



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:	January 20, 2015
Subject:	Monthly Report -December 2014

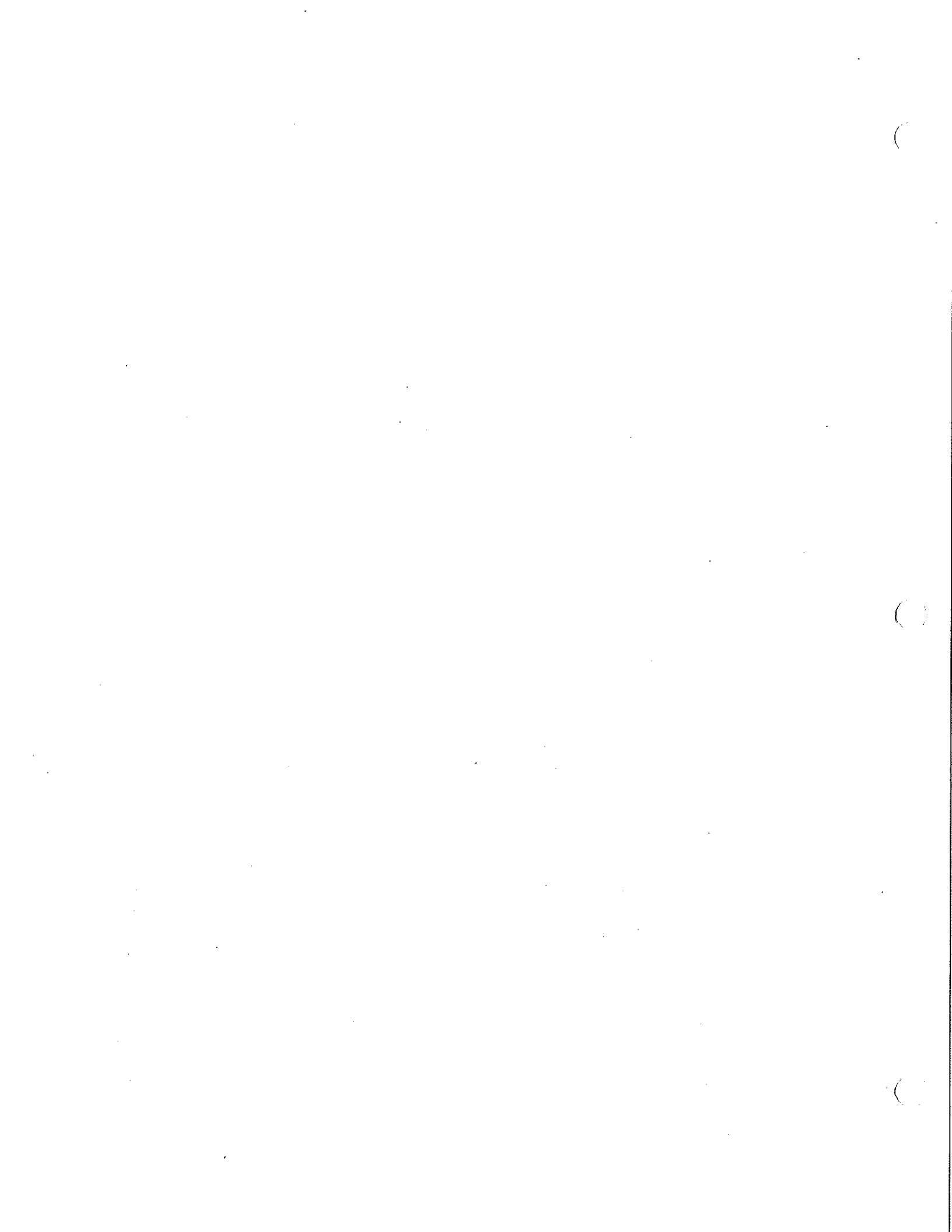
1. **County Official Plan Amendment and Township Zoning By-law Amendment - Peter and Chris Brissenden**

The two public meetings were held on December 16, 2014 to consider proposed amendments to the County Official Plan and the Township Zoning By-law 79-6 to permit mineral aggregate extraction uses. The attendance sheet and comments received have been forwarded to the United Counties. Several written comments in favour and opposed to the proposed sand pit have been received. As mentioned by the proponent's consultant, they will be conducting further research this spring to verify/confirm that there are no species at risk on the subject lands. Also, the neighbours have brought forward concerns regarding information contained in the hydrogeological report. The professional hydrogeologist from South Nation Conservation will be reviewing the concerns raised to determine their validity.

