



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, 2014
Subject:	Monthly Report - October/November 2014

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

A Public Meeting has been scheduled for December 16, 2014 at 6:30 pm to hear comments on the proposed amendments to the County Official Plan and the Township Zoning By-law 79-6.

A. The Proposed County Official Plan Amendment would change the Official Plan designation from "Extractive Resource Lands (Mineral Aggregate Reserve)" to "Extractive Resource Lands (Licensed Pit and Quarry)" to permit the establishment of a sand and gravel pit on the lands. The effect of the proposed Official Plan Amendment is that mineral extraction uses (sand and gravel pit) will be permitted on the subject land. If the proposed amendment is adopted by the United Counties, the subject lands will be designated as "Extractive Resource Lands (Licensed Pit and Quarry)" and cease to be designated as "Extractive Resource Lands (Mineral Aggregate Reserve)."

B. The Proposed Township Zoning By-law Amendment would change the zoning of the land from the "Rural (RU)" zone to the "Mineral Extraction (MX)" zone. The purpose of the amendment is to permit mineral aggregate extraction uses on the subject property. If the By-law is adopted by North Dundas Township Council, the subject lands will be zoned to permit mineral aggregate extraction uses (sand and gravel pit) on the property.

2. **Zoning By-law Amendment - Housekeeping Zoning By-law Amendment**

A total of sixteen (16) farm properties have been the subject of surplus dwelling severances since November 21st, 2013, where the farm house is severed from the farmland. The Provincial Policy Statement and the County Official Plan require that the prime agricultural land (farmland) be rezoned to prohibit residential dwellings or uses. The purpose of the housekeeping by-law is to rezone all 16 farmland properties to prohibit residential use. The

United Counties have prepared two key maps illustrating each surplus farm dwelling severance. Also, the proposed general housekeeping amendment will make a series of minor changes to (the former Township of Winchester Zoning) By-law 12-93 and to (the former Township of Mountain Zoning) By-law 79-6 to harmonize the by-laws to make them consistent. A copy of the public notice for the general housekeeping amendment is attached. The draft by-law is available in the Council Office.

The public meeting is scheduled for Tuesday, December 16, 2014 at 6:30 pm.

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

On September 30, 2014, the Committee of Adjustment granted 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 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. Appeal period ended October 20, 2014.

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

On October 22, 2014, a Committee of Adjustment hearing was held to hear the merits of an application to vary the provisions of 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 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 granted the variance. Appeal period ended November 11, 2014 without any appeals filed.

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

The proponent has completed the grading, drainage, paving, tree planting, and walkways as required by the site plan agreement. Securities for the five unit townhouse development have been reduced in accordance with completed site works.

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

The Public Meeting was held on November 4, 2014 for the proposed draft plan of subdivision for the northeast part of Hallville for two streets, twenty-six (26) residential lots and five blocks. During the public meeting, it was suggested by a resident that there was paperwork stating that Maurice Street was to remain a dead-end street. The signed subdivision agreement clearly states that the existing circle at the end is a "Temporary Turning Circle." Two blocks were created to make the circle temporary. These temporary blocks will be transferred to the abutting landowners once the road is pulled through. Maurice Street was intended and designed to be extended at some point and time.

Draft plan conditions of Council's consideration have been prepared based on a review of the draft plan of subdivision and comments received during the public meeting.

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

A Public Meeting was held on November 4, 2014 in the Hallville Fire Hall to hear comments on the proposed draft plan of subdivision for the west end of Hallville for two streets, thirty five (35) residential lots and three blocks. Concerns raised included drainage, parkland and

safety issues, access and secondary access, traffic and construction traffic.

A. Emergency Exit/Second Access

Questions were raised about the need for a second access/emergency exit. The County Engineer was asked about any legal or engineering requirements which require a second exit. Benjamin De Haan, P.Eng. stated there is no legal or engineering requirement. Typical roads are designed to handle 1,000 vehicles per day. It is prudent to have alternative access routes, but they are not required. To confirm this information, David J. Halpenny, P.Eng. a Transportation Engineer (specialist) stated that there are 100-150 unit subdivisions in Ottawa with only one exit. He stated that there is no legal or engineering requirement to have a second access or emergency exit. *"It is good to have them, if you can, but they are not required."*

B. Temporary Construction Traffic Access to County Road 43

The County Engineer will investigate and get back to the Township regarding the possibility of signing County Road #43, and using the existing residential driveway for the construction of the interior subdivision roads and drainage works. This would keep construction vehicles off John Street.

