



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Calvin Pol
Date of Meeting:	May 8, 2012
Subject:	Monthly Report - April 2012

1. **United Counties Official Plan - Settlement Boundary Study**

Hemson Consulting Ltd. will be presenting their initial population and development forecasts to County Council in the afternoon of June 19, 2012.

2. **United Counties Official Plan - Settlement Boundary Study (Winchester Village)**

The United Counties Planning Department is preparing a draft Official Plan amendment for the Village of Winchester (land swap) which is being discussed with the Ministry of Municipal Affairs and Housing on May 4, 2012, prior to moving ahead through the public meeting process. The idea behind the amendment is to include serviced lands in the west end of Village limits and remove an equal section from the east end that is outside the serviceable limits.

3. **Draft Plan of Subdivision - G. Byles**

The public meeting for the proposed Byles subdivision was held on April 10, 2012 (S.D.& G File Number 01-ND-S/2012). The application was for a small plan of subdivision for residential/hobby farm use, comprised of three (3) lots and one (1) block in an area zoned and designated Rural. A brief planning report and draft conditions for Council's consideration are attached.

4. **Phase 4 - Erik Thompson Subdivision**

South Nation Conservation has requested that Mr. Thompson's engineered storm water plans be revised to reflect current standards for Phase 4; whereas the owner is arguing that the storm water plans for the entire subdivision were reviewed and approved by South Nation back on November 20, 1995, as stated in the letter from South Nation's Water Resources Engineer. Mr. Cameron McGowan, P.Eng. stated in the letter: *"We are pleased that the proposed drainage system may benefit the quality of the water entering the South Nation River."* Based on the 17 year old approval letters, South Nation Conservation is having a second look.

5. **Committee of Adjustment - 17 Faubert Ave, Chesterville**
On April 26, 2012, the Planning Department received a complete application for a minor variance to permit a proposed addition to the front and side of the existing house and project into the front yard by 32.6% (4.72 metre setback instead of the required 7.0 metre setback). The Committee of Adjustment hearing will be held in May 2012.
6. **SKYPOWER LIMITED - Mighty Solar Farm (Boyne Road)**
The Public Consultation meeting is scheduled for May 29, 2012 from 6:00 to 8:00 pm at the Royal Canadian Legion in Chesterville. Questions or comments can be forwarded to Kshitij Kaushik of Skypower at info@skypower.com. The deadline for comments is May 29, 2012. The Planning Department is continuing its review of the detailed reports for the MightySolar Renewable Energy Approval (REA).
7. **Source Water Protection Policies**
On April 10, 2012, the Project Manager for the Source Water Protection Plan responded to the Township of North Dundas comment sheets based on our review of the two reports (Source Water Plan: Explanatory Document and the Source Water Plan: Policies Version 0.1.0). Attached is their response to North Dundas' comments.
8. **Site Plan Control - Eastern Counties Corporation for Rural Health**
As of May 2, 2012, we are still awaiting the final revised engineering and drainage plans for the new multi-occupant office building for the southwest corner of Hospital property.
9. **BMR - Site Plan Control**
BMR is finalizing their tender documents to commence construction. Final details on their part are being resolved and the Building Permit can be issued whenever they are ready to move forward.
10. **Consents / Severances**
In April, two (2) completed questionnaires and draft conditions were forwarded to the United Counties.
11. **Miscellaneous - Planning Department**
Involved in meetings regarding a solar project, road upgrades (Cloverdale Golf Subdivision), Source Water Plan, an approved draft plan of subdivision in Chesterville, arranged and attended Queens University to interview prospective planning job applicants, interviewed other students and tabulated results/scores, prepared employment agreement and notified other applicants, completed compliance reports for lawyers, completed First Aid and defibrillator (AED) re-certification training,

Prepared a new website index for the Planning, Building, By-law Enforcement and Canine Control. See note below regarding an option for evening hours for the Building Department.
12. **Building Department**
Monthly report is attached. A significant portion of April was spent reviewing BMR's modifications to their existing building.

