



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:	October 14, 2014
Subject:	Monthly Report - September 2014

1. **Official Plan and Zoning By-law Amendment - Peter and Chris Brissenden**

Ministry of Municipal Affairs and Housing staff have changed. We are still waiting for comments on the draft Official Plan Amendment (expected soon).

2. **Minor Variance Application: A-08/2014 - 12105 Ormond Road, Winchester, Ontario**

The applicant requested a variance 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 38 ha (93.89 ac) to 30.60 ha (75.61 ac) for the retained agriculture farmland as a condition of consent to permit the severance of a surplus residence dwelling (S. D & G File B-59/14) from the farmland. The Committee of Adjustment granted the variance subject to the following condition: The barn on the property will have to be either demolished or relocated at least 30 metres (98.43 ft) from the new residential lot line (surplus residence dwelling) to comply with Section 3.1.2.1 of the *National Farm Building Code of Canada*.

3. **Minor Variance Application: A-09/2014 - 12544 Maple Ridge Road, Winchester, ON**

The applicant has requested a variance from Section 12.1 (b) (ii) **Agriculture Zone Requirements - Other Uses** of Zoning By-law 12-93 (former Township of Winchester) to reduce the minimum required lot area from 38 ha (93.89 ac) to 5.26 ha (13 ac) for the retained lot, as a required condition of consent for a lot addition. (S.D. & G File B-89/2014). The Committee of Adjustment hearing is scheduled for October 22, 2014.

4. **Site Plan Control - 990984 Ontario Ltd. (c/o Terry Sloane)**

Sidewalk has been installed as per Council's direction on September 16, 2014. Mr. Sloane has requested a reduction in site plan securities as site works have recently been completed.

5. **Plan of Subdivision - Hallville (Ian Drew Enterprise Ltd.)**

The Public Meeting has been tentatively set for November 4, 2014 at 6:30 pm for the proposed draft plan of subdivision for the northeast part of Hallville for two streets, twenty-six (26) residential lots and five blocks.

6. **Plan of Subdivision - Hallville (2379132 Ontario Inc.)**

The Public Meeting has been tentatively set for November 4, 2014 at 7:30 pm for the proposed draft plan of subdivision for the west end of Hallville for two streets, thirty five (35) residential lots and three blocks.

7. **Plan of Subdivision - Winchester (East End) - (Woods Construction and Development)**

The combined Subdivision and Zoning Amendment Public Meeting was held on September 16, 2014. Further to the public meeting, we have had discussions with the proponent's planning consultant to consider some of the issues brought forward during the meeting. Unfortunately, the owner has been away, so we have not been able to discuss any options with him.

Once we have had an opportunity to consider the issues raised during the public meeting with the developer, a detailed planning report and proposed conditions will be prepared for Council's consideration. Subject to Council's approval, these conditions will then be forwarded to the United Counties of Stormont, Dundas and Glengarry (approval authority).

8. **Plan of Subdivision - Cloverdale Estates (Phase 3) - Maurice Lafortune Investments Ltd.**

An on-site meeting with Mr. Lafortune was held on September 24, 2014 to review the parkland works and required financial securities necessary for the subdivision agreement. He is working to complete certain site works to reduce the amount of security required.

9. **Site Plan Control - Pioneer**

On October 1, 2014, we received a modified site plan for their site redevelopment. The Site Plan Control Committee, the County Engineer and Township Engineer will be reviewing this new submission.

10. **Consents / Severances**

September was a busy month with severances. Four (4) consent application reviews were completed in September. A number of applicants fulfilled their conditions and were looking for the Township to sign off. Three (3) meetings with residents were held.

11. **Canadian Solar - Mighty Solar Project (Boyne Road)**

Canadian Solar has indicated that they are in the final stages of their solar project and will be looking for a release of their financial securities once the final inspections are completed.

12. **Miscellaneous - Planning Department**

Attended the 4th annual business networking event at the Smokie Ridge Vineyard. Attended the Ontario East Municipal Conference. Conducted interviews for By-law Enforcement Officer contract position. Met with local residents to review their severance proposals. Met with Township Solicitor on by-law infraction issues. Met with Russell By-law Enforcement.

Hosted the United Counties Official Plan working group. Met with Winchester hospital staff and school board over parking and the pending road closure during construction at the Winchester Public School. Met with Public Works regarding new no parking signage in and around the hospital campus. Prepared minor variance notices, signs, reports and presentations for the Committee of Adjustment. Attended the Ontario Professional Planning Institute symposium. Met with three of the subdivision developers regarding their developments. Prepared Zoning Compliance reports for lawyers. Responded to public inquiries; provided zoning information to individuals looking to develop, real estate agents and appraisers. Prepared a summary of survey responses. Took vacation time.

