

# Development Industry Session

November 17, 2023

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# Agenda

- 9:00am – Networking
- 9:30am- Welcome and Introductions- Brandon Sloan
- 9:35-9:50am- Economic Development Update & Discussion - John Regan
- 9:50-10:10am- Building Department Update & Discussion - Fritz Enzlin
- 10:10-10:30am- Planning Department Update & Discussion – Mohammad Alam / Nicole Goodbrand
- 10:30-10:45am- Development Engineering Update & Discussion - Tim Dickhout
- 10:45- 11:00am- Industry Update & Discussion - Sam Bunting
- 11:00-11:30am – Buffer Time, Open Chat, Closing Remarks, Networking

# Economic Development Department Update

Industry Workshop Session

November 17, 2023

[norfolkcounty.ca](http://norfolkcounty.ca)

Norfolk  
COUNTY

# Strategic Plan – Key Priorities

## Goal 1



### Support & Retain

Retention and expansion for existing businesses

## Goal 2



### Attract

Work with local partners and business to attract people, investment, labour, amenities, and housing.

## Goal 3



### Grow

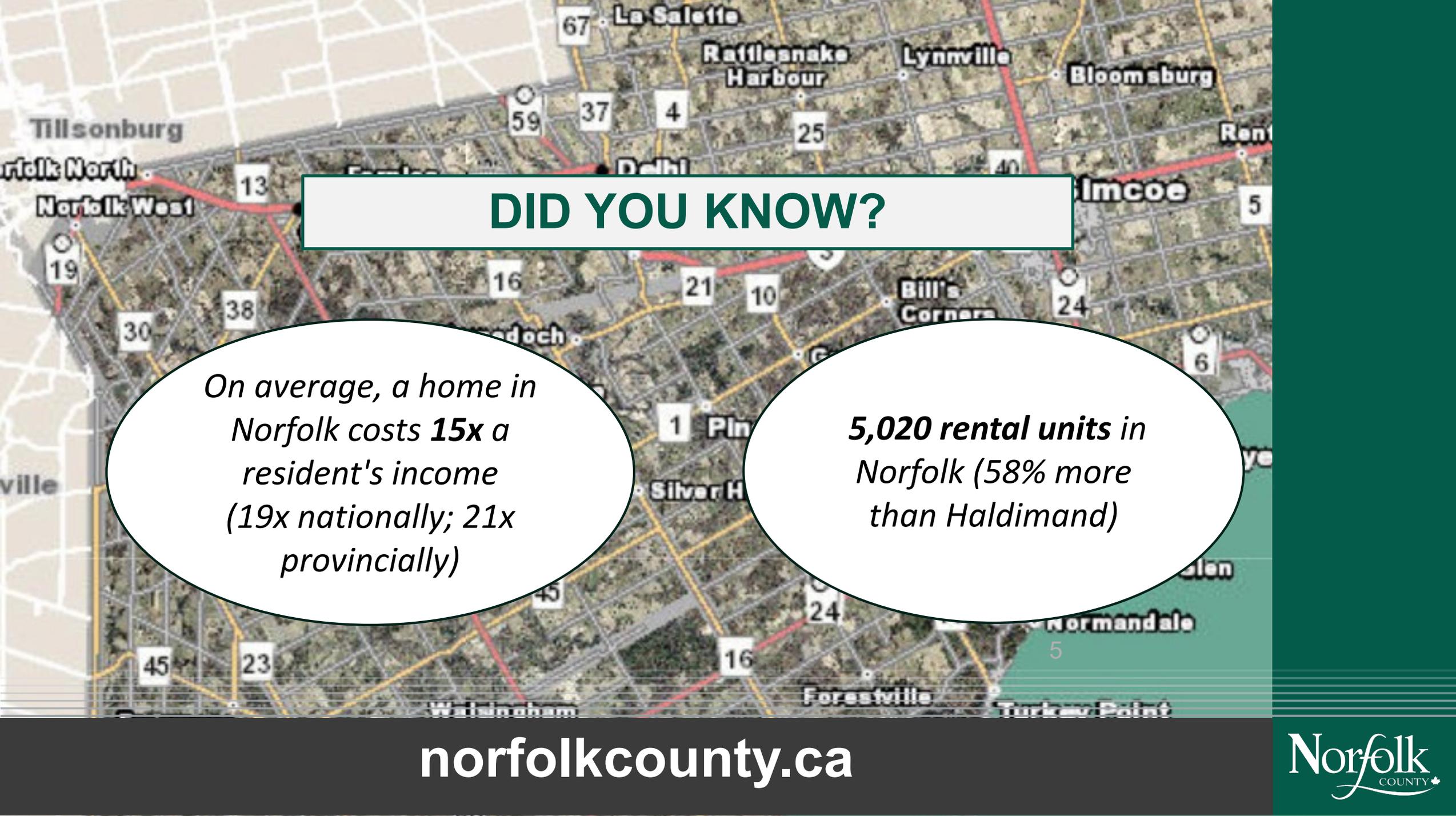
Successful local economy and labour force.

## Goal 4



### Connect

Facilitate connections within the community to transit, business clusters, and business incubators through improved communication.

A satellite-style map of Norfolk County, Ontario, Canada, showing various towns and roads. A central white box with a green border contains the text 'DID YOU KNOW?'. Two white ovals with black borders are overlaid on the map, containing text about housing costs and rental units. The map shows towns like Tillsonburg, Rattlesnake Harbour, Lynnville, Bloomsburg, Delhi, and Forestville. Road numbers like 13, 16, 21, 10, 30, 38, 45, 23, 16, 24, 45, and 23 are visible.

