-1	-1
Apartment	0	0	0	0	0	0
Additions/Renos	3	8	6	12	-3	-4
Accessory Bldgs	5	11	3	10	2	1
Commercial	0	0	0	0	0	0
Add/Reno/Access	0	1	0	0	0	1
Industrial	0	1	0	0	0	1
Add/Reno/Access	0	0	0	0	0	0
Institutional	0	0	0	0	0	0
Add/Reno/Access	1	2	0	0	1	2
Demolition	0	4	0	0	0	4
Pools	1	4	4	6	-3	-2
Other (Farm/Tent/Solar)	0	1	0	0	0	1
TOTAL	21	52	21	61	0	-9
Total Construction Value						
Month	\$4,724,766.40		\$3,388,060.00		\$1,336,706.40	
YTD	\$22,811,529.08		\$10,511,060.00		\$12,300,469.08	

Work Completed:

- The department issued 21 building permits.
- The department carried out 99 building inspections.

- The department released 3 Lot grading deposits
- The department closed 4 building permits (see below).

Permit Number	Issue Date	Address	Work Description	Closed Date
2020-094	2020-08-25	17480 HEADLINE RD	SINGLE DETACHED DWELLING	2022-04-28
2013-170	2013-12-03	17171 CORNWALL CTR RD	DECK	2022-04-13
2021-222	2022-03-22	16945 CORNWALL CTR RD	DEMOLITION	2022-04-20
2022-7	2022-03-25	4812 DELANEY RD	BASEMENT BATHROOM	2022-03-29
Total				4

Work Completed/Activities:

- Complaint/Concern – Easement location for future home construction.
 - Reviewed file with complainant and addressed concerns.
- Attended meeting – Met with staff and developer to review drainage/grading for 2 subdivisions.
- Ontario Building Code/Act - Order – Set Fines – Provincial Offences Act – Part 1.
 - Short Form wording for set fines has been approved as per correspondence from the Crown Law Office – Criminal, Ministry of the Attorney General, dated April 28/22.
- Attended Building Officials training session
 - Fire dampers
 - Bill 109 – More Homes for Everyone Act.
- Attended meeting (teams) – Fees and Charges consultant.
- Review of grading issues with P. Eng. – Beech St. subdivision (Ingleside). Grading to be reviewed and altered to provide positive slope.
- Site/Grading plan review and comments provided (OBC, lot grading, etc.)
 - Long Sault – Chase Farm subdivision.
 - Onsite to confirm benchmarks and review of file with P. Eng. - Forrester Branch Mun. Drain.
 - Glenco Subdivision.
- Preparation of draft RFQ – Lot grading information GIS project
- Attended bi-weekly Code-Tech./department & inter-department meetings (boardroom/team/zoom).

Work in Progress:

- Woodland Villa Alternative Solution (OBC) request – concerns have been addressed by the applicant and approval granted.
- Aultsville Road - Demolition of a building that was built with out a permit is underway. Expected to be complete by spring 2022.
- Marlborough Place - 31 Bethune
 - Architect to provide revised plans/specs. to address outstanding issues.

- Woodlands Villa Addition/Renovation - Construction is ongoing and occupancy has been approved.
- Wills Transfer – Ingleside – Construction is underway with foundation nearing completion.
- Cloudpermit – Staff continue to work with software provider to address outstanding issues and make recommendations for improvements.
- Review and comment on planning application circulations.
- Monthly building permit statistics/information report provided to MPAC, CMHC, Tarion, Stats. Can. & South Stormont Website.
- Open building permits – Staff continue to work on closing dormant files.
- Lot grading review and/or release of deposits.
 - Note: Lot Grading GIS layer draft RFQ prepared for circulation in May/22.
- Building inspection, reports, code compliance, reviews & interpretations.
- On-going meetings with developers, contractors, agencies and property owners to review development proposals.
- Lawyer’s letters prepared regarding outstanding Ontario Building Code work order/inspection reports.