



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Calvin Pol, Director of Planning, Building and Enforcement
Date of Meeting:	December 10, 2013
Subject:	Monthly Report - November 2013

- 1. Zoning By-law Amendment - Multi-purpose/Housekeeping By-law**
Appeal period ended on November 26, 2013. No appeal filed.
- 2. Zoning By-law Amendment - 19 & 21 Industrial Drive, Chesterville**
Public Meeting was held on November 26, 2013 and the by-law adopted. The Notice of Passing under the Planning Act was sent and the appeal period ends on December 18, 2013.
- 3. Zoning By-law Amendment - 594 St. Lawrence Street, Winchester**
The Public Meeting for the application to rezone 594 St. Lawrence Street to permit a storage facility (outdoor and indoor) is scheduled for December 11, 2013 at 6:00 pm. The intent is to offer outdoor storage for vehicles, campers, recreational vehicles and indoor storage within the existing buildings (similar to mini-storage).
- 4. Zoning By-law Amendment - 13306 County Road 9, Chesterville**
Synagri LP are applying to rezone approximately 2.5 acres of land they will be acquiring through a lot addition consent from the Agricultural (AG) zone to the Industrial (M) Zone. Their intent is to add 2.5 acres to the northern part of their existing property and be able to expand their existing business. The United Counties Official Plan designates the land as Employment District. Unless Council has any objections, the public meeting will be held on the next available Council Meeting (January 7, 2014).
- 5. Subdivision Extension - Winchester Meadows Development Incorporated**
The draft approval for Prem Arora of Winchester Meadows Development Inc. is going to lapse in January 2014 unless an extension is granted. On December 3, 2013 Mr Arora requested the one year extension for his subdivision at the end of Queen Street in Winchester. The extension will provide him an opportunity to put the financing package together. He is quite optimistic for the

subdivision to start in 2014. If an extension is not granted, the subdivision lapses and the entire process must begin anew. A resolution of support for a one year extension has been prepared for Council's consideration.

6. **Ian Drew - Coleman Subdivision in Hallville**

Mr. Drew has paved the top coat of asphalt on October 30, 2013. Based on completed site works, he has requested a reduction in his subdivision securities. Not all of the security is released as an amount is held back for warranty purposes. A resolution has been prepared authorizing a reduction in security in accordance with the signed subdivision agreement.

7. **Maurice Lafortune Investments Ltd. - Harmony Subdivision**

The proponent's engineer and lawyer have been in contact with the Township with the intent to commence the subdivision agreement. Mr. Lafortune must complete all of the draft plan of subdivision conditions imposed by the United Counties prior to the signing and registering the agreement.

8. **Minor Variance A-12/2013 - 1849 County Road 7, Chesterville**

On November 15, 2013, the applicants requested relief from Section 12.1(b)(ii) Agricultural Zone Requirements - Other Uses of Zoning By-law 12-93 to reduce the minimum required lot area from 93.89 acres to 52.25 acres for the severed lot and 93.89 acres to 54.33 acres for the retained lot as a condition of provisional consent (S.D.&G. File B-34/2013). The Committee of Adjustment hearing was held on November 28, 2013. The two variances were granted. Appeal period ends on December 18, 2013.

9. **Site Plan Control - Agreement**

The Site Plan Agreement with Earl Horst Systems Ltd. has been fully executed. An agreement with Parmalat Canada is being considered to cover the proposed changes to the stormwater drainage. A site plan agreement with the Anglican Parish of North Dundas is being developed based on recommendations from the Site Plan Committee.

10. **Consents / Severances**

Two new consent applications were submitted to the Township in November 2013. Seven site visits were conducted and forms forwarded to the United Counties.

11. **Miscellaneous - Planning Department**

In November 2013, the Planning Department was involved in budget preparation; Attended the Geographic Information System meeting at the United Counties, coordinated mapping for Fire Department. Attended Ministry of Municipal Affairs evening workshop in Ottawa on proposed reforms to the Planning Act. Participated in a webinar on proposed changes to the Development Charges Act. Met with developers regarding their new proposed apartment unit. Provided zoning information to real estate agents and severance/consent applicants. Took vacation time.

12. **Canadian Solar - Mighty Solar Farm (Boyne Road)**

Fence Permit has been issued. They appear to be following the Road User Agreement.