When reviewing various municipal websites for Building Department content, we came across the following customer service item for North Dundas Council consideration:

The Township's Building Department will be extending their hours of service from 4 to 6:30 p.m. every Tuesday in May through August, to give citizens, who may not be able to visit the Township Office during the day, adequate time to apply for and acquire the permits they may need to undertake a home project - such as decks, porches, swimming pools and sheds.

For more information contact 613-744-2105 Ext 246

Building Department -	April 2012	April 2011	April 2010
Building Permits Issued:	24	16	16
New Dwellings:	3	7	2
Total Value of Permits	\$1,331,500	\$926,100	\$1,973,500
Total Building Permit Fees	\$5,169	\$5,185	\$9,489
Development Charges Paid	\$11,884	\$16,617	\$8,017

Building Department -	Apr.'09	Apr.'08	Apr.'07	Apr.'06	Apr.'05	Apr.'04
Building Permits Issued:	17	17	22	17	19	22
New Dwellings:	3	4	9	6	5	4
Total Value of Permits	\$2,355,700	\$1,802,500	\$1,465,000	\$864,100	\$1,611,300	\$1,176,200
Total Building Permit Fees	\$4,810	\$6,929	\$8,501	\$9,911	\$6,814	\$4,680
Development Charges	\$6,476	\$9,298	\$26,068	\$11,402	\$10,602	\$7,388

13. **Pool Enclosure Permits**

Reminder: North Dundas Township policy requires all residents with pools to obtain an enclosure permit.

14. **By-law Enforcement**

Monthly report attached.

15. **Dog Licence Salespersons**

Door-to-door sales are done. Staff will be following up on notices left where the dog owners were not home.

16. **Capital Expenditures April**

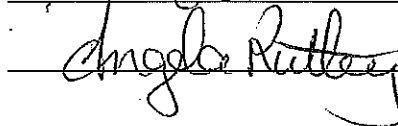
Planning Capital Budget:	\$0	Expenditures:	\$0
Building Capital Budget:	\$0	Expenditures:	\$0
By-law Capital Budget:	\$0	Expenditures:	\$0

Report prepared by:



Calvin L. Pol, MCIP, RPP

Reviewed & approved by:



Angela Rutley, Acting 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: 02 May 2012
RE: *By-Law Department Month End Report for April 2012*

By-Law Enforcement

There are 16 active files open in By-law Enforcement. There were three new files created in the month of April.

Attached you will find a brief report on the type of By-law enforcement issues we have and their current status.

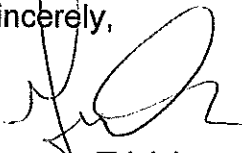
A total of 11 parking tickets were issued in the month of April.

Building

Month end building stats are completed and attached.

The department has set aside one evening on May 2nd for an "Open House" to introduce some of the new regulations which became effective on January 1st of this year, and to provide permit information for those planning to build this summer.

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official

Month End Building Report

April 2012

Number of Permits Issued: 24 Number of New Dwelling Units Created: 3 Total Fees "Earned": \$5,169.00 Total Charges: \$11,883.70 Total Area: 5495

