

PLANNING BOARD REPORT 2017:

There were 58 building permits applied for to date for 2017 with four denied for a total of 54 permits issued as of July 31, 2017. Breakdown of permits is as follows:

Temporary Permits - 25
Rezoning Permits – 2
Residential Addition / Renovation – 4
Commercial In Principle: 1
Commercial New: 4
Commercial Addition/Renovation: 9
Subdivide / Consolidate: 2
Change of Use: 1
Accessory building: 6
Denied: 4

Total Value of construction to date is: \$1,033,800.00

There has been a total of 14 signage permits issued to date for 2017.

An RFP was put out for a signage study in 2017. Glenn Group was awarded the tender at a cost of \$8,000.00.

As a follow up to the report from the signage consultants, the planning board and Council will be working with the legal counsel on a new signage bylaw this fall that will be enacted in 2018.

The 2017 Official Plan and the 2017 Zoning and Subdivision Control (Development) Bylaw was adopted this year as well as the Dangerous and Unsightly Premises Bylaw, Summary Proceedings Bylaw and the Municipal Offence Ticket which are available on-line as well as at the municipal office.

The province is working on adopting the National Building Code in early 2018. With this will come a number of changes to the way building permits are approved across the Island, as there will be a two tier permit process once it is enacted. At the present time, the only exemptions from the Code by the Department of Communities, Land and Environment is accessory buildings and farm buildings. They are talking about putting a hold on residential structures for two years, but this has yet to be confirmed. There are also no provisions in the regulations for seasonal structures or buildings so all buildings will have to be built to be year round standards to meet the code. The fees for a residential project under the New Code will be a minimum of \$1,500.00 for a minimum of four visits and your project cannot move forward until each inspection has been completed and signed off by the province. Commercial properties will require architectural or engineered drawings and the architects are trying to change the size required to be lowered for the size of a structure for stamped plans. The new code will also review an addition that is constructed to an existing building to determine what the percentage of the addition is in size in relation to the existing structure, once it is

determined what the percentage is for a complete review when an addition is being added then you may not just be bringing the new addition up to code, but also the existing structure may have to be brought up to code as well. There will also still be the permit fee from the municipality. There will also be a two tier appeal process, one for municipal permits through IRAC and the second through the new National Building Code committee. Contractors will also have to be tested to be able to build under the new code and if they don't wish to be tested to allow them to continue to operate, then they will have to hire an approved inspector that will charge them for the fees on the project to be able to sign off on a project for the contractor, otherwise, the contractor will not be allowed to perform any work on the project across the province any longer if they don't have their own approval as a licensed contractor or contract the services of a licensed inspector.

If you have any further questions on this new process, please contact Glenda MacKinnon-Peters, Manager of Inspection Services to raise any concerns or questions you have on this new process so that the province is aware of any issues or concerns you have as the public. 902-368-4874 or by e-mail at gcmackinnon-peters@gov.pe.ca

I would like to thank each of the planning board members for their hard work and dedication to the community over the past year. Arnold Smith, Joel Watters, Peter Fullerton, Linda Young and Barb MacDonald - Parks Canada.