## DID YOU KNOW?

*On average, a home in Norfolk costs **15x** a resident's income (19x nationally; 21x provincially)*

***5,020 rental units** in Norfolk (58% more than Haldimand)*

# Housing Highlights

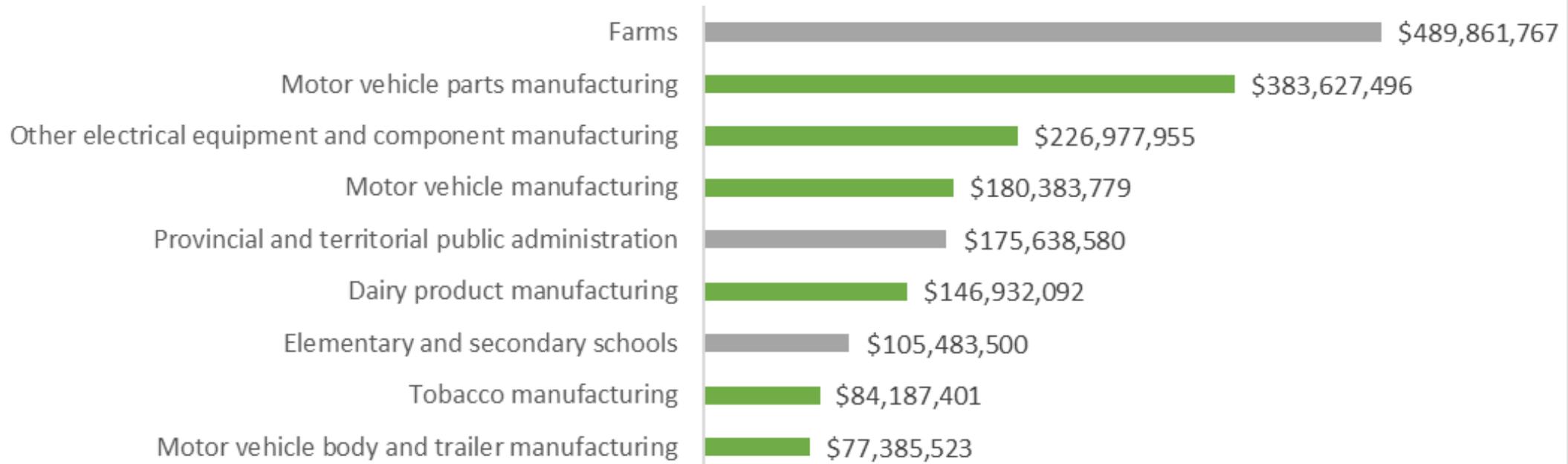
- ❖ Aggregate Real Estate Value = **\$15,733,104,255**
- ❖ Real Estate Value per Household = **\$545,303.77**
- ❖ Average Household Income = **\$106,023.51**
- ❖ Median Home Listing Price = **\$750k**  
(**\$106k less than provincial**)

34% of renters are rent-burdened;  
11.3% of owners are home-burdened

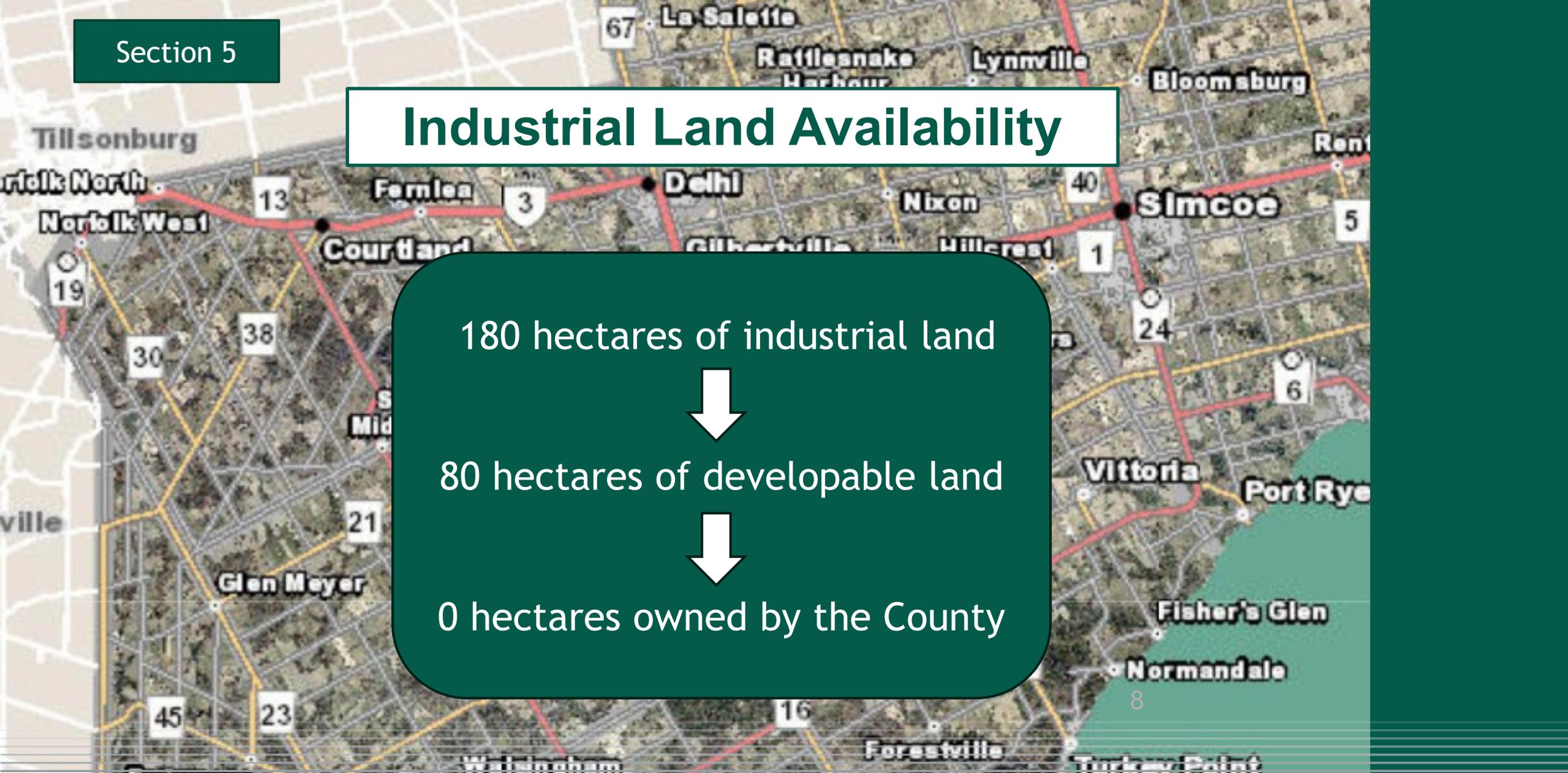
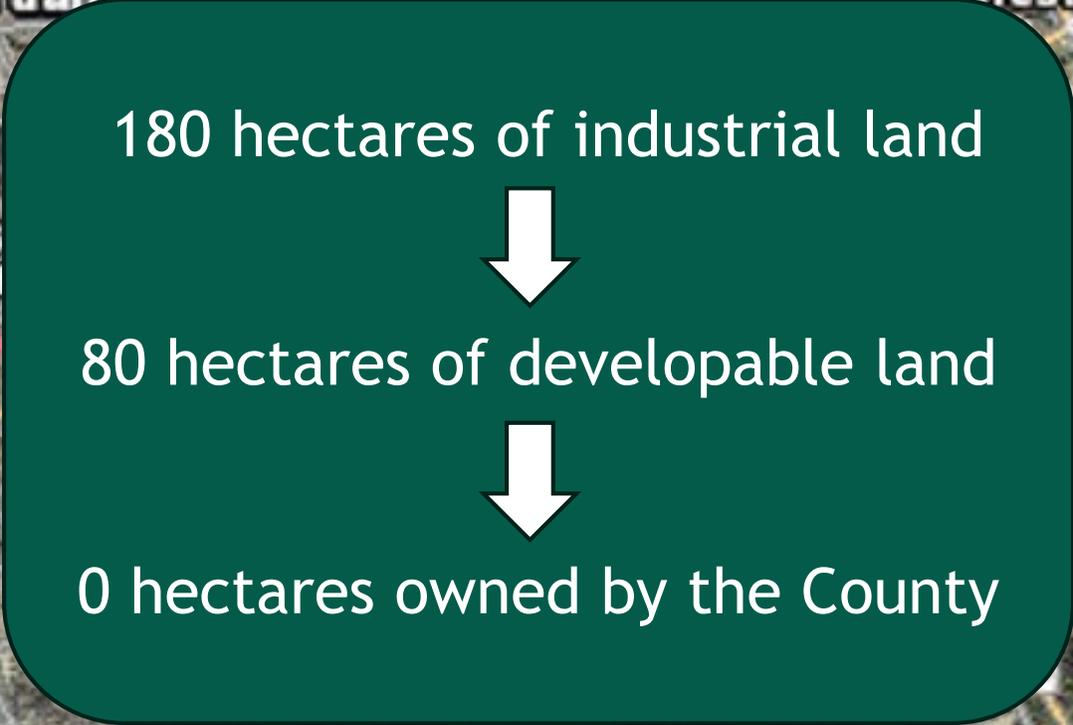
**AVERAGE MONTHLY SHELTER COSTS:**  
Owners: \$1,180  
Renters: \$1,027