Date Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
03-Apr-12	21-12	NORM BEAUCHAMP	53	CHEST. MILL ST.	RENEWAL PER	RENEWAL OF PERMIT 96-11	\$0.00	\$30.00	\$0.00	0
05-Apr-12	22-12	ERIC SCHULLER	520	ST LAWRENCE ST	CHANGE OF US	GROUP A TO GROUP D CONVERSION	\$20,000.00	\$170.00	\$0.00	0
10-Apr-12	23-12	GILBERT GINGRAS	2070	THIBAUT CRT	RESIDENTIAL	SFD - FACTORY BUILT	\$400,000.00	\$767.00	\$3,514.00	1632
10-Apr-12	24-12	KEVIN DARLING	13113	BOYNE RD.	AGRICULTURAL	GRAIN BIN	\$50,000.00	\$225.00	\$47.00	0
10-Apr-12	26-12	KENNETH BEATTY	514	ST LAWRENCE ST.	RENEWAL PER	RENEWAL OF PERMIT 27-11	\$0.00	\$30.00	\$0.00	0
11-Apr-12	27-12	WILLIAM LILLICO	11391	COUNTY RD 43	CHANGE OF US	AGRICULTURAL BARN TO SMALL F2 STORAGE	\$1,000.00	\$75.00	\$0.00	0
12-Apr-12	25-12	WEAGANT FARM SUPPLIES	11250	COUNTY RD 43	COMMERCIAL	BARRIER FREE RAMP	\$10,000.00	\$150.00	\$0.00	0
12-Apr-12	28-12	NEW LIFE MILLS	11489	INK QUEEN ST.	DEMOLITION	DEMOLITION OF EXISTING GRAIN BIN	\$10,000.00	\$75.00	\$0.00	0
13-Apr-12	29-12	JEFFREY PASHAK	12808	COUNTY RD 13	RESIDENTIAL	ACCESSORY BUILDING	\$50,000.00	\$264.00	\$0.00	0
19-Apr-12	33-12	PAUL ROPARS	12555	NESBITT RD	RESIDENTIAL	ACCESSORY BUILDING	\$10,000.00	\$75.00	\$0.00	0
19-Apr-12	30-12	BARRY WORTH	12964	FORWARD RD	RESIDENTIAL	ABOVE GROUND POOL	\$5,000.00	\$75.00	\$0.00	0
19-Apr-12	31-12	JAMES KRAUSE	1259	LAFORTUNE DR.	RESIDENTIAL	ACCESSORY BUILDING	\$8,000.00	\$75.00	\$0.00	0
19-Apr-12	32-12	JOHN ROOSEN	2886	COUNTY RD 31	AGRICULTURAL	MACHINE SHED	\$25,000.00	\$112.00	\$110.00	0
20-Apr-12	34-12	A&H RACINE CONSTRUCTION	44	CHRISTIE LN	RESIDENTIAL	SFD	\$230,000.00	\$869.00	\$3,514.00	1562
20-Apr-12	35-12	ROBERT SMITH	13309	COUNTY RD 9	RESIDENTIAL	ABOVE GROUND POOL	\$5,000.00	\$75.00	\$0.00	0
23-Apr-12	36-12	DEREK TAYLOR	482-484	YORK ST.	RESIDENTIAL	DECK / PORCH INSTALLATION	\$4,500.00	\$75.00	\$0.00	0

REPORT SUMMARY - YEAR TO DATE Total Permits: 43 Total Dwellings: 5 Total Value: \$1,634,500.00 Total Fees "Earned": \$6,995.00 Total Development Charges: \$15,686.57

Date Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
24-Apr-12	37-12	BLAIR HUTCHINSON	12545	MAPLE RIDGE RD	RESIDENTIAL	ADDITION	\$50,000.00	\$375.00	\$0.00	672
25-Apr-12	38-12	MICHAEL BRADLEY	3265	WEBB RD	RESIDENTIAL	SFD	\$320,000.00	\$869.00	\$3,514.00	1629
25-Apr-12	40-12	WENDY CULL	10612	VANCAMP RD	RESIDENTIAL	ACCESSORY BUILDING	\$36,000.00	\$198.00	\$0.00	0
26-Apr-12	39-12	PETER NOEL	12425	NESSITT RD	RENEWAL PER	RENEWAL OF PERMIT 37-11 SHOP	\$0.00	\$30.00	\$0.00	0
27-Apr-12	41-12	MARTIN DIRKS	25	CHEST MAIN ST N	CHANGE OF US	TRAVEL AGENCY TO SANDWICH SHOP	\$1,000.00	\$75.00	\$0.00	0
27-Apr-12	42-12	MARGARET TURNER	61	FAUBERT AVE	RESIDENTIAL	ACCESSORY BUILDING	\$6,000.00	\$75.00	\$0.00	0
30-Apr-12	44-12	MIDLEE FARMS	7100	BELMEADE RD	AGRICULTURAL	FABRIC STRUCTURE - HAY STORAGE	\$30,000.00	\$135.00	\$494.60	0
30-Apr-12	43-12	PETER DINGS	3010	FORWARD RD, S	AGRICULTURAL	FABRIC STRUCTURE - HAY STORAGE	\$60,000.00	\$270.00	\$690.10	0

