

Township of South Stormont
MONTHLY ACTIVITY SUMMARY
Planning and Building Department



To: Council
From: Karl Doyle, Director of Planning and Building
Date of Meeting: December 15, 2021
Reporting Month: November 2021
Subject: Monthly Activity Summary - Director of Planning/Building

Work Completed:

- Council, Public and Committee of Adjustment meetings
- Meetings with OPG, Stantec, Novatech EVB, Counties
- Meetings for Subdivisions and ZBLA applications
- Preparation of Subdivision and Site Plan Agreements, for developments
- Site Plan Review for various developments
- Subdivision agreements (Fenton, Lalande, Stonegate)
- 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

- *Site Plan Agreement*

Planning Processes:

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

Process/Application	2019	2020	2021
Consents	22	23	41
Zoning Amendment	14	10	5
Official Plan Amendment	1	0	1
Minor Variances	20	12	11
LPAT Hearings	1	2	1
Site Plan Control	6	5	8
Part Lot Control	1	7	1
Removal of Holding	1	2	1
Temporary Use By-law	1	0	1
Deeming By-law	0	0	0
Draft Plan Sub. Approved Lots	24	0	43
Registered Sub. Lots	0	24	0

Work in Progress:

- New subdivision and associated zoning by-law amendment application has been received and was brought to Council – a further report is forthcoming in January 2022.
- Site Plan and Partial Lifting of a Hold Submission Camino November 4, 2021 – Initial Team Meeting conducted
- Site plan amendment application received for Wills Transfer, 2 Product Structured Drive and McBride Storage
- Finalizing Catherine and Lepage Street acquisition, Reference Plan Registered
- Finalizing Catherine and Lepage Street ZBLA, subsequent Council meeting
- Working with CBO and MLEO on enforcement matters
- Cloudpermit implementation permits
- Cloudpermit implementation planning
- Development Charges Study is underway, meetings and compiled background data, meetings with various municipal staff underway
- Ingleside Sewer Capacity By-law, meeting with consultant
- Working with Public Works on Long Sault Industrial Park expansion, draft reference plan has been received
- Ongoing discussions and updates provided to future land owners in the Long Sault Industrial Park
- Public meetings and hearings are virtual until further notice
- Meetings ongoing regarding LPAT appeal.

Building Department Activities Building Permit statistics report for November 2021 with a comparison to November 2020

November 2021

Permits	Permits Issued 2021		Same Period 2020		Difference	
	November	YTD	November	YTD	November	YTD
Residential						
Total Units	3	86	8	80	-5	6
Single	3	69	6	65	-3	4
Semi	0	1	1	8	-1	-7
Rowhouse	0	1	0	0	0	1
Apartment	0	0	0	0	0	0
Additions/Renos	0	32	4	40	-4	-8
Accessory Bldgs	3	36	0	32	3	-4
Commercial	0	2	1	1	-1	1
Add/Reno/Access	0	3	0	0	0	3
Industrial	1	2	0	5	1	-3
Add/Reno/Access	1	2	0	0	1	2
Institutional	0	0	0	0	0	0
Add/Reno/Access	1	1	0	2	1	-1
Demolition	0	4	0	5	0	-1
Pools	0	16	0	19	0	-3
Other (Farm/Tent/Solar)	0	7	0	12	0	-5
TOTAL	9	176	12	189	-3	-13
Total Construction Value						
Month	\$3,157,178.00		\$2,781,500.00		\$375,678.00	
YTD	\$29,583,620.00		\$44,052,918.00		-\$14,469,298.00	

Work Completed:

- The department issued 9 building permits.
- The department carried out 128 building inspections.
- The department released 5 grading deposits
- The department closed 11 building permits (see below).

Permit Number	Issue Date	Address	Work Description	Closed Date
2020-211	2020-11-27	5709 Warner Drive	CONSTRUCTION OF NEW 453 M2 WAREHOUSE INCLUDING SEPTIC SYSTEM AND ENTRANCEWAY.	2021-11-05
2020-110	2020-09-29	17164 Myers Rd	BARN ADDITION	2021-11-19
2020-069	2020-06-17	556 Cheryl Street	DETACHED GARAGE WITH LOFT	2021-11-22
2019-196	2019-11-28	2 Stratford Blvd	SINGLE DETACHED DWELLING W/ATTACHED GARAGE (1 UNIT)	2021-11-13
2019-115	2019-07-19	51 David Street	SINGLE DETACHED DWELLING W/ATTACHED GARAGE (1 UNIT)	2021-11-30
2019-068	2019-07-09	2 Forest Hill Rd	DETACHED GARAGE	2021-11-17
2021-33	2021-03-31	40 David Street	SINGLE DETACHED DWELLING W/ATTACHED GARAGE (1 UNIT)	2021-11-23
2021-49	2021-04-07	5719 Power Dam Drive	SINGLE DETACHED DWELLING W/ATTACHED GARAGE (1 UNIT)	2021-11-16
2021-4	2021-02-11	11 Matthew Kiernan Cr	FINISHING BASEMENT	2021-11-30
2021-167	2021-07-26	16290 County Rd 36	INDUSTRIAL RENOVATION	2021-11-16
2021-74	2021-04-08	17293 Myers Rd	GARAGE	2021-11-10
Total				11

Work Completed/Activities:

- Attended onsite meeting – demo/reno proposal – County Road #15.
- County Road #36 lot grading complaint – As-built survey completed. Met owner onsite to review as-built swale grades. He will review over-cut and under-cut grades with neighbour.
- Development – Building Department Site plan review – comments provided.
- Review of ongoing GIS projects and proposed layers with County GIS staff and Public Works staff.
- Attend OBOA chapter meeting (zoom).
- Met with engineer re: issues with Beech St. rear lot grading. Additional grades and bench mark to be confirmed by engineer.
- Review of Mini Storage proposal - developer will review OBC requirements with designer and schedule a meeting with Twp. Staff.

- Complaint re: rear yard drain between Jim Brownell Blvd. and Eleanor Drive. To be reviewed with developer's engineer.
- Complaint re: Headline Road W. rear yard drain. Survey grades to be taken and solution proposed to owner.
- Attended staff training – Respect in the workplace.
- Attended pre-consultation development meeting for Long Sault Industrial development.
- Attended department & inter-department meetings (boardroom/team/zoom).

Work in Progress:

- Lot Grading process – a meeting was held with developer and will be followed up with developers engineer to address issues raised with current process.
- Aultsville Road demolition of building that was built without a permit is underway. Expected to be complete by spring 2022.
- Marlborough Place - 31 Bethune
 - Staff are working with owner and Designers to address outstanding issues.
 - The Architect and Engineer will provide revised plans.
- Woodlands Villa Addition/Renovation - Construction is ongoing.
- Cloudpermit – continue to work with software provider to address outstanding issues.
- 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 to be initiated as part of 2022 budget (subject to grant funding).
- 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.