# DID YOU KNOW?

Top Exports for Norfolk County, 2020



# Industrial Land Availability



**32 farms** are involved in **honeybee production**.

- Top crops:**
- **Pumpkins:** 3,393 acres
  - **Apples:** 2,069 acres
  - **Sweet corn:** 2,702 acres

There are **8,812 maple taps** in Norfolk.

There are **4,827 tractors** in Norfolk.

## **DID YOU KNOW?**

There are **41,950 pigs** in Norfolk.

**35%** of all tobacco farms in the province are found in Norfolk

There are **741,801 chickens** in Norfolk (over **11x** more chickens than people!)

[norfolkcounty.ca](http://norfolkcounty.ca)



# Thank you!



[norfolkcounty.ca](http://norfolkcounty.ca)

Norfolk  
COUNTY

A grayscale background image showing several people's hands and arms gathered around a table, looking at and pointing to architectural blueprints. One person in the foreground is holding a pencil over the plans. The scene is brightly lit, suggesting an office or meeting environment.

# Building Department Update

[norfolkcounty.ca](http://norfolkcounty.ca)

# Building Department Update

1. Building Team
2. Building Stats
3. Permit Turn-around Times (Zoning, Plan Review, Inspections)
4. Digital Permit Application Process/Portal/Website
5. “How to” videos for permit application process
6. Update of “Building Permit Packages”
7. Continuous communication and customer service enhancements
8. Building Permit Fee Update
9. New Building By-law (Early 2024)
10. New Building Code March 2024



# Building Department Team



## NUMBER OF PERMITS ISSUED

	2023		2022		2021		2020		2019	
	Issued	Running Total								
<b>Jan</b>	60	60	148	148	61	61	41	41	68	68
<b>Feb</b>	64	124	58	206	108	169	70	111	46	114
<b>Mar</b>	82	206	102	308	211	380	95	206	76	190
<b>Apr</b>	65	271	116	424	132	512	56	262	161	351
<b>May</b>	98	369	101	525	162	674	122	384	176	527
<b>Jun</b>	105	474	114	639	132	806	128	512	137	664
<b>Jul</b>	106	580	93	732	136	942	114	626	182	846
<b>Aug</b>	103	683	133	865	135	1077	103	729	140	986
<b>Sep</b>	84	767	93	958	94	1171	112	841	109	1095
<b>Oct</b>	68	835	122	1080	99	1270	106	947	165	1260
<b>Nov</b>		835	103	1183	109	1379	143	1090	77	1337
<b>Dec</b>		835	47	1230	91	1470	105	1195	87	1424

## Dwelling Units

	2023		2022		2021		2020		2019	
	Issued	Running Total								
Jan	7	7	34	34	11	11	9	9	13	13
Feb	8	15	14	48	35	46	27	36	12	25
Mar	9	24	20	68	72	118	31	67	19	44
Apr	7	31	27	95	23	141	50	117	54	98
May	13	44	17	112	21	162	37	154	33	131
Jun	10	54	28	140	27	189	24	178	28	159
Jul	15	69	21	161	20	209	22	200	70	229
Aug	11	80	15	176	24	233	37	237	19	248
Sep	13	93	6	182	21	254	37	274	43	291
Oct	12	105	55	237	28	282	37	311	55	346
Nov		105	28	265	36	318	38	349	10	356
Dec		105	3	268	26	344	85	434	31	387