REPORT SUMMARY - YEAR TO DATE

Total Permits	43	Total Dwellings	5	Total Value	\$1,634,500.00	Total Fees "Earned"	\$6,995.00	Total Development Charges	\$15,695.57
----------------------	----	------------------------	---	--------------------	----------------	----------------------------	------------	----------------------------------	-------------

BY-LAW ENFORCEMENT STATUS MONTH END REPORT --

April 2012

Case Number	Date Filed	By-Law	Type of Infraction	Status	Infraction Details
20020023	06/11/2002	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
20110010	24/05/2011	Property Standards	Mold and Repairs	Open	Numerous complaints about state of rental property.
20070043	06/11/2007	Property Standards	Mold due to water damage	Under Review	water from leaking roof, rugs are soiled, mold, mildew, stench, water in buckets never emptied, black in color, tin ceilings rusted and chunks falling, mushrooms growing on walls, while mold and mildew on cement floors, cracks on walls, see photos attached
20100018	01/06/2010	Yard Maintenance	Garbage and Uncut Grass	Open	Tenants renting the property have garbage stacked in driveway. Facia and soffit detached from room allowing room for animals to access attic. Weeds 2 feet high and grass never mowed.
20100021	09/06/2010	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	05/07/2010	Yard Maintenance	Garbage and Debris	Open	Junk in front of building. Disgusting mess, dangerous and fire hazard.
20100039	02/09/2010	Zoning	Livestock On Residential Lot	Under Review	New neighbour has donkey that wakes up complainant at 5 AM. Hee-Haws throughout the day.
20110003	16/03/2011	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	06/05/2011	Property Standards	Structure Safety and Drainage	Open	Wall with pipes that drain onto complainant's property looks unstable.
20110029	19/07/2011	Property Standards	Property standards	Open	Overall condition of home is in poor condition, no maintenance has been done in a long time.
20110030	28/07/2011	Property Standards	Property standards	Under Review	Building is in dilapidated state, unsafe conditions, unsightly conditions, things need to be fixed throughout building.
20110033	02/08/2011	Dog	Dog at Large	Pending Legal Action	An individual (name removed) has been walking his dog without a leash which has resulted in the dog approaching pedestrians.
20110045	25/11/2011	Property Standards	Structural, unsafe living conditions (property st	Open	Structural unsound in apartment, unsafe living conditions, no smoke detectors in hall ways or carbon monoxide detectors
20120001	24/01/2012	Property Standards	Mold throughout interior walls, windows in dissr	Open	Mold has been appearing throughout apartment along with windows being in some disrepair
20120002	25/01/2012	Zoning	Commercial property used as residence	Open	Commercial property currently being used as a residential unit

<i>Case Number</i>	<i>Date Filed</i>	<i>By-Law</i>	<i>Type of Infraction</i>	<i>Status</i>	<i>Infraction Details</i>
20120005	21/03/2012	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.
20120007	30/03/2012	Dog	Visious dog	Open	Dog threatened and attacked young boy, bite mark left on chest of boy.
20120008	04/04/2012	Yard Maintenance	Property full of junk and debris	Open	Yard in question has a lot of debris from delapidated building and junk just laying around causing said debris to spread out due to wind and weather.
20120009	24/04/2012	Yard Maintenance	property is a mess	Open	Construction on property has had effect on the property including debris and sharp objects laying on the ground around the home.
20120010	01/05/2012	Dog	Dog loose	Open	