

**Township of South Stormont**  
MONTHLY ACTIVITY SUMMARY  
Planning and Building Department



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**To:** Council  
**From:** Karl Doyle, Director of Planning and Building  
**Date of Meeting:** January 12, 2022  
**Reporting Month:** December 2021  
**Subject:** Monthly Activity Summary - Director of Planning/Building

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**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	45
Zoning Amendment	14	10	5
Official Plan Amendment	1	0	1
Minor Variances	20	12	14
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	50

### Work in Progress:

- 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 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 landowners 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 December 2021 with a comparison to December 2020

#### December 2021

Permits	Permits Issued 2021		Same Period 2020		Difference	
	December	YTD	December	YTD	December	YTD
Residential						
Total Units	2	90	2	87	0	3
Single	2	72	1	66	1	6
Semi	0	1	0	8	0	-7
Rowhouse	0	1	0	0	0	1
Apartment	0	0	0	0	0	0
Additions/Renos	0	34	4	44	-2	-10
Accessory Bldgs	2	38	2	34	0	4
Commercial	1	3	0	1	1	2
Add/Reno/Access	1	4	0	0	1	4
Industrial	0	2	0	5	0	-3
Add/Reno/Access	0	2	0	0	0	2
Institutional	0	0	0	0	0	0
Add/Reno/Access	0	1	0	2	0	-1
Demolition	0	4	0	5	0	-1
Pools	0	16	0	19	0	-3
Other (Farm/Tent/Solar)	1	8	1	13	0	-5
TOTAL	9	186	8	197	1	-11
Total Construction Value						
Month	\$1,078,579.28		\$468,000.00		\$610,579.28	
YTD	\$30,662,199.28		\$44,520,918.00		-\$13,858,718.72	

## Work Completed:

- The department issued 9 building permits.
- The department carried out 92 building inspections.
- The department released 3 grading deposits
- The department closed 3 building permits (see below)

Permit Number	Issue Date	Address	Work Description	Closed Date
2019-040	2019-05-31	28 Barry Street	Detached Garage	2021-12-16
2019-033	2019-04-26	20 Barry Street	Single Family Dwelling	2021-12-06
2018-200	2019-05-31	28 Barry Street	Single Family Dwelling	2021-12-16
Total				3

## Work Completed/Activities:

- Myers Road - CBO entered into a Conditional Building Permit Agreement and issued a conditional building permit.
- Upcoming Building Code Changes (Part 9 – stairs)
  - Notice sent to local contractors/developers to explain Code changes for permits applied for after December 31/21.
- Consultation with Lawyer and SNC staff to clarify order registered on title(s) under Part 8 of the OBC. SNC to review files and provide status information including discharging of orders as warranted.
- Attended department & inter-department meetings (boardroom/team/zoom).

## Work in Progress:

- Lot Grading process – A meeting will be scheduled with local developer's engineer to address conflicts/issues raised with current approval process.
- Aultsville Road - Demolition of a 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/docs to address these issues
- 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.