## Construction Value

	2023		2022		2021		2020		2019	
	Month Total	Cumulative								
<b>Jan</b>	8,583,202	8,583,202	10,192,800	10,192,800	8,019,131	8,019,131	3,044,036	3,044,036	5,832,198	5,832,198
<b>Feb</b>	18,557,650	27,140,852	7,601,762	17,794,562	11,900,355	19,919,486	6,849,900	9,893,936	4,552,448	10,384,646
<b>Mar</b>	14,759,600	41,900,452	9,527,418	27,321,980	24,546,456	44,465,942	7,858,796	17,752,732	5,922,230	16,306,876
<b>Apr</b>	7,043,030	48,943,482	12,533,827	39,855,807	12,033,205	56,499,147	12,610,900	30,363,632	17,705,130	34,012,006
<b>May</b>	9,843,019	58,786,501	9,106,032	48,961,839	12,751,292	69,250,439	10,349,458	40,713,090	11,974,842	45,986,848
<b>Jun</b>	10,477,399	69,263,900	42,185,369	91,147,208	10,587,071	79,837,510	9,247,671	49,960,761	11,782,542	57,769,390
<b>Jul</b>	50,912,632	120,176,532	10,983,170	102,110,378	11,968,846	91,806,356	13,936,780	63,897,541	18,533,304	76,302,694
<b>Aug</b>	39,722,790	159,899,322	12,985,275	115,095,653	22,078,848	113,885,204	10,322,100	74,219,641	8,834,911	85,137,605
<b>Sep</b>	10,579,886	170,479,208	5,780,548	120,876,201	10,111,854	123,997,058	11,571,850	85,791,491	8,786,845	93,924,450
<b>Oct</b>	12,383,403	182,862,611	23,158,503	144,034,704	17,817,439	141,814,497	11,196,400	96,987,891	19,701,603	113,626,053
<b>Nov</b>		182,862,611	16,638,528	160,673,232	13,404,600	155,019,097	11,732,785	108,720,676	6,225,926	119,851,979
<b>Dec</b>		182,862,611	4,400,580	165,073,812	12,061,330	167,080,427	16,832,750	125,553,426	9,436,000	129,287,979

## BUILDING PERMIT TURN AROUND TIME SUMMARY

7/15/1905	Date Entered to Application deemed complete	Deemed Complete to Zoning Complete	Zoning Complete to Date Issued or Denied	Date Entered to Date Issued
January	18.71	4.10	5.16	33.90
February	26.40	7.67	15.02	54.02
March	16.30	5.72	3.43	34.72
April	13.00	14.48	4.66	36.43
May	17.37	8.59	5.83	35.99
June	26.82	17.58	8.13	51.57
July	18.12	12.31	11.61	19.29
August	22.58	8.68	4.58	38.14
September	34.87	11.06	5.02	62.65
October	8.13	1.83	5.25	15.54
November				
December				
Average	20.23	9.20	6.87	38.23



## How-to video

Watch a playlist of our how-to videos about CityView Portal, an online portal you can use to apply for building permits, check the status of an application, request building inspections and submit Bylaw cases.



# Building Permit Application Guidelines:

## Application Requirements

Depending on the type of **building permit** required, there are several documents that must be included in the application. The Building Permit Packages below include all the documents needed for that type of permit.

### Building Permit Application Guidelines

Review the [How-To Guide](#) for the Building Permit application and Schedules.

In many instances before a building permit application can be processed and a permit issued, there are other approvals from other agencies that are required. These approvals are not administered by the Building Department. Please ensure all required approvals are complete using the [Applicable Law Checklist](#)

> ACCESSORY BUILDINGS, SHEDS, & GARAGES

> ACCESSORY RESIDENTIAL DWELLING UNITS (ARDU)

> AGRICULTURAL BUILDINGS

> CAMP FOR THE HOUSING OF WORKERS / BUNKHOUSES

> CIVIC ADDRESSING

> DECKS & PORCHES

> DEMOLITION

> FACTORY BUILT HOMES & TRAILERS

> FENCES

> INDUSTRIAL COMMERCIAL INSTITUTIONAL

> RESIDENTIAL ADDITIONS, ALTERATIONS, RENOVATIONS

> RESIDENTIAL BUILDINGS

> SEPTIC PERMITS —NEW SYSTEMS & REPAIR ALTERATIONS.

> SIGNS

> SOLAR PANELS

> STAGES & STRUCTURES

> SWIMMING POOLS

> TENTS AND TEMPORARY STRUCTURES

> WATER, SANITARY AND STORM SEWER CONNECTIONS

> WOODSTOVES —SOLID FUEL BURNING APPLIANCE

> 10 or LESS RESIDENTIAL UNITS (BILL 23)

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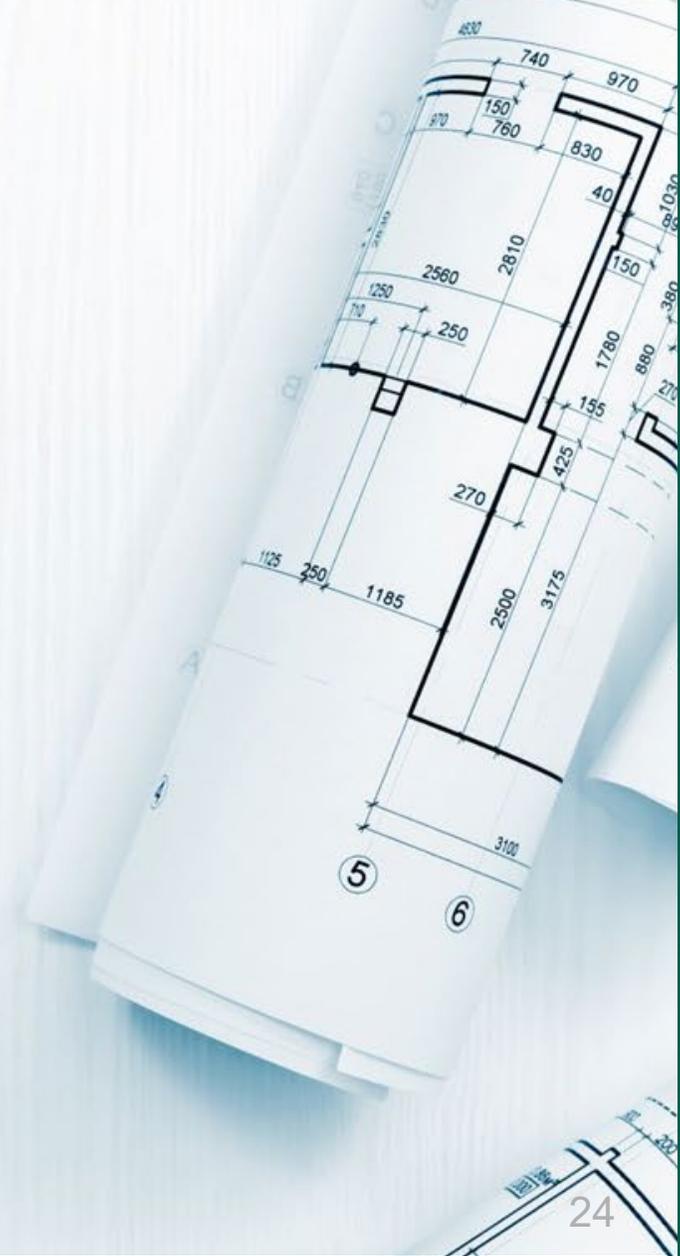