Draft plan conditions of Council's consideration have been prepared based on a review of the draft plan of subdivision and comments received during the public meeting.

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

The Owner and his representative are still in discussion with adjacent landowners to consider an alternative access for construction vehicles. Township Council must provide draft plan conditions to the United Counties of Stormont, Dundas and Glengarry (approval authority). Proposed draft plan conditions are attached for Council's consideration and evaluation.

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

Financial securities for Phases 1 and 2 have been returned. Parkland site works continue, including the walkway base. Streetlights have been installed and road cracks have been sealed. The location of the Canada Post mailboxes is still to be determined.

10. **Site Plan Control - Garden Villa Chesterville**

On November 18, 2014, the Site Plan Control Committee reviewed a modified site plan for an expansion to their project. Given the proposed changes and modifications, the committee felt it would be best to prepare a new site plan agreement to address the changes and the new southern addition to the facility.

11. **Consents / Severances**

October and November were busy months for severances. Six (6) consent application reviews were completed in October and three (3) were completed in November. Eight (8) applicants fulfilled their conditions and requested clearance letters from the Township. Several meetings with landowners were held.

12. **United Counties GIS Department**

We are working with the United Counties Geographic Information Systems (GIS) Department

to GPS all of the existing private water supply sources for firefighting purposes. We have determined that there are currently 22 water supplies throughout the Township, either from underground storage tanks, river sources, quarry and sand pit sources, and private fire hydrants. These will be GPS, mapped and inventoried for 911 purposes.

13. Miscellaneous - Planning Department

Attended the synAgri industrial expansion announcement in Chesterville. Welcomed new By-law Enforcement Officer and arranged training with existing Russell By-law Enforcement Officers. Attended two United Counties Official Plan working group meetings. Met on-site to review two subdivisions with a representative from South Nation Conservation. Prepared public meeting presentations for two subdivisions, and two minor variance applications. Attended GIS committee meeting. Prepared 2015 budget for Planning, Building, By-law Enforcement and Canine Control. Prepared development charge reserve fund update for managers. Prepared compliance reports for lawyers. Used vacation time.

14. Building Permit Information Night & Open House

The Building Permit Information Night & Open House was held on October 23, 2014 with several local residents in attendance. The interactive session provided individuals information on obtaining a building permit or to have their draft design work reviewed to determine compliance with the Ontario Building Code.

15. Building Department - Monthly Building Permit Statistics

Building Department	Oct. 2014	Oct. 2013	Oct. 2012	Oct. 2011	Oct. 2010	Oct. 2009
Permits Issued:	18	15	20	12	16	22
New Dwellings	3	3	3	1	4	3
Value of Permits:	\$4,302,000	\$1,104,215	\$1,832,000	\$1,203,000	\$3,104,465	\$1,552,250
Building Permit Fees:	\$31,620	\$5,611	\$8,760	\$7,027	\$5,826	\$6,960
Development Charges:	\$20,319	\$4,868	\$16,657	\$3,664	\$6,388	\$12,312

Building Department	Year '14 totals	Year '13 totals	Year '12 totals	Year '11 totals	Year '10 totals	Year '09 totals
Permits Issued:	172	157	174	174	189	169
New Dwellings	34	43	22	48	51	32
Value of Permits:	\$31,133,160	\$16,025,591	\$15,239,350	\$11,488,550	\$20,065,776	\$18,235,205
Building Permit Fees:	\$112,478	\$69,650	\$56,148	\$53,044	\$84,756	\$63,265
Development Charges:	\$147,970	\$136,361	\$81,766	\$123,514	\$147,152	\$81,756