Once these two issues have been resolved, the United Counties will be looking for a recommendation from Township Council before making a decision on Official Plan Amendment #28. A planning report and an analysis of the public comments received will be provided to Council with at that time.

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

Further to the public meeting held on December 16, 2014 for the house keeping zoning amendment, attached is the planning report. One of the surplus dwelling properties included in the housing keeping amendment (being rezoned) requires a small "no build zone" under the Ontario Fire Code, as the existing farm building being severed from the farm house is too close to the property line and cannot be reasonably moved. An exception zone was added to prohibit any new buildings or structures within 16 metres of the existing farm related building (a buffer to satisfy the Fire Code separation requirement for this surplus dwelling). Under Section 34(17) of the Planning Act, Council must determine if any further notice is to be given before



passing the Housekeeping By-law with this (Fire Code) modification to the draft by-law compared with what was presented at the Public Meeting.

Further notice

34 (17) Where a change is made in a proposed by-law after the holding of the public meeting mentioned in subclause (12) (a) (ii), the council shall determine whether any further notice is to be given in respect of the proposed by-law and the determination of the council as to the giving of further notice is final and not subject to review in any court irrespective of the extent of the change made in the proposed by-law. R.S.O. 1990, c. P.13, s. 34 (17); 2006, c. 23, s. 15 (9).

A resolution has been prepared to address Section 34(17) of the Planning Act. Both the original draft and the revised Housekeeping Zoning By-law Amendment are attached.

3. **Plan of Subdivision - Hallville (Ian Drew Enterprise Ltd.)**
Draft Plan approval was granted by the United Counties on December 18, 2014 with a total of thirty-six (36) conditions and ten (10) conditions to be added to the subdivision agreement.
4. **Plan of Subdivision - Hallville (2379132 Ontario Inc.)**
Draft Plan approval was granted by the United Counties on December 18, 2014 with a total of thirty-four (34) conditions and ten (10) conditions to be added to the subdivision agreement.
5. **Plan of Subdivision - Winchester (East End) - (Woods Construction and Development)**
Draft Plan approval was granted by the United Counties on December 18, 2014 with a total of twenty-four (24) conditions and sixteen (16) conditions to be added to the subdivision agreement.
6. **Plan of Subdivision - Cloverdale Estates (Phase 3) - Maurice Lafortune Investments Ltd.**
The Subdivision Agreement was signed on December 23, 2014 and the required Letter of Credit (financial securities) for the final Phase 3 was deposited with the Township on December 24, 2014. The Agreement has been forward to the Township Solicitor for registration.
7. **Subdivision Extension - Winchester Meadows Development Incorporated**
Further to last month's verbal report on the requested extension to the draft approval for Prem Arora of Winchester Meadows Development Inc., the Counties have asked for a formal resolution. As noted last month, 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 find partners to move his project forward. A resolution of support for a one year extension has been prepared for Council's consideration.



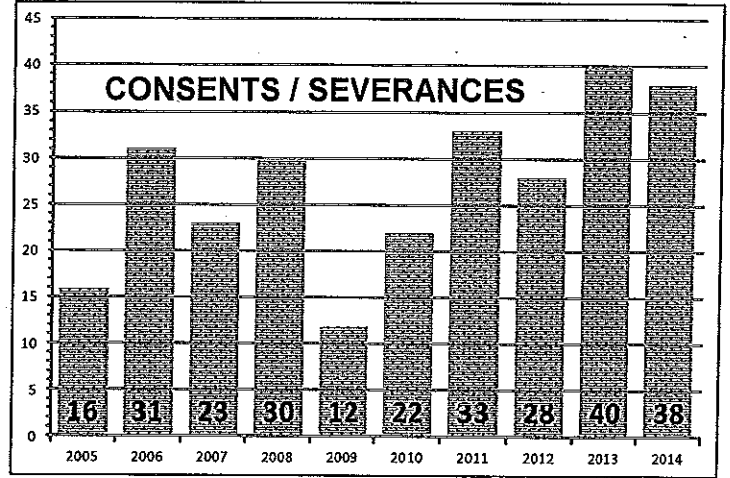
8. Development Charges - Late Payment Agreement