13. Building Department	<u>Nov. 2013</u>	<u>Year to Nov'13</u>
Building Permits Issued:	15	172
New Dwellings:	1	44
Total Value of Permits	\$904,800	\$16,930,391
Total Bldg Permit Fees	\$4,398	\$74,048
Dev. Charges Collected	\$6,799	\$143,159

	<u>Nov. 2012</u>	<u>Nov. 2011</u>	<u>Nov. 2010</u>	<u>Yr to Nov '12</u>	<u>Yr to Nov'11</u>
Building Permits Issued:	6	17	11	180	191
New Dwellings:	2	4	2	24	52
Total Declared Value of Permits	\$416,350	\$1,087,300	\$765,000	\$15,655,700	\$12,575,850
Total Building Permit Fees	\$3,229	\$4,710	\$3,817	\$59,377	\$57,754
Develop. Charges Collected	\$7,770	\$10,093	\$6,140	\$89,536	\$133,607

	<u>Year Nov. '10</u>	<u>Year to Nov'09</u>	<u>Year to Nov'08</u>	<u>Year to Nov'07</u>
Building Permits Issued:	200	174	188	204
New Dwellings:	53	33	39	(35 +75)110*
Total Value of Permits	\$20,830,766	\$18,564,705	\$15,257,850	\$59,975,400 [†]
Total Bldg Permit Fees	\$88,573	\$64,862	\$71,774	\$206,970 [†]
Dev. Charges Collected	\$153,292	\$85,248	\$102,000	\$126,316

	<u>Year to Nov'06</u>	<u>Year to Nov'05</u>	<u>Year to Nov'04</u>	<u>Year to Nov'03</u>
Building Permits Issued:	189	209	200	196
New Dwellings:	46	53	48	47
Total Value of Permits	\$11,109,000	\$14,566,300	\$11,381,000	\$12,331,483
Total Bldg Permit Fees	\$62,669	\$66,731	\$51,263	\$58,020
Dev. Charges Collected	\$130,148	\$122,630	\$88,137	\$98,371

* - Includes 75 unit senior complex in Chesterville

[†] - Includes the Hospital Expansion (~\$42 million)

14. **By-law Enforcement**
Monthly report attached.

Winter Parking

Notices will be published in local newspapers advising of the winter parking restrictions. The Roads Department will be giving out parking warnings for a limited time in December as a courtesy and reminder. Our "winter parking" signage at the entrances to the villages (Chesterville and Winchester) have been re-installed for the winter months.

15. **Administration of Part 8 of the Ontario Building Code - Agreement with SNC**

As noted last month, our current agreement with South Nation Conservation expires at the end of the year. We have been very pleased with the past two years of service. South Nation is requesting a contract renewal for another year. An agreement and by-law have been attached for Council's consideration. Their fees to applicants have increased approximately 2%.

16. **Capital Expenditures**

None in November 2013 - Looking into Building Permit software

Report prepared by: ___(Original Signed by)___ Calvin L. Pol, MCIP, RPP

Reviewed & approved by: ___(Original Signed by)___ Angela Rutley, CAO

Month End Building Report

November 2013

Number of Permits Issued: 15
 Number of New Dwelling Units Created: 1
 Total Fees "Earned": \$4,397.50
 Total Charges: \$6,798.77
 Total Area: 27020

