



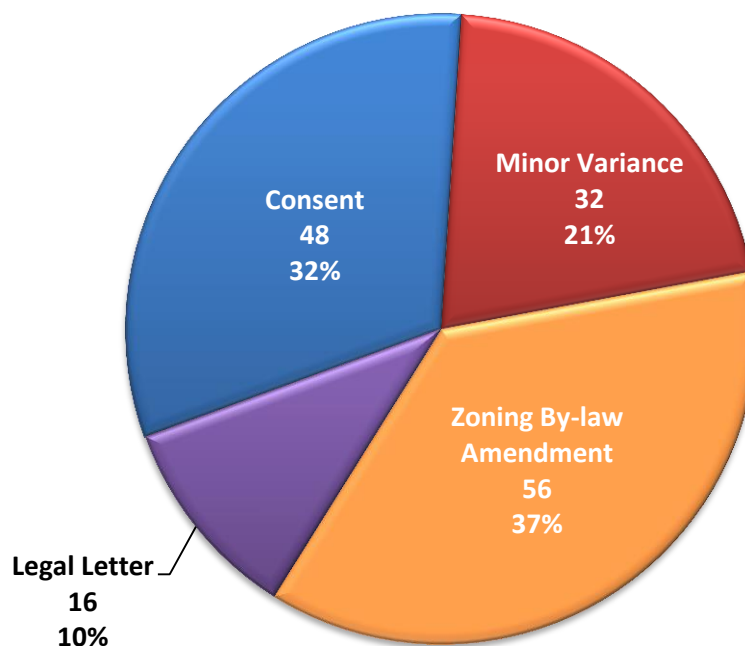
January 12, 2016

Regulations Staff Report – 2015 Summary

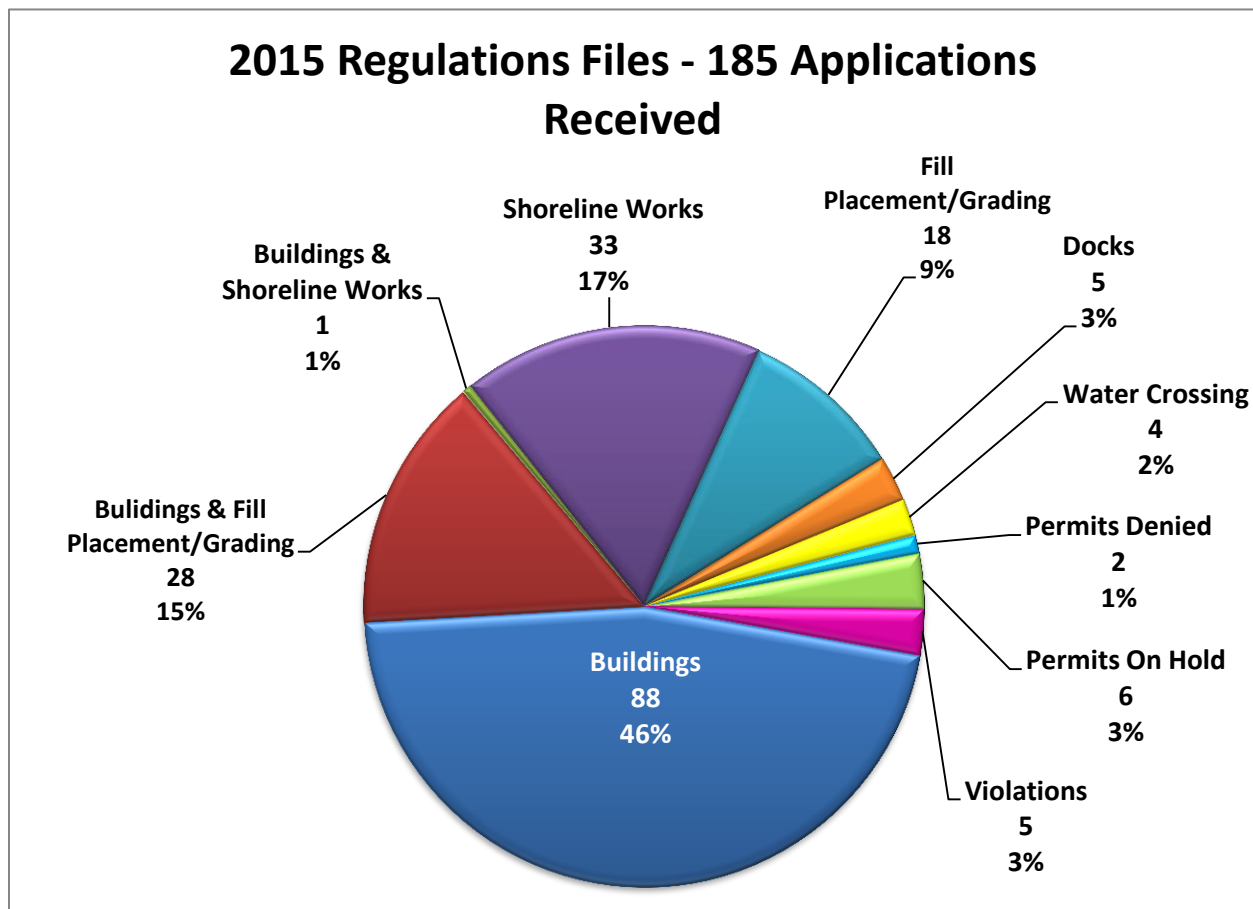
This year was a very busy year for the Planning and Regulations Program. Several factors are probably contributing to this including the delay of winter which kept the ground from freezing in the majority of our watershed and resulted in a longer building season. Additionally we are upholding professional relationships with our municipalities and building on word of mouth from previous applicants to ensure that our watershed residents are aware of and abide by the regulation and planning policies we uphold.

A total of 135 Planning Act application files were processed and these applications include consents, zoning by-law amendments and minor variances. This is an increase from the 87 files in 2014. In addition 16 legal clearance letters were written. These are letters responding to a legal inquiry on a specific property for a real estate sale and are important in relaying information about our Regulations and regulated area to potential buyers.

2015 Planning Files - Total 152



A total of 185 permit applications were received and while 6 are currently on hold awaiting more information only 2 were denied. There were also 5 official violation notices this year. This is in comparison to 158 applications received in 2014 and one violation. Staff experienced a much higher than normal phone call volume this year which is a positive indication to us that people in the watershed are inquiring about our programs and regulations which is important as we move into our tenth year with the Regulations.



If 2015 is any indication we can look forward to a busy and productive 2016. We hope to update our mapping with new data layers and implement a database tracking system for the Planning and Regulations Program. An increase in Compliance Monitoring will be a focus for the summer months with Vicky Woolfrey taking on a larger role in this capacity. We look forward to working with all of our member municipalities and serving our watershed residents and as always staff are available to Board Members should they have any questions or concerns.

In the agenda package you will find an updated Watershed Regulations Policy Manual. Minor administrative changes have been made to the text of the manual. A new addition is Appendix E – Environmental Impact Study (EIS) Terms of Reference which is a document that outlines the expectations staff have for a report of this nature. The Terms of Reference can be provided to any environmental consultant hired to prepare an EIS in support of an application in order to ensure consistency between property assessments and reporting.