# Permit Fees

- Effective as of July 1, 2023.
- Refer to the user fee by-law for a complete listing of approved fees.
- Per square meter, rates are calculated on the overall square footage of each floor area, garage and deck added together. The overall value is rounded up to the nearest square meter.
- Examples are available on our website.



New Building Code.....Stay tuned.  
(March 2024)

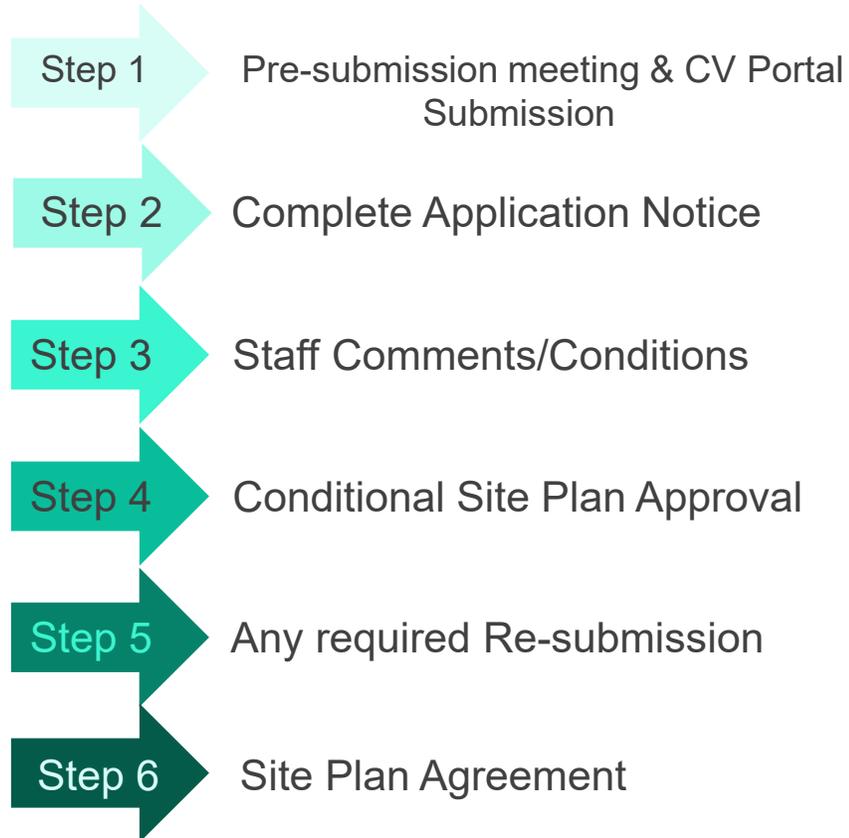


Thank You!

# Planning Department Update

# Site Plan Process

- ❑ **Conditional Approval**
- ❑ **60 Days Turn-around**



- ❑ **Site Plan Conditions**
  - Prior to Site Plan Agreement
  - Prior to Building Permit
  - Prior to Grading
  - Prior to Construction
  - Prior to Occupancy
  - Prior to Security release
- ❑ **Modernization of Site Plan Agreement**

# Site Plan Approved - 2023

 **18**  
Conditional Approval

 **248**  
Residential Unit

 9 Residential

 30 singles

5 Industrial 

143 Towns 

 3 Institutional

 75 Apartments

1 On-farm 

# Planning – Stats

Measurable Service	2020**	2021**	2022	2023 as of Sept 30
Number of GIS requests*	673	810	830	623
Public GIS Viewer views	40,748	71,216	77,808	62,370
Norfolk GIS Open Data views	124,529	112,484	153,810	123,497
Pre-consultation meetings	80	114	84	65
Number of general email and telephone inquiries***	1,200	1,560	2016	2070
Number of Official Plan & Zoning By-Law Amendments Application	6	5	11	3
Number of Official Plan Amendments Applications	2	2	2	2
Number of Zoning By-Law Amendments Applications	26	37	22	16
Number of Consent Applications	62	91	73	39
Number of Minor Variance Applications	44	76	62	57
Number of Site Plan Applications	37	22	21	15
Number of Site Plan Waivers	25	51	61	58
Number of Subdivisions and Condominiums Applications	8	11	8	7
Number Agreement Applications	8	15	16	13
Number of Part Lot Control Applications	3	5	1	2
Number of Telecommunication Tower Applications	7	17	4	1
Number of Deeming Applications	0	4	6	0
Sum of Applications Listed Above:	228	388	287	213

\* Does not include planning duties, i.e. planning applications, civic address requests etc.

\*\* Data cleanup from previous year submission, numbers reflective of new submissions **only** and not carry over of active/open applications from previous years

\*\*\* This does not include any general inquiries sent to individual staff email and/or phone extensions.

