



2024

DRAFT Budget

Planning and Building

Planning and Building Department

Dedicated to playing a role in shaping the future of South Stormont with foresight and accuracy, our Planning and Building Department is committed to fostering sustainable development, enforcing regulatory compliance, and enhancing the community's character. We strive to balance innovation with tradition, ensuring a resilient, vibrant, and harmonious environment for current and future generations in South Stormont



Recent Accomplishments

- RRCA Land Donation and Swap Completed (Future Conservation Area)
- Approval John Chase Subdivision, BLOCK 3 Multi-Residential
- Approval Mirlaw/Glenco Subdivision
- Site Plans Active/Completed (Lactalis North and South Phases, Brothers Auto, Former Cashway (virtual golf simulator), Rose Mechanical Development, St. Lucie, (Our Lady of Good Council .. etc)
- First Intern Inspector appointed under newly established Internship Program
- Housekeeping Exercise
- Dormant Building Permit maintenance initiative
- Zoning By-law Amendments (Wildflower, Aultsville Commercial Component..etc)
- Temporary AGCO patio process and successful implementation



Strategic Action Plan Goals



**Safe and Reliable
Infrastructure**



**Diverse and
Prosperous
Economy**



**Welcoming and
Vibrant
Community**



**Exceptional and
Accountable
Government**

2024 Priorities

Goal 1: Safe and Reliable Infrastructure

Embrace healthy community growth by building, maintaining and continuously improving our municipality owned infrastructure.

Spring/Summer 2024 Priorities:

- Work with the development community to advocate for government funding for water/wastewater system expansion.
- Determine potential options and a phased approach with costs for alternative short-term water/wastewater solutions, including discussions with the City of Cornwall about connecting to their water/wastewater systems.

Winter 2024 Priorities:

- Establish a Growth Priority Plan that identifies zones and timelines for settlement expansion.

2024 Priorities

Goal 2: Welcoming and Vibrant Community

Provide and enviable quality of life for everyone who calls South Stormont "home".

Winter 2023/2024 Priorities:

- Revise zoning bylaws to establish zones where higher density housing is encouraged.

Spring 2024 Priorities:

- Create a tree management program that includes Township-wide tree canopy targets.

Fall 2024 Priorities:

- Establish a policy requiring developers to include dedicated parkland in all new neighbourhoods.



2024 Initiatives

- Avenue 31 Development - Update: Draft Plan of Subdivision Application Pending Approval (MTO Challenges)
- John Chase Subdivision (BLOCK 3 - Multi-Residential Development) - Capacity Factored
- Fence and Sign By-laws (Planning/Building/By-law Enforcement) - Draft By-laws Completed Adoption in 2024
- Forest Protection / Clear Cutting By-law - Preliminary Discussions with Conservation Authorities (Consideration 2024)
- Site Plans - Long Sault East Industrial Park (3 Lots)
- Future Plans of Subdivision: Long Sault (4 Developers), St. Andrews (2 Developers), Ingleside (4 Developers)

2024 Initiatives

- Allocation Policy Review - Planning/Public Works - Draft Allocation By-law Completed / MSS Study Completion
- Evaluate Pedestrian Connectivity - Planning/ Public Works / WT Infrastructure (Long Sault/Ingleside)
- Zoning By-law Update (Townships, County and Republic Urbanism) - DRAFT Document Completed Adoption in 2024
- Growth Management Study and Settlement Boundary Expansion (County Wide) - PPS Changes Delayed
- Replace vacant Building/Planning position
- Continue Dormant Building Permit maintenance initiative
- New Site Plan By-law - Concurrent with new Zoning By-law
- Public / Development community, orientation meetings New Ontario Building Code / Planning and Building requirements

Operating Expense Financial Summary

	2022 Budget	2022 Actuals	2023 Budget	2023 To-Date	2024 Budget
Planning & Building Services					
8100 - PLANNING & ZONING	259,657	346,624	364,425	245,095	367,633
8110 - PD - COMMITTEE OF ADJUSTMENT	-		2,400	1,437	2,400
8500 - BUILDING PERMIT AND INSPECTION SERVICES	539,051	374,386	459,108	340,173	466,302
Contributions to Reserves	56,000	56,000	160,000	217,686	260,000
Total	854,708	777,010	985,933	804,391	1,096,335

2024 Contribution to Reserves

\$50,000 – Waterfront Reserve

\$200,000 – Development Charge Reserves

\$10,000 – Building Reserve

Changes to Operating Budget

- Forecast for both Planning and Building will be dependant on market trends and will dictate development activity. There is a lot of residential and ICI on the horizon.
- In 2023 we saw a significant slowdown in construction - material, labor costs, interest rates were all factors in the reduction.
- Building By-law fee increase in effect January 1st, 2024
- Appropriate cost recovery percentile for Planning fees has been approved
- Projected Development Charges (DC) revenues will be reduced in accordance with Bill 23 - 2024(15%)-2025(10%)-2026(5%)
- DC By-law fee to increase in effect September 15th, 2024