

Township of South Stormont
 MONTHLY ACTIVITY SUMMARY
 Planning and Building Department



To: Council
From: Peter Young
Date of Meeting: January 13, 2021
Reporting Month: December 2020
Subject: Monthly Activity Summary- Director of Planning/Building

Work Completed:

- Public Meeting – Fenton Farm Subdivision
- New staff training and extension of Building/Planning Intern contract
- Council, Public and Committee of Adjustment meetings
- Completed purchase for land in East Industrial Park expansion and working with several businesses to secure land for next phase
- Met over phone, Teams or in person with individuals regarding development applications, zoning letters for property purchases, regular planning inquiries.
- HR/Management Training
- SDG Planners Meeting
- Waterfront Development Committee meeting

Delegated Authority

- B-101-20 – Surplus Dwelling on Rombough Road

Planning Processes:

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

Process/Application	2018	2019	2020
Consents	18	22	23
Zoning Amendment	16	14	10
Official Plan Amendment	0	1	0
Minor Variances	14	20	12
LPAT Hearings	0	1	2
Site Plan Control	3	6	5
Part Lot Control	5	1	7
Removal of Holding	3	1	2
Temporary Use By-law	0	1	0
Deeming By-law	0	0	0
Draft Plan Sub. Approved Lots	25	24	0
Registered Sub. Lots	8	0	24

Work in Progress:

- Anticipated that five new subdivisions will commence in 2021
- Increase in emails and inquiries
- Working with CBO and MLEO on enforcement matters
- Cloudpermit implementation
- Development Charges Study is underway
- Ingleside Sewer Capacity By-law
- Working with proponents on several major industrial projects
- Public meetings and hearings are virtual until further notice
- Service Delivery Review Implementation Plan
- Waterfront Master Plan Updates: Public Review process has completed; delegation for ROMA in late January
- Budget 2021 preparation
- Next LPAT hearing for SDG scheduled for April 1, 2021

Building Department Activities Chief Building Official December 2020

Building Permit statistics report for Dec 2020 with a comparison to Dec 2019: YTD – Year to date

Permits	Permits Issued 2020		Same Period 2019		Difference	
	Dec	YTD	Dec	YTD	Dec	YTD
Residential						
Total Units	2	87	1	51	1	36
Single	1	66	0	43	1	23
Semi	0	8	0	3	0	5
Rowhouse	0	0	0	0	0	0
Apartment	0	0	0	0	0	0
Additions/Renos	4	44	4	66	0	-22
Accessory Bldgs	2	34	0	41	2	-7
Commercial	0	1	0	0	0	1
Add/Reno/Access	0	0	0	2	0	-2
Industrial	0	5	0	1	0	4
Add/Reno/Access	0	0	1	3	-1	-3
Institutional	0	0	0	0	0	0
Add/Reno/Access	0	2	0	3	0	-1
Demolition	0	5	1	9	-1	-4
Pools	0	19	0	6	0	13
Other (Farm/Tent/Solar)	1	13	3	11	-2	2
TOTAL	8	197	9	188	-1	9
Total Construction Value						
Month	\$468,000.00		\$295,500.00		\$172,500.00	
YTD	\$44,520,918.00		\$18,565,994.00		\$25,954,924.00	

Work Completed:

- 2020 was the busiest year in the department’s history with over twice the construction value as 2019. It is anticipated that 2021 will have similar volumes of activity with the Wills Transfer site and new subdivisions starting.
- Stormwater management/grading meeting regarding Lalonde Subdivision
- Several onsite inspections for building without a permit and lot grading complaints
- Attended OBOA 2020 Virtual AMTS Technical Seminar.
- Attended HR Training meeting
- The department issued 8 building permits.
- The department carried out 131 building inspections.
- The department released 6 lot grading deposit.
- The department closed 2 building permits (see below).

Permit Number	Issue Date	Address	Work Description	Closed Date
2020-229	2020-12-07	17388 COUNTY RD 18	REPLACE EXISTING FRONT DECK	2020-12-11
2019-148	2019-08-26	14 ROBIN RD	RAISED DECK	2020-12-11
Total Permits Closed:				
2				

Work in Progress:

- Wales Village Subdivision/Manning Road rear lot grading proposal.
 - Majority of the construction has been finished with final grading, topsoil and seeding to be completed in the spring.
- Woodlands Villa Addition/Renovation construction is ongoing.
- 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.
- United Counties staff have provided part time staff (student) to prepare the Lot Grading GIS layer. This project has been interrupted by the current Covid-19 pandemic.
- 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.