



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Calvin Pol
Date of Meeting:	October 16, 2012
Subject:	Monthly Report - September 2012

- 1. United Counties Official Plan - Settlement Boundary Study**
Still on-going. New draft Provincial Policy Statements have been released. Once enacted by the Ontario Legislature, these may impact and ease the requirements for settlement boundary adjustments for smaller municipalities.
- 2. Zoning By-law Amendment - Erik Thompson - Lot 1, Plan 112, Chesterville**
Notice of Passing for By-law 23-2012 adopted by Council on September 11, 2012, was sent out on September 12, 2012. The appeal period ended on October 2, 2012 with no appeals filed.
- 3. Draft Plan of Subdivision - G. Byles**
Staff are in the midst of completing a draft modified agreement for this large lot subdivision.
- 4. Plan of Subdivision - Maurice Lafortune Investments**
On September 14, 2012, Golder Associates Ltd. completed the Hydrogeological Investigation for a southern extension to Mr. Lafortune's existing subdivision. The study concluded that a total of 34 residential lots can be accommodated on the site, subject to specific recommendations. The United Counties will have the Hydrogeological study peer reviewed..
- 5. Plan of Subdivision - Winchester Meadows (PDH Healthcare)**
The draft subdivision agreement (55 pages) was prepared and finalized in September 2012. Once the Township has the security deposits in place, construction can begin.
- 6. Phase 4 - Erik Thompson Subdivision - Chesterville**
Mr Thompson has completed the installation of water, sanitary and storm sewers. A camera inspection has been prepared for approval by the Township Engineer.

7. **Provincial Policy Statement**

As noted above, new draft Provincial Policy Statements were released on September 24, 2012. Comments must be received prior to November 23, 2012. A cursory review revealed that the Ministry has only made modest modifications, and clarified certain aspects based on Ontario Municipal Board decisions. Changes include: new climate change policies, promoting active transportation (walking/cycling), new stormwater policies, new energy supply policies, and minor word adjustments for clarification. The Ministry of Municipal Affairs is hosting a workshop on October 17, 2012 to provide details on the changes and how the policy will be implemented.

8. **Committee of Adjustment - 10421 Nation Valley Road, South Mountain**

Appeal period ended (without appeal) on September 11, 2012 for a minor variance to grant relief from Section 10.1(b) Yard Requirements - Rear (minimum) of By-law 79-6 to reduce the minimum Rear Yard from the required 10.0 metres to 5.4 metres to enable the owners to rebuild a larger residential dwelling unit on their lot and avoid the existing septic system on the subject property.

9. **Canadian Solar (Formerly SkyPower Ltd.) - Mighty Solar Farm (Boyne Road)**

Public consultation ended on September 22, 2012. The Township of North Dundas submitted its comments on via the MOE Environmental Registry and the municipal consultation form.

10. **Source Water Protection Plan**

The United Counties now have the Source Water Protection zones mapped on the GIS system for staff to be able to determine if a proposed building project is within or outside the Source Water Zone.

11. **Consents / Severances**

In September, two applications were reviewed, site visits conducted and condition letters forwarded to the United Counties. Three letters were sent to the United Counties indicating that consent conditions had been fulfilled.

12. **Chesterville Waterfront Improvement Project**

The pillars at the waterfront have now been painted. The new gazebo is to be installed on October 12, 2012.

13. **Miscellaneous - Planning Department**

In September 2012, the Planning Department meet with staff from North Grenville regarding Boundary Road and surrounding land uses. Various calls and emails pertaining to two new development proposals. Met with the United Counties on different projects and proposals. Attend public meeting re: zoning amendment. Met with resident on a redevelopment proposal. Site meeting regarding an industrial expansion. Attended meeting on sanitary sewer capacity project. Attended the Ontario East Municipal Conference and the Ontario Professional Planning Symposium. Discussions with landowners regarding mineral aggregates on their property. Attended a meeting with the Hospital and their drainage consultant regarding the storm water management ponds. Worked on web page design and content. Met with web page designers. Worked on department budgets. Prepared provincially required MPMP data sheets for the planning sections. Met with a church group concerning their new construction project.

14. **Building Department**

Monthly report is attached.

Our part-time experienced Building Inspector has given notice that he is retiring at the end of the year. Over the next few weeks, we will be investigating options to replace his experience and qualifications. Ron Symington has been an extremely valuable asset to the North Dundas community as he was BCIN qualified in many, many categories and will not be easy to replace.

A total of 170 Building Permit Intake - Customer Service Surveys , with prepaid return envelopes, were mailed out in August with a return date of September 30, 2012. Despite having a return envelope, only 34 surveys have been returned (20%). A summary of the results will be provided in a summary sheet.

Building Permit Information Night & Open House is scheduled for October 24, from 7-9 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.

Building Department	<u>Sept. 2012</u>	<u>Year '12 totals</u>
Building Permits Issued:	27	154
New Dwellings:	3	19
Total Value of Permits:	\$1,265,000	\$13,406,850
Total Building Permit Fees:	\$5,074	\$47,389
Develop. Charges Collected:	\$7,598	\$65,109

Building Department	<u>Sept. 2011</u>	<u>Year '11 totals</u>	<u>Sept. 2010</u>	<u>Year 2010 totals</u>
Building Permits Issued:	21	162	22	173
New Dwellings:	4	48	2	47
Total Value of Permits	\$1,648,950	\$10,585,550	\$1,303,466	\$16,961,311
Total Building Permit Fees	\$8,557	\$46,923	\$8,703	\$78,931
Develop. Charges Collected	\$6,706	\$119,851	\$7,827	\$140,763

Building Department -	<u>Sept 2009 totals</u>	<u>Year '09 totals</u>	<u>Year '08 totals</u>
Building Permits Issued:	23	147	157
New Dwellings:	6	29	27
Total Value of Permits	\$7,426,500	\$16,682,955	\$13,283,850
Total Building Permit Fees	\$18,365	\$56,305	\$62,757
Development Charges Collected	\$16,051	\$69,444	\$85,329

15. **By-law Enforcement**

Monthly report attached.

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: 03 October 2012
RE: *By-Law Department Month End Report for September 2012*

By-Law Enforcement

There are 30 active files open in By-law Enforcement. There were two new files created in the month of September and five older files were closed last month.

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

Sixteen (16) parking tickets were issued in the month of September.

Building

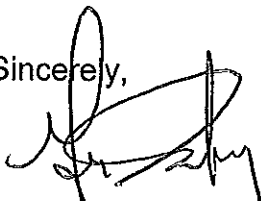
Month end building stats are completed and attached.

This year the Building Department was required to report on the MPMP the length of review time it took the municipality to issue or refuse a building permit. The data was collected for the year 2011 and the results are listed below. Unfortunately this is not a true performance measure as it is not comparable with other municipalities or with future years to come. There are many differences in how each municipality collects and calculates the data so comparison would not be fruitful. The province is also considering changes on how it defines when an application is considered complete and when the clock should start as well as what applications are eligible for the data.

Average Review Times

New Homes	4.8 days
Large Buildings	6.0 days (commercial over 600sq.m., and assembly uses)
Farm Buildings	3.7 days
Administrative	0.2 days (pools, renewals, demolitions)
Small Buildings	3.4 days (approx. 1/3 of all permits, sheds, garages, additions, change of use, etc.)

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official