On December 10, 2014, Council was told about a request by Allan Freeland to enable allow him to enter into a late payment agreement for the development charges owing for his proposed development on Dufferin Street in Winchester. Section 27 of the Development Charges Act enables the municipality to enter into a late payment agreement with a person, and the agreement can include interest at a rate specified in the agreement. Attached is a by-law for Council's consideration authorizing the Mayor and Clerk to enter into an late payment agreement with Mr. Freeland.

9. Consents / Severances

In 2014, 38 severance/consent applications were submitted as follows:

- 10 lot additions
- 12 new lots
- 14 surplus farm dwellings
- 2 farm split severances
- 38 Total



10. Building Department - Monthly Building Permit Statistics

Building Department	Dec. 2014	Dec. 2013	Dec. 2012	Dec. 2011	Dec. 2010	Dec. 2009
Permits Issued:	9	6	6	14	7	10
New Dwellings	13	2	1	9	3	3
Value of Permits:	\$1,226,026	\$2,758,370	\$1,425,000	\$2,843,600	\$151,600	\$465,000
Building Permit Fees:	\$4,736	\$25,971	\$4,429	\$9,150	\$1,150	\$2,813
Development Charges:	\$19,293	\$10,434	\$3,514	\$22,864	\$5,793	\$6,388

Building Department	Year '14 totals	Year '13 totals	Year '12 totals	Year '11 totals	Year '10 totals	Year '09 totals
Permits Issued:	185	178	186	205	207	184
New Dwellings	49	46	26	61	56	36
Value of Permits:	\$32,557,763	\$19,688,781	\$17,080,700	\$15,419,450	\$20,982,376	\$19,029,705
Building Permit Fees:	\$118,582	\$100,019	\$63,806	\$66,904	\$89,723	\$67,675
Development Charges:	\$168,837	\$153,593	\$93,050	\$159,638	\$159,085	\$91,636

In the past ten years, there has been \$226.8 million worth of declared construction investment in North Dundas.