Date Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
01-Nov-13	180-13	FRANK SCHEEPERS	12915	COUNTY RD 43	DEMOLITION	OLD BARN	\$1,000.00	\$75.00	\$0.00	0
01-Nov-13	145-13	VICTORIA FOURNIER	596	WIN MAIN ST	RESIDENTIAL	DETACHED GARAGE	\$12,000.00	\$72.00	\$0.00	0
04-Nov-13	161-13	VINCE ZANDBELT	504	WIN MAIN ST	RESIDENTIAL	PORCH REPAIRS	\$300.00	\$75.00	\$0.00	0
06-Nov-13	163-13	TYLER BROWN	2903	GEORGIAN ST	RESIDENTIAL	ACCESSORY BUILDING	\$2,000.00	\$75.00	\$0.00	0
07-Nov-13	164-13	JOSEPH SPRUIT	11704	SPRUIT RD	RESIDENTIAL	SFD	\$200,000.00	\$1,037.00	\$3,514.00	1844
08-Nov-13	165-13	DALE DOW	12	MOFFAT ST	RESIDENTIAL	WOODSTOVE INSTALLATION	\$1,000.00	\$100.00	\$0.00	0
08-Nov-13	162-13	DOROTHY MCCARGAR	10076	CLARKE RD	RESIDENTIAL	ADDITION TO STONE HOUSE	\$250,000.00	\$768.00	\$0.00	1536
12-Nov-13	166-13	FRANK SCHEEPERS	12915	COUNTY RD 43	RESIDENTIAL	ACCESSORY BUILDING	\$75,000.00	\$637.50	\$0.00	7000
15-Nov-13	167-13	STEVE WEST	1282	LAFORTUNE DR	RESIDENTIAL	DETACHED GARAGE	\$24,000.00	\$123.00	\$0.00	0
22-Nov-13	170-13	JAMIE HILLMAN	523	CHURCH ST	RENEWAL PER	RENEWAL OF PERMIT 151-11	\$0.00	\$30.00	\$0.00	0
22-Nov-13	169-13	JESSICA BRASSARD	61	CHEST MAIN ST N	RESIDENTIAL	INTERIOR RENOVATIONS OR REPAIRS	\$1,000.00	\$75.00	\$0.00	0
22-Nov-13	168-13	DEBRA DURANT	10360	COUNTY RD 43	AGRICULTURAL	HORSE EXERCISE ARENA (MOVED)	\$6,000.00	\$75.00	\$419.92	3840
25-Nov-13	172-13	JOANNE METCALFE	11343A	VANCAMP RD	RESIDENTIAL	ACCESSORY BUILDING	\$2,500.00	\$75.00	\$0.00	0
26-Nov-13	173-13	JEAN-MARC PASQUIER	10696	MARIONVILLE RD	AGRICULTURAL	MACHINE SHED AND SELF REPAIR	\$250,000.00	\$500.00	\$628.10	8000
26-Nov-13	171-13	3710165 CANADA LTD	2301	COUNTY RD 31	COMMERCIAL	LOW HAZARD - NON-COMBUSTIBLE STORAGE	\$80,000.00	\$680.00	\$2,236.75	4800

REPORT SUMMARY - YEAR TO DATE
 Total Permits: 172
 Total Dwellings: 44
 Total Value: \$16,930,391.00
 Total Fees "Earned": \$74,047.77
 Total Development Charges: \$143,159.48

Thursday, December 05, 2013

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Building Permits Issued:	Year Yr to Nov. 2013	Yr to Nov. 2012	Yr to Nov. 2011	Yr to Nov. 2010	Yr to Nov. 2009	Yr to Nov. 2008	Yr to Nov. 2007	Yr to Nov. 2006	Yr to Nov. 2005	Yr to Nov. 2004	Yr to Nov. 2003	AVG.
New Dwellings:	172	180	191	200	174	188	204	189	209	200	196	191.2
Total Declared Value of Permits	\$16,930,391	\$15,655,700	\$12,575,850	\$20,830,766	\$18,564,705	\$15,257,850	\$59,975,400	\$11,109,000	\$14,566,300	\$11,381,000	\$12,331,483	\$19,016,222
Total Building Permit Fees	\$74,048	\$59,377	\$57,754	\$88,573	\$64,862	\$71,774	\$206,970	\$62,669	\$86,731	\$51,263	\$58,020	\$78,367
Develop. Charges Collected	\$143,159	\$89,536	\$133,607	\$153,292	\$85,248	\$102,000	\$126,316	\$130,148	\$122,630	\$88,137	\$98,371	\$115,677

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Interoffice MEMORANDUM

TO: Calvin Pol, Director of Planning, Building, and Enforcement
CC: Council
FROM: Greg Trizisky, Chief Building Official and By-Law Enforcement Officer
DATE: 5 December 2013
RE: *Month End Report for November 2013*

By-Law Enforcement

There are 19 open files in By-law Enforcement. Two new files were created since our last report and one older file has been closed. Attached you will find a brief report on the type of By-law enforcement issues we have and their current status. One property was cleaned and an in-ground pool was partially backfilled.

Eleven parking tickets were issued in the month of November.

Building

Month end stats are attached.

The New Building Code becomes effective at the end of December.

The Ministry of Municipal Affairs and Housing has advised that they are proposing price increases to Building Officials and the design industry for maintaining their BCIN (Building Code Identification Number) to an annual cost of \$105.00. There is very little rationale given to the new renewal charge as there is no ongoing work involved to maintaining a static database at least for Building Officials. The new annual fee will raise hundreds of thousands of dollars for the Ministry as a tax on municipalities. They are also raising the price of examination fees by almost twice the amount, as well as tripling the cost of training material by outsourcing their course material to George Brown College instead of the OBOA.