13. **A Building Permit Information Night & Open House** is scheduled for

**October 23, 2014
7:00-9:00 pm.**

If you have a building project in mind, or maybe you're planning to build a home or start a renovation, but you're not sure of where or how to get started, please attend. Perhaps you have heard about changes to the Building Code and to the process for obtaining a Building Permit and would like to consult a professional: Department staff will be on-site to answer your questions and help you get started. There is no formal presentation - just staff available for one-on-one consultation. All contractors, designers and DIY'ers are welcome.

14. **Monthly Building Permit Statistics**

Building Department	Sept. 2014	Sept. 2013	Sept. 2012	Sept. 2011	Sept. 2010	Sept. 2009
Permits Issued:	34	20	27	21	22	23
New Dwellings	5	4	3	4	2	6
Value of Permits:	\$4,898,000	\$1,532,076	\$1,265,000	\$1,648,950	\$1,303,466	\$7,426,500
Building Permit Fees:	\$14,447	\$6,855	\$5,074	\$8,557	\$8,703	\$18,365
Development Charges:	\$29,326	\$17,171	\$7,598	\$6,706	\$7,827	\$16,051

Building Department	Year '14 totals	Year '13 totals	Year '12 totals	Year '11 totals	Year '10 totals	Year '09 totals
Permits Issued:	153	142	154	162	173	147
New Dwellings	29	40	19	48	47	29
Value of Permits:	\$26,486,160	\$14,921,376	\$13,406,850	\$10,585,550	\$16,961,311	\$16,682,955
Building Permit Fees:	\$80,859	\$64,039	\$47,389	\$46,923	\$78,931	\$56,305
Development Charges:	\$127,651	\$131,492	\$65,109	\$119,851	\$140,763	\$69,444

The Building Department's annual *Building Permit Intake - Customer Service Survey* results are available in the Council Office. The results have been summarized, and divided between first time building permit holders and builders who obtain more than one permit per year. A total of 148 surveys, with prepaid return envelopes, were mailed out with 27 returned. In general, the survey revealed that customers are generally very pleased with the service they are obtaining. Respondents stated that township staff were knowledgeable, professional, courteous, patient and listened carefully.

Comments recorded were:

"Timely and knowledgeable; it was everything Ottawa isn't." "Efficient." Very friendly and knowledgeable." "Booking inspections was never a problem." "I was very happy with the service" "We were very pleased with all aspects."

"There was a lineup at the counter. The other customer took a considerable amount of time. Having a second customer service rep could help address this."

Recommendations:

"Would be nice if inspectors could come on the same day an inspection is required or at least within 24 hours."

"Direct phone number to the building department."

16. **Building Department**

Monthly report is attached. As noted in the monthly statistics, September and the year-to-date building permit activity has been very robust and has kept staff working late many nights (for which they are not compensated).

17. **By-law Enforcement**

Monthly report is attached. Wendy Murphy has signed the contract for Municipal By-law Enforcement services.

Notices to businesses and residential neighbours on Church Street were mailed and hand delivered advising them of the new 15 minute on-street parking restrictions. Signage has been posted.

Further to our meeting with Hospital staff and traffic complaints around the Dundas Manor, we are proposing no parking along most of the north side of Clarence Street from Louise to the Linton Apartments. Attached is a resolution and map to bring this into effect.

18. **Capital Expenditures**

Large format printer/scan was acquired in September 2014.

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

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

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: 9 October 2014
RE: *Month End Report for September 2014*

By-Law Enforcement

There are 26 open and active files in By-law Enforcement. Five new files were created in the month of September, two of which were dealt with quickly and closed.

No Parking tickets were issued in the month of September.

Building

Month end stats are attached.

The Township has implemented a new computer program and has started issuing permits under the new system. Reporting will be transferred over to the new system starting next month. Reports will be standardized with other provincial and federal agencies including CMHC, CAN STATS, MPAC, TARION and MMAH. The plan is to have inspections on the system by the start of 2015 and we will be able to offer email service to permit holders. The system will allow us to offer other service upgrades if we wish into the future.

Sincerely,


Gregory Trizisky CBCO, CPSO
Chief Building Official

Month End Building Report

August 2014

Number of Permits Issued

24

Number of New Dwelling Units Created

3

Total Fees "Earned"