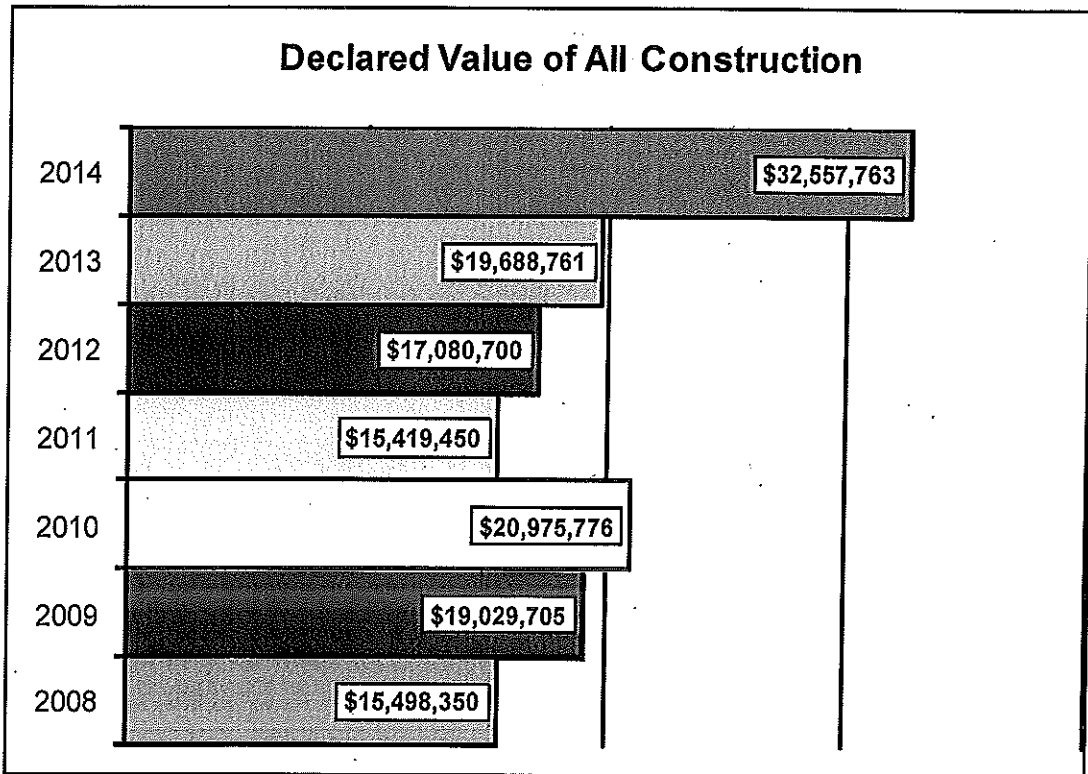
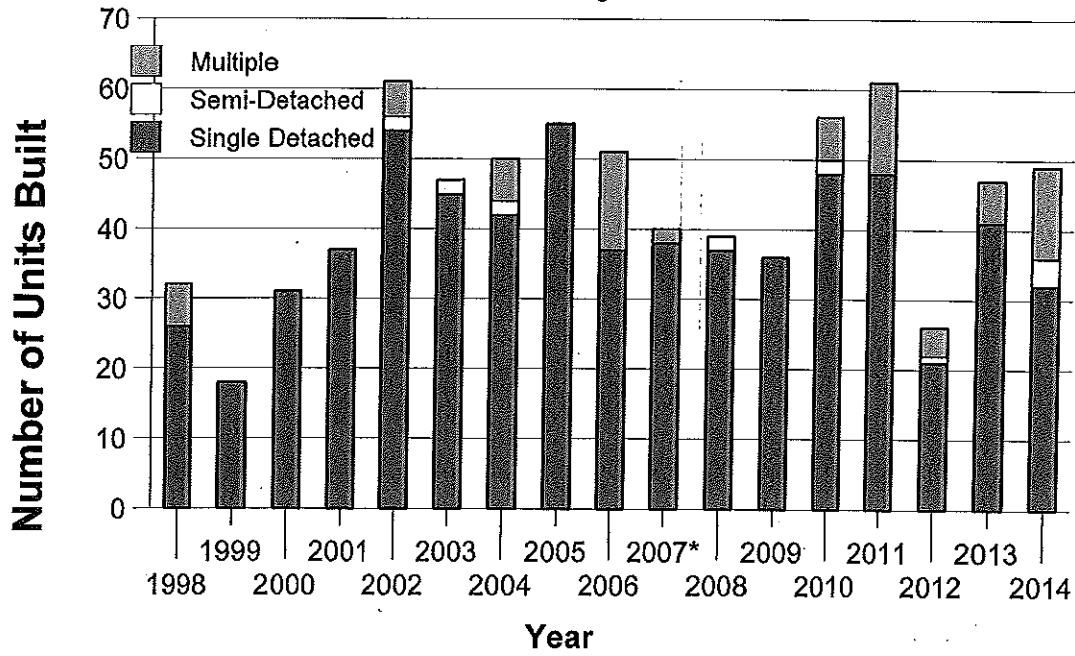
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Housing Starts

Since Amalgamation



11. Winter Parking

The By-law Enforcement Officers have been giving out parking tickets for vehicles blocking snow removal.



The public and residents are reminded: *Overnight winter parking restrictions are in place.*

FINE: Park obstructing snow removal, By-law 25-2001 sec. 10.1 = \$45.00

On-street parking is prohibited from 11 pm to 7am

12. By-law Enforcement

Monthly report is attached. Residents are reminded that they are not permitted to deposit snow on the road when clearing their driveways. All snow must be cleared off the road.

13. Capital Expenditures

None in December 2014.

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

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

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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: 16 January 2015
RE: *Month End Report for December 2014*

By-Law Enforcement

There are 15 open and active files in By-law Enforcement. Two new files were created in the month of December.

Ten Parking tickets were issued in the month of December.

We have once dog barking case where the owner refuses to acknowledge that their dog's barking is a nuisance to the community, this case is going to trial in March.