# **GROW Norfolk – Municipal Comprehensive Review**

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# Grow Norfolk Themes

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**Efficient and Integrated Growth**



**Infrastructure Capacity**



**Fiscal Responsibility**



**Agricultural and Industrial Operation Support**



**Natural and Cultural Heritage Preservation**



**Creative Intensification**

# Evaluation Components



Efficient Growth and Complete Communities



Economic Growth



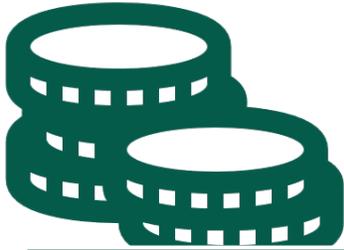
Prime Agricultural Land Protection



Infrastructure to support growth



Natural Heritage



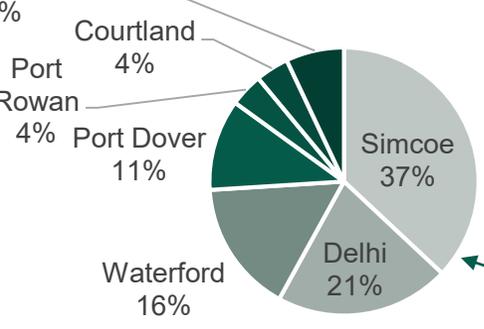
Fiscal Responsibility



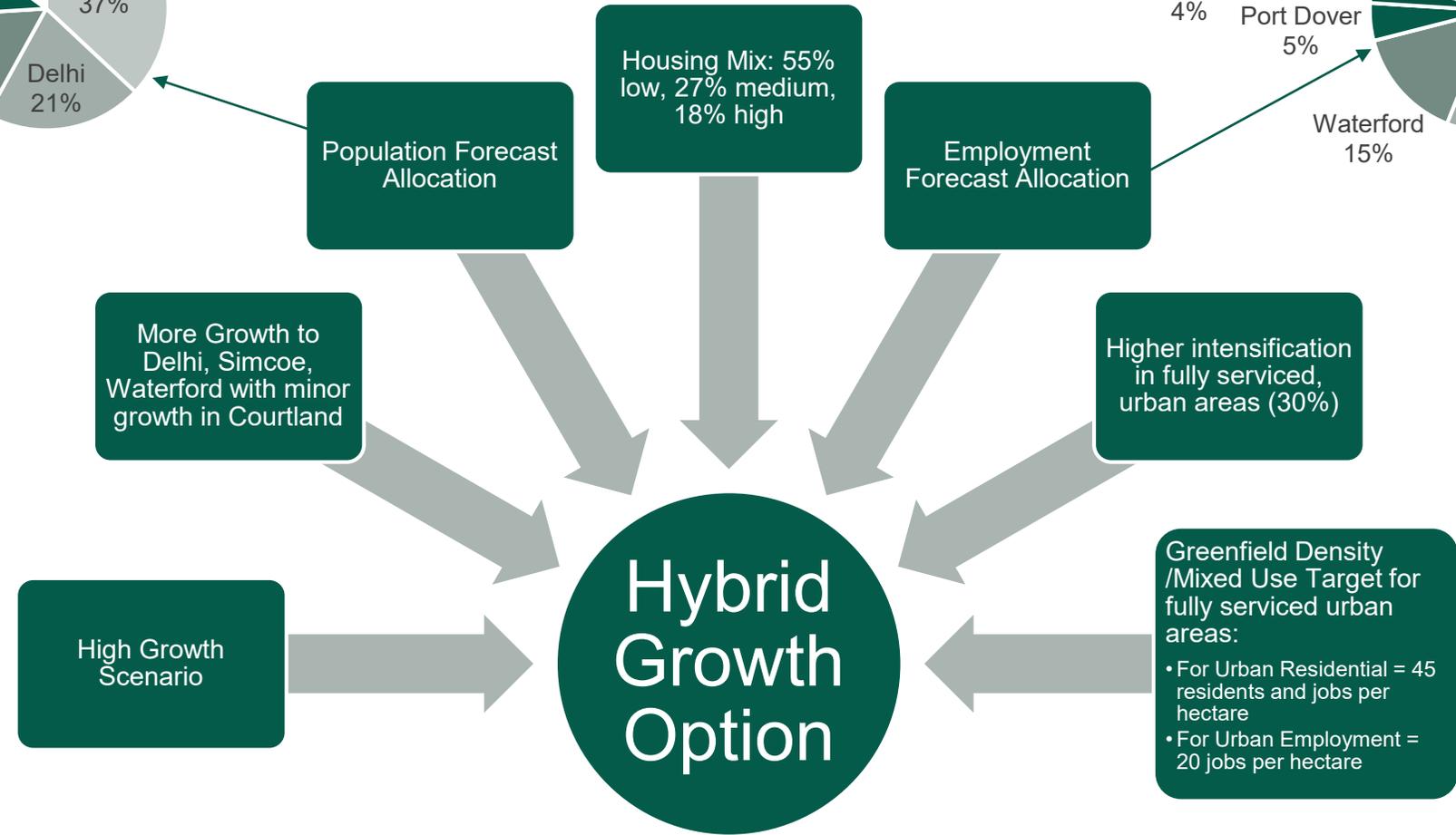
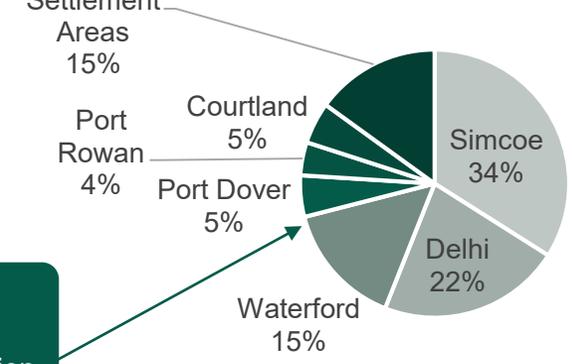
Promotion of Intensification

