

MONTHLY REPORT

To:	Mayor Strathdee and Members of Council
From:	Building and Development
Date of Meeting:	27 June 2017
Subject:	DEV 13-2017 June Monthly Report (Building and Development)

RECOMMENDATION

The DEV 13-2017 June Monthly Report (Building and Development) be received for information

DEPARTMENTAL HIGHLIGHTS

Planning:

PAC review meeting for OPA and ZBA to permit a revised development proposal for 151 Water St N. Applicants to return to PAC – no recommendation at this point.

Revised plans received from proponents for 151 Water St N following PAC review meeting; Town staff has met with the proponents – awaiting additional information for the drawings to enable Town staff to provide a full review.

PAC review meeting for OPA and ZBA applications affecting 825 and 895 Queen Street East to allow severance of the two existing dwellings and consolidate remaining site lands for future use. Application is for policies to allow the existing residential use in the Highway Commercial designation and to allow for residential use in the Highway Commercial zone. Three consent to sever applications for the lands will sever the two exiting dwellings, providing each with its own property; and will consolidate the remaining lands into one parcel for future development. No new development is proposed at this time.

Minor Variance application A02-2017 approved by CofA for 256 Church Street South to permit a third unit in a converted dwelling where only two units were otherwise permitted.

Consent to Sever application B03-2017 approved by CofA for 299 Queen Street West to divide a semi-detached dwelling currently under construction along the common party wall.

Site Plan Agreement application processed and site plan agreement drafted for Council consideration for 304 James Street South to permit a shipping addition to the current manufacturing facility.

Site Plan Agreement application processed and site plan agreement drafted for council consideration for 201 James Street South to permit development of the lands for multi-residential purposes through the construction of a fourplex dwelling and a sixplex dwelling for a total of 10 units.

Zoning Amendment application processed and zoning amendment drafted for Council consideration to remove the Holding symbol from 201 James Street South to permit the multi-residential development, pending council approval of the site plan agreement for the property.

Minor variance application received for 95 Carling Street to permit construction of an addition to the dwelling with reduced front yard setbacks in the A1 zone for purposes of matching the existing legal non-complying front yard setback for the dwelling.

Minor variance application received for 72 Ontario Street South to permit construction of a detached garage greater than the size permitted under the zoning by-law and with a reduced exterior side yard setback to align the structure with the exterior side yard setback for the existing dwelling.

Meeting with CBHFM staff, architect and UTRCA regarding proposed addition to CBHF Museum building. Provided OP policies and zoning information as required by architect and UTRCA.

Façade Improvement and Heritage grant applications received for 151-153 Queen St E and 48 Wellington St S.

Building:

A total of 29 permits were issued in May 2017 compared to 12 the previous year. This is double the number of permits issued in the month of May over the last 10 years.

There were 6 new dwelling units issued this month compared to 7 the previous year.

The total construction values were \$ 1,898,500 compared to 1,809,000 the previous year.

The total permit fees were \$15,166.15 compared to \$13,802.00 the previous year.

A total of 49 appointments were provided by the Building Department for this time period.

There was one Heritage permit issued this month.

Facilities:

Cadzow Park – playground has been installed, retaining wall of limestone donated from St. Marys Cement. Playground to be completed by June 22

Museum – gingerbread and fascia have been painted

Museum Barn – exterior of the barn has been painted, retaining wall and lower level doors have been painted

VIA station – fascia and gingerbread have been painted

Flower beds – annual beds have been planted – perennial beds maintenance has begun

Hanging baskets – all downtown flower baskets have been hung

Bridge boxes – all bridge boxes have been placed along the bridges.

OUTSTANDING ISSUES AND PROJECT LIST

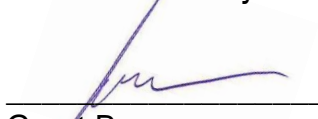
Report to Council on the Sign Bylaw

SPENDING AND VARIANCE ANALYSIS

All spending within budget

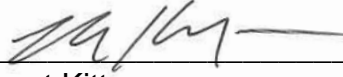
REVIEWED BY

Recommended by the Department



Grant Brouwer
Director of Building and Development

Recommended by the CAO



Brent Kittmer
CAO / Clerk