



Township of  
**North Dundas**

**PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT**

|                         |                              |
|-------------------------|------------------------------|
| <b>To:</b>              | Mayor and Members of Council |
| <b>Prepared by:</b>     | Calvin Pol                   |
| <b>Date of Meeting:</b> | April 10, 2012               |
| <b>Subject:</b>         | Monthly Report - March 2012  |

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

Met with the United Counties Planning Department to review and update the vacant lot inventory within each of the villages and throughout the Township. Provided Excel spreadsheet of all building permits issued for new residences, commercial, industrial, institutional and large agricultural buildings. These building permits will be cross-checked against the vacant lot inventory using the GIS data base.

2. **Proposed Subdivision - G. Byles**

The public meeting for the proposed Byles subdivision is scheduled for April 10, 2012 at **6:45 pm** United Counties of Stormont, Dundas, & Glengarry Land Division File Number 01-ND-S/2012. The application is 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. Access to the lands will be provided from Merkley Road. Attached is the notice for the Public Meeting.

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

Mr. Thompson wants to commence Phase 4 of his subdivision in Chesterville. Adjustments to the water and sanitary sewer pipes are being made to reflect current circumstances (subdivision designed back in 1995) where homes are now built on South Street. If in the future residential lots are severed fronting on South Street, they will be responsible for connecting to the water and sanitary sewer line and for providing storm sewers along their front yard.

4. **Committee of Adjustment - 545 Henderson Crescent, Winchester**

Appeal period ended March 13, 2012 for minor variance application A-01/2012. No appeal filed.

5. **SKYPOWER LIMITED - Mighty Solar Farm**

The Planning Department has spent several hours reviewing the latest detailed reports for the

MightySolar Renewable Energy Approval (REA). A few issues are emerging, such as missing setbacks from the WH Hamilton Municipal Drain, the 500 loads of gravel for interior access roads, the number of heavy vehicle trips necessary to build the solar farm and the associated impact on Township Roads, the proposed 8.85 foot high fence, and how waste and recyclable material are dealt with.

The Public Consultation has been set for May 29, 2012 from 6:00 to 8:00 pm at the Royal Canadian Legion in Chesterville.

6. **Source Water Protection Policies**

On April 4, 2012, a detailed review of the two reports (Source Water Plan: Explanatory Document and the Source Water Plan: Policies Version 0.1.0) was completed. Comment sheets were completed in consultation with municipal staff and Council's comments from March 13, 2012. These comment sheets were submitted to the Raisin-South Nation Source Protection Committee before the April 5, 2012 deadline. Attached are the comments provided.

7. **Development Charge Reserves**

As noted in the supplemental report March 26, 2012, the Development Charge reserve fund withdraws and balances were calculated.

8. **Site Plan Control - Eastern Counties Corporation for Rural Health**

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 has submitted a Site Plan for their renovation work at the northwest corner of County Road Highway #31 and County Road #38. The existing garden centre and storage areas will be moved to the rear part (northwest) of the property and replaced with paved parking. The entrance is also being relocated to the centre of the existing building. A Site Plan By-law 10-2012 has been prepared for Council's consideration to authorize the Township to enter into a Site Plan Agreement with the owner of the Winchester BMR.

10. **Consents / Severances**

In March, four (4) completed questionnaires and draft conditions were forwarded to the United Counties.

11. **Miscellaneous - Planning Department**

Involved in meetings regarding economic development strategy with McSweeney and Associates, an old road widening, a development project in Chesterville, attended the South Nation Conservation Authority information/training session, prepared a job description and posting to hiring a student, assisted with the Winchester sanitary sewer system analysis project, dealt with drainage issues in an approved subdivision in Winchester, completed compliance reports for lawyers, and attended the open house on Source Water Protection Policies.

12. **Building Department**

Much of March was spent reviewing the new Eastern Counties Corporation for Rural Health

building to be located in the southwestern part of the hospital grounds.


| <b>Building Department -</b> | <b><u>March 2012</u></b> | <b><u>March 2011</u></b> | <b><u>March 2010</u></b> |
|------------------------------|--------------------------|--------------------------|--------------------------|
| Building Permits Issued:     | 5                        | 12                       | 10                       |
| New Dwelling Units:          | 0                        | 10* + 5                  | 4                        |
| Total Value of Permits       | \$51,000                 | \$1,411,000              | \$1,138,195              |
| Total Building Permit Fees   | \$403                    | \$5,844                  | \$5,561                  |
| Development Charges Paid     | \$0                      | \$30,566                 | \$9,285                  |

| <b>Building Department -</b> | <b><u>Mar. '09</u></b> | <b><u>Mar '08</u></b> | <b><u>Mar. '07</u></b> | <b><u>Mar. '06</u></b> | <b><u>Mar. '05</u></b> | <b><u>Mar. '04</u></b> |
|------------------------------|------------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|
| Building Permits Issued:     | 5                      | 4                     | 8                      | 9                      | 9                      | 2                      |
| New Dwellings:               | 2                      | 2                     | 3                      | 1                      | 5                      | 2                      |
| Total Value of Permits       | \$360,000              | \$685,000             | \$1,484,000            | \$320,500              | \$1,136,000            | \$1,204,000            |
| Total Building Permit Fees   | \$1,955                | \$2,641               | \$4,954                | \$3,309                | \$5,428                | \$6,976                |
| Development Charges          | \$5,803                | \$6,622               | \$7,040                | \$2,897                | \$11,895               | \$14,010               |

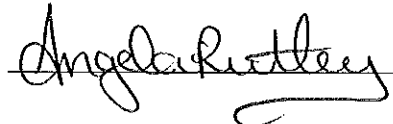
\*- Conversion of Morewood Public School

13. **By-law Enforcement**  
Monthly report attached.
14. **Dog Licence Salespersons**  
The due date to obtain a dog licence was March 31, 2012. Door-to-door sales are almost complete.
15. **Capital Expenditures**  
None in March 2012.

Report prepared by:

 Calvin L. Pol, MCIP, RPP

Reviewed & approved by:

 Angela Rutley, Acting CAO