Building

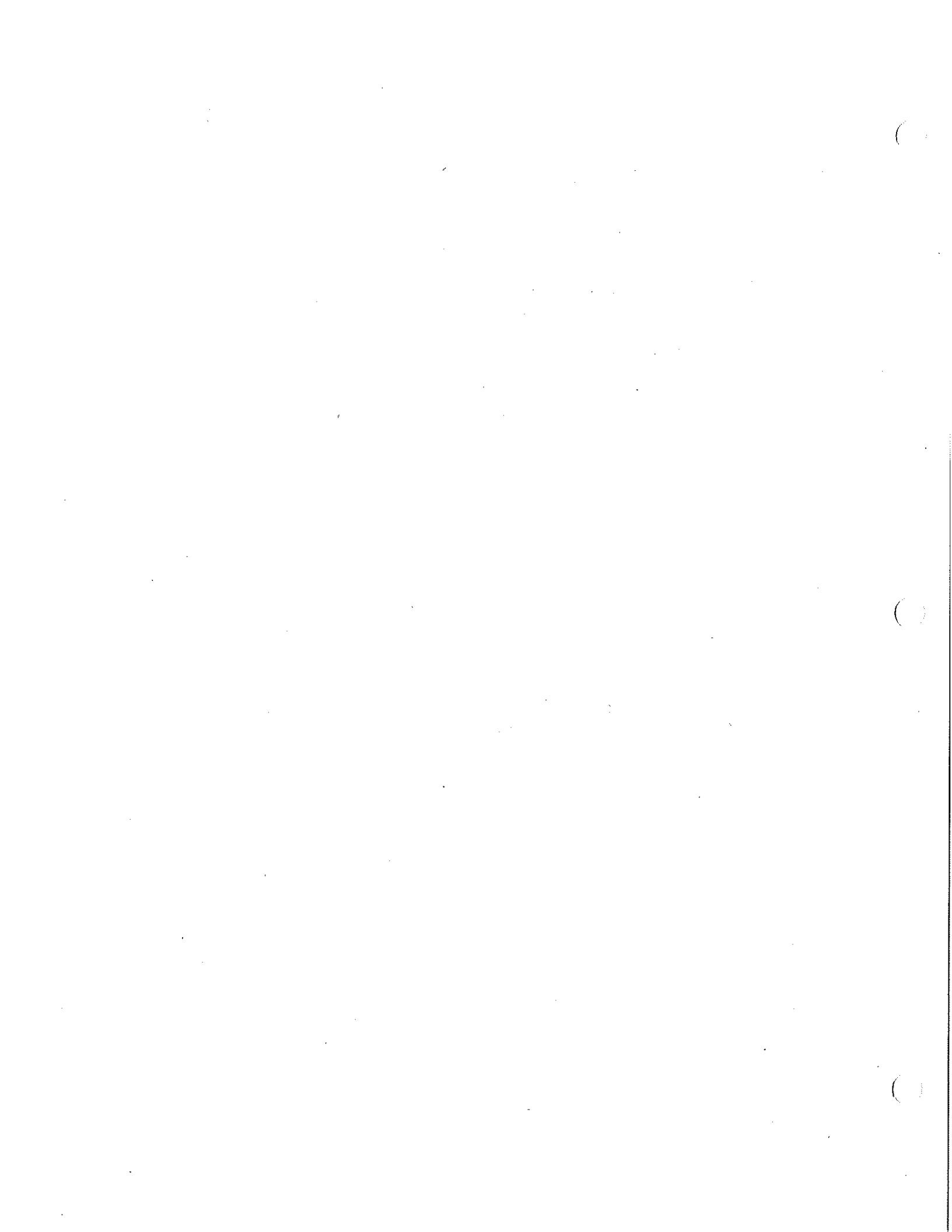
Month end stats are attached. Year End Stats will be tabulated and provided next month.

New Building Code regulations come into effect this month, smoke alarms, barrier free requirements, grab bar locations and configurations are all changing. Sprinklers for seniors residences have been added for both new construction and existing uses. Existing residences are covered under the Fire Code and are included under retrofit requirements that are administered by our Fire Chiefs. As always we offer our assistance from both Building and By-law to the fire departments when requested.