Hamlet / Rural Settlement Areas %

# Population Forecast Allocation

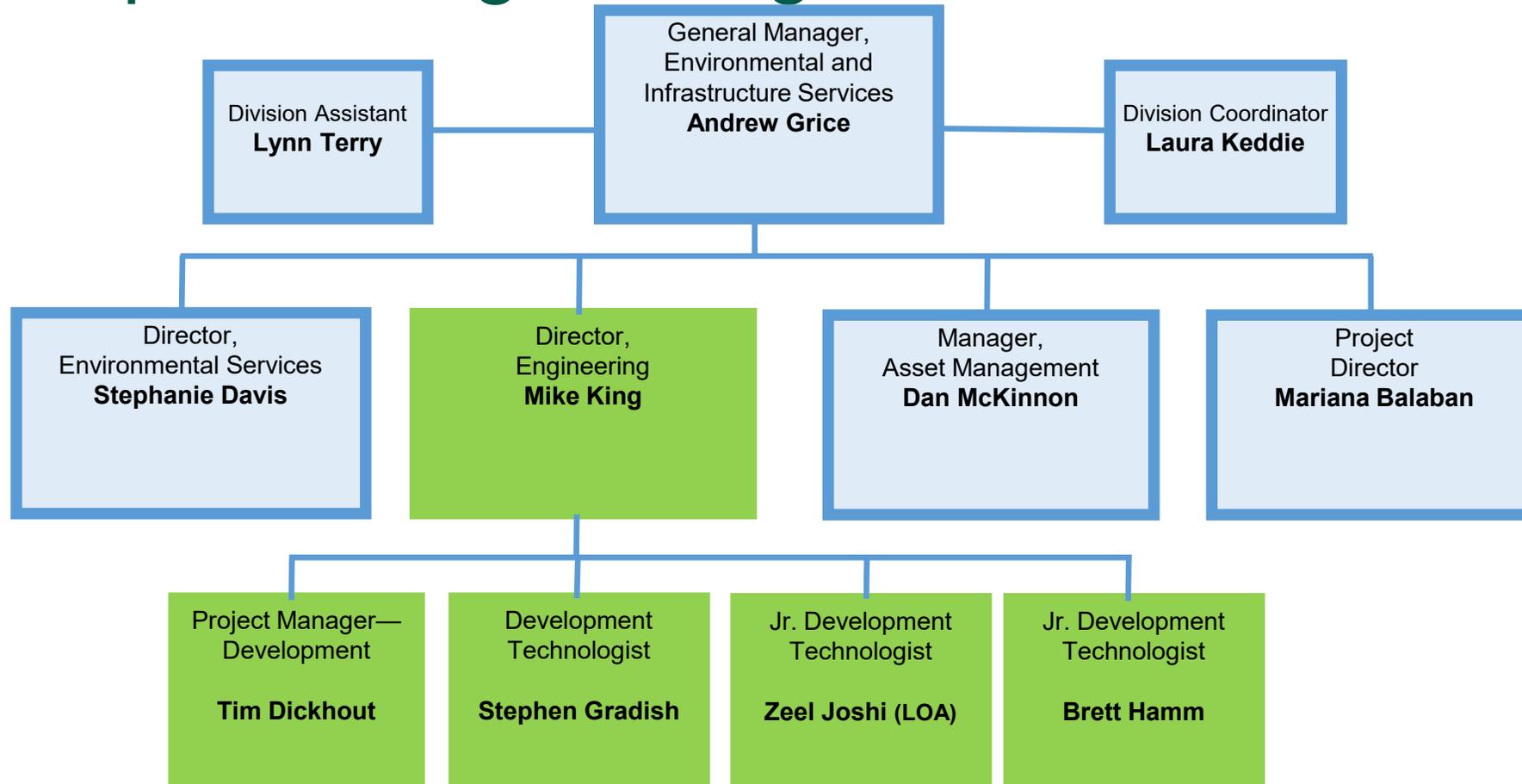


# Employment Forecast Allocation



# Development Engineering Update

# Development Engineering



Responsible for review and comment on all types of development applications; such as zoning, pre-consultations, site plans, severances, plans of subdivision, lot gradings, etc

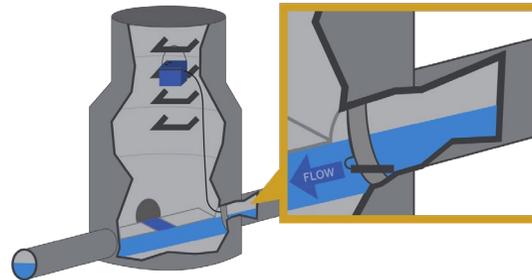
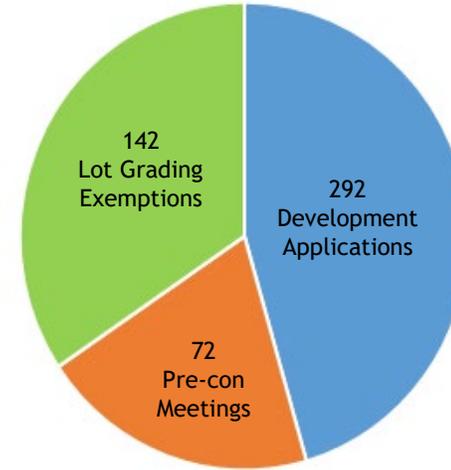
# 2023 Performance

Statistics: To date

- Development Applications - 292
- Preconstruction Meetings - 72
- Lot Grading Exemptions - 142

Highlights:

- Recruitment of additional Development Technologist
- Initiated Consultant services for review of larger files to address backlog
- Finalizing Subdivision Assumption Guideline Policy – Q4 2023
- Conducting Sanitary Flow monitoring at Key locations in Waterford and Port Dover to update and calibrate models



# Water and Wastewater Capacity

- Based on current development applications received.
- Current deficiencies in Port Dover and Port Rowan Water Capacity
- Future deficiency in Port Dover Wastewater capacity
- Next Service Monitoring report planned for Q1 2024

System	Simcoe	Port Dover	Waterford	Delhi	Port Rowan
<b>Drinking Water</b>					
Capacity	10,612	5,400	5,875	6,894	1,700
Existing Demand	7,362	4,282	1,590	3,722	1,507
Committed Development	504	115	315	611	52
Capacity after Committed	2746	1003	3970	2561	141
Pending Development	1533	2157	401	1094	265
Capacity after Pending	1213	-1154	2569	1467	-124
<b>Wastewater</b>					
Capacity	15,400	5,400	2,200	3,182	1,140
Existing demand	7,282	4,236	1,136	1,275	626
Committed Development	332	114	226	436	29
Capacity after Committed	7786	1050	838	1471	486
Pending Development	1473	1991	390	588	150
Capacity after Pending	6313	-941	448	883	335



