

Planning and Building & Septic Division Updates

2020 Review | 2021 Projections

May 18, 2021 Council Meeting

Building and Septic Division Covid Work-Arounds

- Building and Septic Inspectors are working successfully and efficiently from home offices, field and Lindsay Service Centre
- During stay at home orders, all external inspections are performed on site and any inspections that require staff to go inside an occupied dwelling are done by video apps



Building and Septic Division



- Building and Septic Division is experiencing extremely high volumes of calls and emails resulting from the current real estate climate
- Permit numbers are up over 2020 values and appear to be on track to have an exceptional year

Building and Sewage System Permits

Permit type	2016	2017	2018	2019	2020	2020 to March 31	2021 to March 31
Building Permits	1161	1241	925	1194	1127	174	343
Sewage Permits	307	341	310	317	358	30	94
Sewage Reviews	129	140	121	129	151	30	43
Grading Plan Reviews	--	--	71(Q3/ Q4)	178	209	21	157
Compliance Letters	--	--	235	345	366	71	93

Building Permits New Residential By Type

Type of Unit	Singles	Semis	Towns	Apts	Total	Value of Construction
2016	260	0	0	38	298	\$134,493,300
2017	287	6	12	47	352	\$152,783,878
2018	119	4	4	90	217	\$42,292,400
2019	122	0	0	2	124	\$40,759,520
2020	164	0	0	0	164	\$54,140,825
2020 to March 31	23	0	0	0	23	\$7,120,000
2021 to March 31	136	0	0	0	136	\$38,647,260

Planning Division

Covid Work-Arounds

- Division Staff are effectively splitting their work time between home and office while office staffing restrictions in place
- Public inquiries conducted by phone and email
- Accepting applications at City Hall
- Successfully using technology to conduct business
 - Pre-consultations and pre-screening meetings conducted using available technology: zoom, digital referrals, teleconference
 - Electronic consent certificates, circulations
- Virtual Public meetings have been scheduled into August

Planning Policy & Projects



- New policies and project work helps facilitate development work
- Changes in Provincial legislation and policies presented to Council June 23, 2020 led to development of Amendments:
 - **Source Water Protection** Amendments to OP and ZBLs approved in November 2020
 - **Additional Residential Units** ('ARU') Amendments to OPs and ZBLs approved in December 2020
- Initiation of Projects to continue through 2021:
 - **Rural ZBL Consolidation** consultant retained May 2020
 - **Growth Management Strategy** consultant retained February 2021

Planning Division Adaptations



- Developed new public meeting notice templates and worked with Clerks Department to develop virtual meeting protocols for Planning Advisory Committee and Committee of Adjustment meetings
- Implemented electronic signatures for Committee of Adjustment members to permit remote meetings
- Reported directly to Council with staff recommendations for development approvals prior to Planning Advisory Committee meeting resumption to keep approvals moving
- Large Committee of Adjustment agendas with 8-12 applications to deal with the backlog in 2020 – pattern has continued in 2021

Planning Division Response



- Economic Recovery Task Force – **Development TF Subcommittee** to improve the efficiency and timeliness of the planning application process
 - Consolidated planning application spreadsheet system to track and manage every on-going application, assigned planner, stage of process in real-time
 - Concierge Pilot Program to streamline the development process and make it accessible to key staff and developers
 - Fast-track 'shovel-ready' planning applications

Planning By Numbers

Application	2019	2020	2021 Q1
Official Plan Amendment (D01)	7	4	2
Zoning By-Law Amendment (D06)	38	22	10
Minor Variance (D20)	57	17	23
Consent (D03)	43	19	7
Site Plan (D19)	10	4	3
Subdivisions, Redline Revisions and Part Lot Control (D05)	2	0	2
Condominiums (D04)	1	0	0
Compliance Letters	329	94	94
Consent Inquiries	22	9	9
Pre-Consultation Applications (D38)	96	34	45
Pre-Screening Applications	60	22	9
Deeming Bylaws	6	2	3
Telecommunication Applications	3	1	3
Development/Counter Enquiries	2,497	618	1500

Planning Priorities

Tier 1 'Shovel Ready'

- 7-storey midrise 114 units, Chadwin Dr, Lindsay (Jul)
- 5-storey midrise 180 units, Adelaide St N, Lindsay (Jul)
- Midrise 104 units, Victoria St N, Lindsay (Sep)
- Townhomes 48 units, Port 32, Bobcaygeon

- New Commercial Boat Storage 4,645 sq m, Fenelon
- Agri-business Lawn & Landscape expansion 1,402 sq m, Ops
- Community Care (CCCKL) expansion 1,485 sq m, Lindsay
- Cell Towers

Planning Priorities

Tier 2 'On Deck'

- Hotel on Angeline St N, Lindsay
- Home Hardware expansion 3,067 sq m, Fenelon Falls
- Residential development on Logie St, Lindsay

Planning Priorities

Priority shifts from 2020 to 2021

- City remains in 'response and recovery' phase of pandemic
- Priorities are dynamic and evolve as one project advances more rapidly than anticipated
- Craft Development Phase 1 – 115 towns, 75 singles
- LEX expansion to host IPM
- Registered Subdivision Agreements for legacy projects

Planning Applications Then and Now

Applications scheduled for approvals Q2-Q3 2020:

- Multi-family development 86 units, Fenelon Falls
 - Advancing from Tier 2 to Tier 1
- Townhouse development 152 units, north Lindsay
 - Held in abeyance – property has been listed for sale
- Gas station / convenience store / restaurant, Coboconk
 - Advancing from Tier 2 to Tier 1 – site plan requirements request
- Midrise apartment building 220 units west Lindsay
 - Advancing from Tier 2 to Tier 1 pending noise assessment requirements

Planning Applications Upcoming Council Meetings



May 18, 2021

- ZBA for on-farm diversified use
- Removal of Holding for multi-residential developments (462 units)
- Deeming By-laws for residential construction
- Cell Towers

June 15, 2021

- ZBAs for grocery store expansion, abattoir, commercial pads
- Cell Tower

July 27, 2021

- OPAs and ZBAs to add commercial uses; new affordable housing units

Planning Applications Upcoming PAC Meetings



June 2, 2021

- ZBAs for new residential construction, on-farm diversified use, grocery store addition, commercial pads, abattoir
- Validation of Title to re-create merged lots

July 14, 2021

- OPAs and ZBAs for trailer sales, Buddhist education centre and temple, additional commercial uses, affordable housing development
- Subdivision Agreement

August 11, 2021

- ZBAs for additional commercial uses, new 'bruncheonette'
- Lift Part Lot Control to facilitate residential development

Planning Applications Upcoming COA Meetings



- June 17, 2021 10 Agenda Items
- July 15, 2021 11 Agenda Items
- August 19, 2021 10 Agenda Items

Planning Applications Currently In Process

- OPA & ZBA 20 Applications
- Site Plan 13 Applications
- MV & Consent 36 Applications
- Subdivisions 2 Applications

Planning Applications Results in Units and GFA

- 6 midrise residential buildings 678 units
- Residential Development 678 units
 - Single detached dwellings 444 units
 - Semi-detached dwellings 7 units
 - Townhouses 227 units
- Commercial Development 7,712 sq m
- Industrial/Institutional Development 12,232 sq m

2021 Approach

- Expedite shovel-ready projects where possible
- Prioritize and shift work to maximize resources
- Advance background work for CKL OP review
- Continue with customer service enhancements to our website
- Maintain health & safety of staff and residents through process changes