

# MONTHLY REPORT

<b>To:</b>	<b>Mayor Strathdee and Members of Council</b>
<b>From:</b>	<b>Building and Development</b>
<b>Date of Meeting:</b>	<b>25 July 2017</b>
<b>Subject:</b>	<b>DEV 20-2017 July Monthly Report (Building and Development)</b>

## RECOMMENDATION

THAT DEV 20-2017 July Monthly Report (Building and Development) be received for information.

## DEPARTMENTAL HIGHLIGHTS

### Building

A total of 22 permits were issued in June 2017 compared to 9 the previous year.

There were 5 new dwellings units issued this month compared to one the previous year.

The total construction values were \$2,925,138.00 compared to \$1,472,000 in the previous year.

The total permit fees were \$29,016.00 compared to \$9,490.00 the previous year.

A total of 56 inspections were provided by the Building Department for this time period.

There were 2 Heritage permits issued for this period.

A very strong building season continues this month with a total of 52 permits being issued over the past two months. The Westover subdivision has been issued their two model home permits and are close to meeting all their conditions for Stage 2 which allows for the full issuance of building permits.

### Planning

Committee of Adjustment: Public Hearing for Consent to Sever applications affecting 825/895 Queen St E (Baird) for the purpose of reconfiguring and consolidating the lands – no development proposed at this time. Decision deferred pending Council decision on Official Plan Amendment and zoning Amendment for the lands.

Planning Advisory Committee recommendation for approval of Official Plan Amendment and Zoning By-law Amendment for 825/892 Queen St E to add special policies to the Highway Commercial designation to allow for the creation of two separate lots for each of the existing residential uses; add special provisions to the Highway Commercial Zone (C3-H) to permit the proposed residential lots and allow the existing residential uses to continue; and to consolidate remaining lands into one lot. OPA and ZBA approved by Council on June 27, 2017. Appeal periods end July 18, 2017.

Application received for Minor Variance affecting 72 Ontario St S to permit construction of a detached garage exceeding the permitted maximum size under the zoning by-law with a reduced exterior side

yard setback; and to permit construction of a front porch with a reduced front yard setback. To Committee of Adjustment on July 19, 2017.

Application received for Consent to Sever affecting 449 Queen Street West to sever lands to the rear as a lot addition to the adjacent property. To Committee of Adjustment on August 2, 2107.

Site Plan Agreement completed for a building addition to 304 James St S (Cascades) approved by Council on June 27, 2017. Work has commenced on the site.

Site Plan Agreement completed for development of 10 multi-residential units on the property over two phases at 201 James St S approved by Council on June 27, 2017. Zoning amendment to remove the Holding symbol from this property approved by Council to permit development of the property to proceed.

Site meeting with CBHFM and UTRCA to discuss proposed building addition.

Heritage grant approved for 151-153 Queen St E for work to supporting members and repairs to the flat roof.

Façade Improvement and Heritage grants approved for 51 Church St S for roofing (sloped).

Had the first meeting with the Official Plan Technical Advisory Committee, and things went well, all the ground work was laid out for the next three months.

## **Facilities**

Cadzow Park – playground was opened on July 1.

Fire Hall – Digital Sign was installed on July 5 and is operational

Museum – fascia and gingerbread have been painted on Main Building, Barn has been painted

Via Station – gingerbread and Fascia have been painted, 2 benches cleaned and powder coated

Library – Stairs completed and opened for July 1

Engineering RFP awarded to Cion/Coulter Group for the Water Tower Repairs and Townhall and Library Window replacement

ELC – rubber was installed on the stairs in the outdoor learning area to complete the project

Teddy's Field – washrooms have been painted

Kin Pavilion – washrooms have been painted

## **OUTSTANDING ISSUES AND PROJECT LIST**

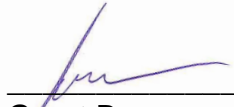
No items outstanding at this time.

## **SPENDING AND VARIANCE ANALYSIS**

As per budget at this time.

## REVIEWED BY

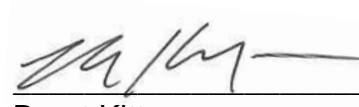
Recommended by the Department



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Grant Brouwer  
Director of Building and Development

Recommended by the CAO



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Brent Kittmer  
CAO / Clerk