\$28,186.80

Total Value

\$9,523,800.00

Total Charges

\$20,843.63

Total Area

85345

Date Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
05-Aug-14	97-14	UCDSB	547	LOUISE ST	INSTITUTIONAL	SCHOOL ADDITION	\$2,100,000.00	\$5,743.00	\$0.00	7383
07-Aug-14	98-14	GUTKNECHT / CANADIAN SOLAR	13901	GIBEALT RD	INDUSTRIAL	1 HOUSES X7	\$1,700,000.00	\$1,732.00	\$1,786.75	3150
11-Aug-14	100-14	JOHN WITTAM	91	ERIN AVE	RESIDENTIAL	SFD	\$140,000.00	\$722.00	\$4,211.24	1360
11-Aug-14	26-14	INCORPORATED SYNOD OF THE O	2530	FALCONE LN	INSTITUTIONAL	ANGLICAN CHURCH	\$1,084,800.00	\$3,109.00	\$0.00	5656
15-Aug-14	101-14	GARY DERKS	3063	FORWARD RD	AGRICULTURAL	GRAIN DRYING	\$120,000.00	\$500.00	\$0.00	0
15-Aug-14	103-14	JEAN LUC JAQUEMET	12815	THOMPSON RD	AGRICULTURAL	MACHINE SHED	\$350,000.00	\$500.00	\$1,006.30	24000
18-Aug-14	105-14	MICHAEL ALLEN	1372	COUNTY RD 1	RESIDENTIAL	ACCESSORY BUILDING	\$30,000.00	\$226.00	\$0.00	0
18-Aug-14	102-14	LAFORTUNE INVESTMENTS	1315	COUNTRY LANE	RESIDENTIAL	SFD	\$220,000.00	\$797.00	\$3,616.00	1400
18-Aug-14	104-14	JEAN LUC JAQUEMET	12815	THOMPSON RD	AGRICULTURAL	GRAIN BIN	\$500,000.00	\$500.00	\$508.31	4776
20-Aug-14	106-14	SHERRI HUNTER	150	CHES MAIN ST N	RENEWAL PER	RENEWAL OF PERMIT 111-13	\$0.00	\$30.00	\$0.00	0
20-Aug-14	107-14	JOSH MACKIE	1341	MERKLEY RD	RESIDENTIAL	SFD	\$100,000.00	\$546.00	\$3,616.00	1092
21-Aug-14	108-14	953235 ONTARIO LTD		COUNTY RD 9	AGRICULTURAL	CHICKEN BARN	\$500,000.00	\$500.00	\$1,000.48	22494
25-Aug-14	110-14	IDEAL PIPE TILE LTD	691	ST LAWRENCE ST	INDUSTRIAL	MANUFACTURING FACILITY	\$2,300,000.00	\$11,825.00	\$3,696.80	14034
25-Aug-14	109-14	KENNETH BEATTY	514	ST LAWRENCE ST	RENEWAL PER	RENEWAL OF PERMIT 26-12	\$0.00	\$30.00	\$0.00	0
26-Aug-14	111-14	TERRY SLOANE	620-628	ST LAWRENCE ST	RENEWAL PER	RENEWAL OF PERMIT 98-13	\$0.00	\$30.00	\$0.00	0
27-Aug-14	112-14	TRAN WHITNEY	91	CHES MAIN ST S	RENEWAL PER	RENEWAL OF PERMIT 97-13	\$0.00	\$0.00	\$0.00	0
27-Aug-14	113-14	GERALD CROWDER	11309	VAN CAMP RD	AGRICULTURAL	FABRIC STRUCTURE - MACHINE SHED	\$30,000.00	\$195.00	\$325.42	0

REPORT SUMMARY - YEAR TO DATE

Total Permits 119

Total Dwellings 24

Total Value \$21,588,160.00

Total Fees "Earned"

\$66,411.61

Total Development Charges

\$98,324.41

Permit Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
27-Aug-14	114-14	FOLKERT DEVRIES	3282	COUNTY RD 16	AGRICULTURAL	FABRIC STRUCTURE - HAY STORAGE	\$24,000.00	\$108.00	\$161.90	0
27-Aug-14	115-14	JOHN SUMMERFIELD	12140	COUNTY RD 38	RESIDENTIAL	ACCESSORY BUILDING	\$25,000.00	\$220.80	\$0.00	0
28-Aug-14	118-14	KABIR KABIR	10096	RONSON RD	RENEWAL PER	RENEWAL OF PERMIT 58-13	\$0.00	\$30.00	\$0.00	0
28-Aug-14	117-14	KABIR KABIR	10096	RONSON RD	RENEWAL PER	RENEWAL OF PERMIT 119-13	\$0.00	\$30.00	\$0.00	0
28-Aug-14	116-14	EDWARD CRANHAM	198	CHES MAIN ST N	RENEWAL PER	RENEWAL OF PERMIT 150-13	\$0.00	\$30.00	\$0.00	0
29-Aug-14	119-14	CHERYL ARMSTRONG	11655	ARMSTRONG RD	RENEWAL PER	RENEWAL OF PERMIT 107-13	\$0.00	\$30.00	\$0.00	0
29-Aug-14	99-14	GUTKNECHT / CANADIAN SOLAR	13901	GIBEAULT RD	INDUSTRIAL	E HOUSE	\$300,000.00	\$813.00	\$914.43	0

REPORT SUMMARY - YEAR TO DATE

Total Permits	119	Total Dwellings	24	Total Value	\$21,588,160.00	Total Fees "Earned"	\$68,411.61	Total Development Charges	\$98,324.41
----------------------	-----	------------------------	----	--------------------	-----------------	----------------------------	-------------	----------------------------------	-------------

(

(

()