16. **Monthly Building Permit Statistics**

Building Department	Nov. 2014	Nov. 2013	Nov. 2012	Nov. 2011	Nov. 2010	Nov. 2009
Permits Issued:	5	15	6	17	11	5
New Dwellings	2	1	2	4	2	1
Value of Permits:	\$543,577	\$904,800	\$416,350	\$1,087,300	\$765,000	\$329,500
Building Permit Fees:	\$1,368	\$4,398	\$3,229	\$4,710	\$3,817	\$1,597
Development Charges:	\$3,616	\$6,799	\$7,770	\$10,093	\$6,140	\$3,492

Building Department	Year '14 totals	Year '13 totals	Year '12 totals	Year '11 totals	Year '10 totals	Year '09 totals
Permits Issued:	176	172	180	191	200	174
New Dwellings	36	44	24	52	53	33
Value of Permits:	\$31,331,737	\$16,930,391	\$15,655,700	\$12,575,850	\$20,830,776	\$18,564,705
Building Permit Fees:	\$113,846	\$74,048	\$59,377	\$57,754	\$88,573	\$64,862
Development Charges:	\$151,586	\$143,159	\$89,536	\$133,607	\$153,292	\$85,248

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

Our current agreement with South Nation Conservation expires at the end of the year. We have been very pleased with the past three years of service and reporting. South Nation is requesting a contract renewal. A new two year agreement and by-law have been attached for Council's consideration.

18. **Winter Parking**

Notices have been posted on the Township website, facebook page and tweeted reminding residents of the winter parking restrictions. The Roads Department and By-law Enforcement Officer have been 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.

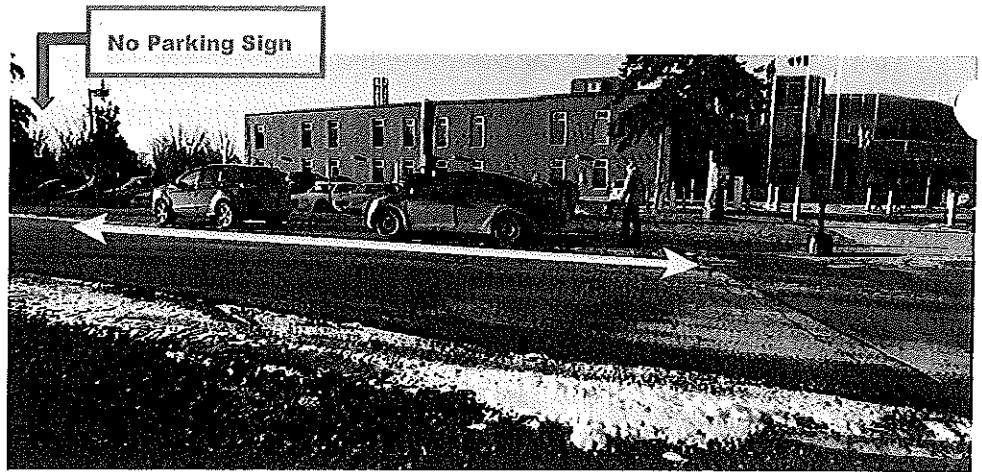
19. **By-law Enforcement**

Monthly report is attached.

On-Street Parking at Hospital

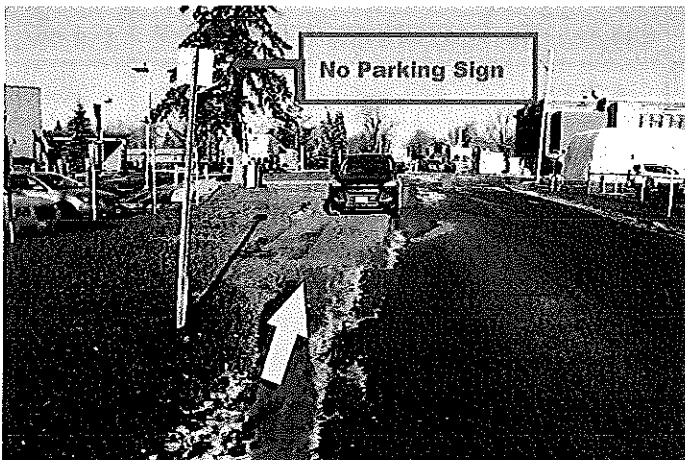
As directed by Council, new "no parking" signs have been erected along Clarence Street. The By-law Enforcement Officer has brought forward a parking issue in front of the Winchester and District Memorial Hospital. There are approximately three paved on-street parking spaces on the west side of Louis Street, at the main entrance to the Hospital. These spaces are relatively