Since the mid eighties the Ontario Building Officials Association has been the primary delivery agent for Ministry courses. The new director for the branch has contracted those services exclusively to George Brown College, bypassing the municipalities and the OBOA from providing their own training. The OBOA was not invited to participate in the bidding for this contract. For this reason the OBOA is revising their course delivery model to include material developed by the OBOA and its partner organizations that will be available to municipalities in the new year.

Furthermore the Ministry is cutting back its code advisory function which is the only useful tool that municipalities had access for determining code compliance with unique designs. The Ministry appears to be regressing from public consultation and expecting municipalities to fill in the void that will be left.

Sincerely,

Gregory Trizisky CBCO, CPSO
Chief Building Official



BY-LAW ENFORCEMENT STATUS MONTH END REPORT --

November 2013

Case Number	Date Filed	By-Law	Type of Infraction	Status	Infraction Details
20020023	11/6/2002	Yard Maintenance	Condition of dwelling and yard	Open	Animal excrement, junk yard complainant believes he is removing items from landfill site and storing on his property
20070043	11/6/2007	Property Standards	Mold due to water damage	Under Review	water from leaking roof, rugs are soiled, mold, mildew, slench, water in buckets never emptied, black in color, in ceilings rusted and chunks falling, mushrooms growing on walls, while mold and mildew on cement floors, cracks on walls, see photos attached
20100021	6/9/2010	Yard Maintenance	Small Engines Displayed on Property	Open	Yard is full of small engines for sale. Neighbour would like property to be cleaned up. Eyesore.
20100028	7/5/2010	Yard Maintenance	Garbage and Debris	Open	Junk in front of building. Disgusting mess, dangerous and fire hazard.
20110003	3/16/2011	Yard Maintenance	Debris and refuse, garbage	Open	House destroyed by fire, debris strewn about the yard, has been sitting all winter no action taken, we have a work order on file from case #20020025 and an order from the courts for the offense not to continue.
20110018	5/6/2011	Property Standards	Structure Safety and Drainage	Open	Wall with pipes that drain onto complainant's property looks unstable.
20110030	7/28/2011	Property Standards	Property standards	Under Review	Building is in dilapidated state, unsafe conditions, unsightly conditions, things need to be fixed throughout building.
20120005	3/21/2012	Yard Maintenance	dilapidated property	Open	back yard of property currently in dilapidated state with junk in the yard, along with a pool which is not enclosed property that has water (due to rain) in it. Owner does not reside at the residence located on the property.
20120008	4/4/2012	Yard Maintenance	Property full of junk and debris	Open	Yard in question has a lot of debris from dilapidated building and junk just laying around causing said debris to spread out due to wind and weather.
20120012	5/9/2012	Property Standards	Building and site in Disrepair	Open	Site and building in disrepair and currently unsightly
20130017	6/6/2013	Dog	dog at large	Open	Dog entering neighbouring properties, at large.
20130020	6/24/2013	Dog	Visious dog bite	Open	Dog bit person, broke skin membrane. Police bite report received
20130026	7/4/2013	Nuisance	Dumping pool backwash water	Open	Owner dumping backwash water onto neighbouring property
20130027	7/30/2013	Property Standards	Property not being upkeep	Open	Propey continuously not being upkeep, yard and building in dilapidated state.
20130031	8/21/2013	Property Standards	Property not being maintained	Open	property not being maintained and generally an eyesore
20130036	9/11/2013	Property Standards	Livestock on property and unkept yard	Open	Livestock living on property, property also no maintained.
20130040	9/26/2013	Building Code Act	Building porch, non-compliant to building code	Open	Built porch, not up to building code standards

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20130041	10/22/2013	Dog	Dogs barking	Open	Dogs barking all day long and at night.
20130042	10/29/2013	Zoning	Horses on property	Open	
20130043	11/6/2013	Property Standards	Property in disarray	Open	Property and house in disarray, house has been under construction for 2-1/2 with no progress. Building materials left across property
20130044	11/12/2013	Clean Yards	Clean Yards	Open	vehicles parked on street due to yard not being clean/upkept. Construction ongoing with mess around yard.