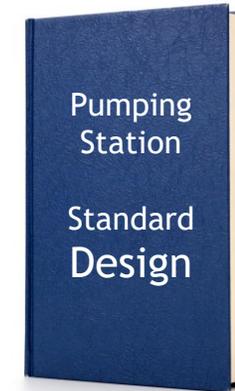
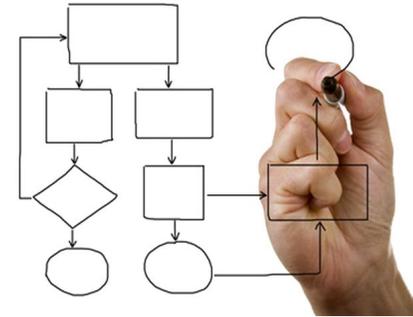
# Water and Wastewater Capacity Upgrades

- Port Dover Water Treatment Plant – Upgrades for 7,600 m<sup>3</sup>/day in progress with substantial completion in Q2 2025.
- Port Rowan Water Treatment Plant – 90% design pending, substantial completion date of Q4 2025, capacity of 3,000 m<sup>3</sup>/day
- Port Dover Wastewater Treatment Plant - Phase 1 upgrades ready for tender, substantial completion Q1 2026, capacity of 6,100 m<sup>3</sup>/day
- Port Dover Wastewater Treatment Plant - Phase 2 upgrade design to initiate in 2025, capacity of 7,500 m<sup>3</sup>/day

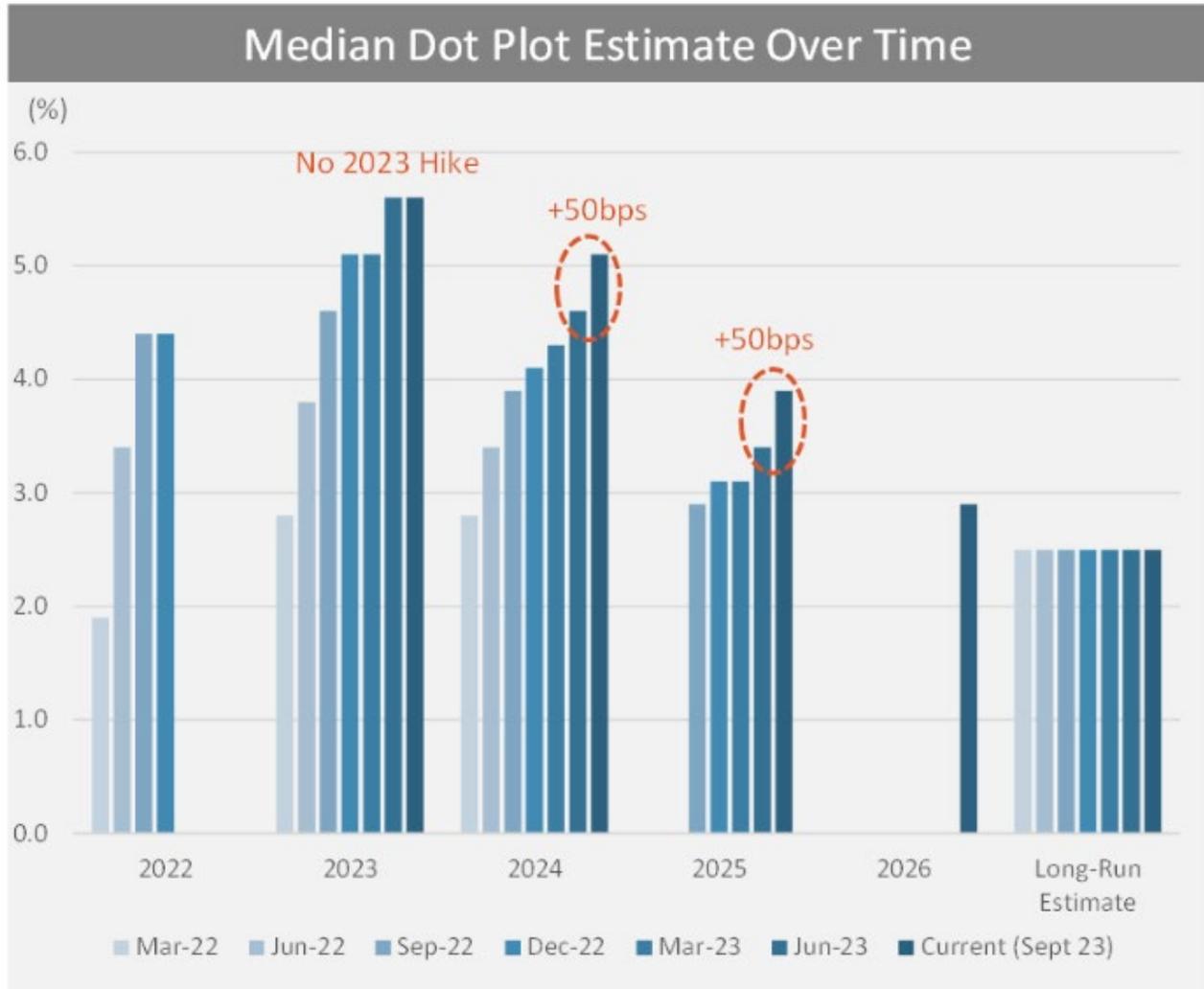


# Moving forward beyond 2023

- Municipal scan on development process
- Process mapping of workflow
- Design Criteria update
- Review of Fire flow requirements
- Implementation of design standards for pumping stations
- Update to the Integrated Sustainable Master Plan with the inclusion of:
  - ✓ Transportation Master Plan
  - ✓ Stormwater Master Plan
  - ✓ Stormwater Modelling
  - ✓ Identification of current development lands and servicing constraints
  - ✓ Significant update to Water and Wastewater Master Plans



# Development Industry Update



Source: [FOMC](#) Summary of Economic Projections.

# Open Chat & Closing Remarks

- Any Additional Discussion
  - Grow Norfolk- Development E-Newsletter
  - 2024 Development Industry Session
  - Closing Remarks
- Additional Networking