new and are not clearly marked. To the south, beyond the three spaces is a “No Parking” sign (see photo →). These spaces are typically used by drivers waiting to pick someone up from the hospital and thereby not blocking the hospital entrance or idling next to the entrance doors.



Worth noting however, is that both cars shown in the photo were empty. Given that these paved on-street parking spaces have existed for some time (somewhere since 2008), two options seem appropriate:

1. Erect “15 minute parking” signs for these two spaces and enforce this.
2. Erect “no parking” signs”, but allow stopping on these two spaces.



Alternatively, “No Parking” and “No Stopping” signs can be erected, which would clear the area of vehicles and open sightlines for vehicles leaving the main entrance.

20. Capital Expenditures

None in October/November 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: 3 December 2014
RE: *Month End Report for November 2014*

By-Law Enforcement

There are 13 open and active files in By-law Enforcement. Two new files were created in the month of November.

Three Parking tickets were issued in the month of November.

Our new part time By-law officer, Wendy Murphy, has started training and getting familiar with our case files. She assisted our Russell Twp crew in getting two properties cleaned up and two water drainage issues resolved.

We are assisting the Ministry of Environment in an illegal dumping investigation in South Mountain.

Building

Month end stats are attached.

New Building Code regulations come into effect next month, the most prominent one is related to Smoke Alarms. Smoke alarms are now required to have a visual component meeting a specific standard. The very bright strobe light will flash during an alarm event at a slow and steady rate to indicate its operation. The alarms are required in every bedroom and in a central area on each floor level all to be interconnected.

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official



Township of North Dundas Permit Report

From 01-Nov-2014 to 30-Nov-2014

Permit No	Date	Roll No	Owner	Legal Description	StatsCan ID	Status	Work Value	Permit Fees	Other Fees	
Permit Type: Miscellaneous/Other										
BP2014-0173	19-Nov-2014	05-11-011-007-59020-0000	PETO JAMES EMERY	MOUNTAIN CON 6 PT LOT 15 RP-8R-4943 PART 3 11247 LEVERE RD		Issued	\$0.00	\$30.00	\$0.00	
BP2014-0176	27-Nov-2014	05-11-019-001-62400-0000	BEAUCHAMP JOSEPH A	PLAN 35 BLKA PT LOT 52 SNATION RIVER RP 8R5297 PARTS;1 TO 4 53 CHESTERVILLE MILL ST		Issued	\$0.00	\$30.00	\$0.00	
Total Miscellaneous/Other (permits 2)							Total	\$0.00	\$60.00	\$0.00
Permit Type: Residential										
BP2014-0172	06-Nov-2014	05-11-016-007-62050-0000	STEPHEN LALONDE & NATALIE RONDEAU	CON 7 N PT LOT 24 RP-8R2393;PARTS 1, 2		Issued	\$345,000.00	\$703.00	\$5,791.00	
BP2014-0174	24-Nov-2014	05-11-016-012-27050-0000	MIKE LEONARD	2126 FINCH WINCHESTER BOUNDARY RD CON 12 N PT LOT 15 RP-8R2533;PART 1 10104 MARIONVILLE RD		Issued	\$2,500.00	\$100.00	\$0.00	
BP2014-0175	26-Nov-2014	05-11-018-000-70000-0000	VAN BRIDGER JAMES PATRICK	PLAN 80 LOT 22 N OF MAIN 542-544 WINCHESTER MAIN ST	110	Issued	\$0.00	\$505.00	\$1,500.00	
Total Residential (permits 3)							Total	\$347,500.00	\$1,308.00	\$7,291.00
Number of permits 5							Grand Total	\$347,500.00	\$1,368.00	\$7,291.00