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official



Month End Building Report

December 2014

Number of Permits Issued

9

Number of New Dwelling Units Created

13

Total Fees "Earned" \$4,736.00

Total Value \$1,226,026.00

Total Charges \$19,293.00

Total Area 7200

Date Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
02-Dec-14	181-14	DANIEL BELANGER	13865	COUNTY RD 9	RENEWAL PER	RENEWAL OF PERMIT 158-11	\$0.00	\$30.00	\$0.00	0
02-Dec-14	180-14	TODD MARTEL	10370	FRENCH SETTLEMENT RD	RENEWAL PER	RENEWAL OF PERMIT 170-12	\$0.00	\$30.00	\$0.00	0
02-Dec-14	179-14	GWENDOLYNE PEDERSON	10436	NATION RIVER RD	RENEWAL PER	RENEWAL OF PERMIT 76-13	\$0.00	\$30.00	\$0.00	0
02-Dec-14	178-14	RICHARD BISSON	1195	BISSON RD	RENEWAL PER	RENEWAL OF PERMIT 131-13	\$0.00	\$30.00	\$0.00	0
02-Dec-14	177-14	DARREN COOPER	62	SOUTH ST WEST	RESIDENTIAL	ACCESSORY BUILDING	\$16,000.00	\$75.00	-\$0.00	0
08-Dec-14	182-14	CONRAD POTVIN	12820	COUNTY RD 43	RENEWAL PER	RENEWAL OF PERMIT 129-13	\$0.00	\$30.00	\$0.00	0
08-Dec-14	183-14	JAMES HILLMAN	523	WIN MAIN ST	RENEWAL PER	RENEWAL OF PERMIT 170-13	\$0.00	\$30.00	\$0.00	0
11-Dec-14	184-14	1702841 ONTARIO INC	66	CHES MAIN ST S	RESIDENTIAL	ADDITION TO MULTI RES - BOARDING FACILITY	\$1,200,026.00	\$4,381.00	\$19,293.00	7200
12-Dec-14	185-14	WAYNE BUFFINGTON	511	WIN VICTORIA ST	RESIDENTIAL	INTERIOR RENOVATIONS OR REPAIRS.	\$10,000.00	\$150.00	\$0.00	0

REPORT SUMMARY - YEAR TO DATE

Total Permits 185

Total Dwellings 49

Total Value \$32,557,763.48

Total Fees "Earned" \$18,582.31

Total Development Charges \$168,836.95

Wednesday, December 31, 2014

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BY-LAW ENFORCEMENT STATUS MONTH END REPORT -- December 2014

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
20100028	7/5/2010	Yard Maintenance	Garbage and Debris	Open	Junk in front of building. Disgusting mess, dangerous and fire hazard.
20100032	7/29/2010	Zoning	Commercial Property with Trailer	Under Review	People living on commercial property and burning brush
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.
20120012	5/9/2012	Property Standards	Building and site in Disrepair	Open	Site and building in disrepair and currently unsightly
20130026	7/4/2013	Nuisance	Dumping pool backwash water	Under Review	Owner dumping backwash water onto neighbouring property
20140039	11/25/2014	Property Standards	property not being upkeep	Open	Building and lot not being maintained
20140040	12/2/2014	Property Standards	Structure collapsed and debris on property	Open	A barn structure has been collapsed on property causing other unstable structure to be left exposed, also unsightly
20140041	12/15/2014	Property Standards	Structure collapsed and debris on property	Open	property owner cleared driveway and left snow/ice on municipal road
20150001	1/8/2015	Yard Maintenance	Snow cleared from driveway left on road	Open	Dog has been let loose and has been getting into neighbouring properties, also ripping garbage bags causing garbage to be scattered on neighbouring properties
20150002	1/8/2015	Dog	Dog at large	Open	House that burnt still has debris everywhere, temporary fence fallen down, unsightly & safety hazard
20140006	4/9/2014	Property Standards	House burnt, debris left everywhere	Open	Dogs barking throughout day and at pedestrians walking by.
20140007	4/10/2014	Dog	barking dogs	Open	Junk being left on property
20140009	5/6/2014	Clean yards	Junk on property	Open	Property looks like junk yard
20140011	5/6/2014	Clean Yards	Junk all over yard	Open	Grass not being cut, garbage and paper being left on property
20140013	6/2/2014	Yard Maintenance	Yard being unmaintained	Open	

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