



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT	
To:	Mayor and Members of Council
Prepared by:	Calvin Pol
Date of Meeting:	July 10, 2012
Subject:	Monthly Report - June 2012

1. **United Counties Official Plan - Settlement Boundary Study**
 Hemson will be presenting their initial population and development forecasts to County Council on July 16, 2012 (originally planned for June 11).

2. **United Counties Official Plan - Settlement Boundary Study (Winchester Village)**
 The Public Meeting on Official Plan Amendment #12 was held on June 12, 2012. The planning report, attendance sheet, presentation and approved minutes were forwarded to the United Counties. Met with effected landowners. County Council will be considering Official Plan Amendment #12 on July 16, 2012.

3. **Zoning By-law Amendment - Edsel Byers - 12555 County Road #43, Winchester**
 Public Meeting is scheduled for 6:30 pm on July 10, 2012 to re-zone his property to permit a contractor's storage yard, an accessory dwelling, and warehousing. The planning report and draft by-law have been prepared for Council's consideration.

4. **Draft Plan of Subdivision - G. Byles**
 Further to discussions with the developer and his lawyer, the Planning Department has begun drafting the streamlined subdivision agreement for the three lot and one block subdivision on Merkley Road. This subdivision agreement will be greatly modified based on the size of the development.

5. **Draft Plan of Subdivision - PDH HealthCare Ltd.**
 Further to a meeting with the developer, the proponent's engineer is applying for Provincial Approval (C of A's) for extending the water, sewer lines and for the stormwater system. The developer intends to start construction in August 2012.

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

The Part Lot Control By-law #17-2012 was sent to the United Counties Planner for his stamp and approval (for registration).

South Nation Conservation has signed off on the stormwater report. The original plans did not call for a swale at the west property limit as the farm fields have tile drainage; however, the modified stormwater plans do require a swale. Mr. Thompson does not want to construct the swale along the west property limit as it will require the removal of all of the mature trees (see photos below).



Drainage flows from the rear of the lots to the front (away from the trees). We spoke with the abutting landowner on July 4, 2012 to determine if he had concerns with Mr. Thompson's proposal. The farmer indicated that water does pond in the spring along part of the property line. He also indicated that for crop production, the larger trees are typically not the problem, however, the brush and small trees are - as they interfere with farm machinery. Mr Thompson does not feel that the development of the lots will result in further ponding on the field. Mr Thompson is willing to submit a security deposit of \$5,000 which is to be held for two years: If ponding occurs, he agrees to correct it. A resolution to this effect has been prepared for Council's consideration

7. **Davidson Heights Subdivision**

A drainage issue was brought to the Township's attention at the northwest part of the Davidson Heights Subdivision. Several meetings with abutting landowners and developer took place. The developer has agreed to improve the drainage along the rear property lines.

8. **Committee of Adjustment - 17 Faubert Ave, Chesterville**

The appeal period for Application A-02/2012 ended on June 12, 2012 with no appeal.

We are still waiting for the final site plan design to determine if the South Mountain St. Daniel's Church will require a minor variance (Application File A-3/2012). A church meeting is scheduled for July 5, 2012 to finalize the design and location.

9. **SKYPOWER LIMITED - Mighty Solar Farm (Boyne Road)**

Township comments on the Draft REA Document Release for the MightySolar Project on the Boyne Road were submitted on June 15, 2012 to SkyPower Limited (available in the Council Office). The Ministry of the Environment consultation form (Part B, s.18(2) of Ontario Regulation 359/09) was also submitted. We have asked that a baseline for the Boyne Road be conducted prior to construction and decommissioning and a security deposit for damage to the road, for the entrance to the site to be paved, for the fences to be setback a minimum of 15 metres from the municipal drains, for the Fire Prevention Plan and Response Plan to be shared with the Fire Department, and for some visual buffering of the site from the Boyne Road.

10. **SKYPOWER LIMITED - CityLights Solar Farm (Gibeault Road)**

The junior planner has conducted a preliminary review of the CityLights Renewable Energy Approval (REA) binder from SkyPower. The second public consultation meeting will be held on Tuesday July 31st, 2012, between 6pm and 8pm at the Royal Canadian Legion, 167 Queen Street West, Chesterville, ON. Concerns and comments can be sent to Kshitij Kaushik of Skypower at info@skypower.com.

11. **Site Plan Control - Winchester Hospital Multi-Tenant (LEED) Building**

Stormwater control has not been finalized. The Township Engineer is requesting further investigation on the proposed additional flows into the Henderson Creek Municipal Drain.

Due to rising construction costs, the Hospital is looking at further cuts and is requesting that the exit route to the ring road be postponed until the next phase of development (see attached sketch with proposed Township Staff revisions). The site plan has been approved, by-law passed and financial security in place. Any change to the approved site plan requires Council's approval.

12. **Source Water Protection:**

*"The Raisin Region Source Protection Authority and the South Nation Source Protection Authority are once again seeking comments for the latest copy of the **Proposed Source Protection Plan** for 26 municipal drinking water systems in eastern Ontario. This is the **second and final opportunity** to comment on the Proposed Source Protection Plan which highlights local strategies to keep sources of municipal drinking water clean and plentiful prior to submitting the Plan to the Province. Proposed Plans are available for public viewing online at www.yourdrinkingwater.ca and through your local Conservation Authority office. Written comments are being accepted for **40 days** between **June 22nd** and **August 1st, 2012**. All written comments will be submitted to the Ontario Ministry of the Environment along with the proposed Source Protection Plan by August 20, 2012." The Planning Department will be reviewing the revised Source Protection Plan to determine if our earlier comments have been incorporated into the revised plan.*

13. **Consents / Severances**

To date, thirteen (13) consent applications have been received. In June, four applications were reviewed and comments/conditions submitted to the United Counties. Attached is a list of consent applications to date.

14. **Miscellaneous - Planning Department**

In June 2012, the Planning Department was involved in meetings regarding: the gazebo to be erected at the Chesterville Waterfront, vandalism at the waterfront, County Road access to Pioneer Gas, the potential reactivation of a former quarry, performance management; sanitary sewer capacity in Winchester, a proposed three unit townhouse development, conducted a site visit for a proposed multi-residential development, reviewed potential website improvements with a website builder, prepared mission statements, attended North Grenville's open house on their new comprehensive Zoning By-law, reviewed the proposed parking lot designs on Louise Street North, interviewed summer student from Jobzone, met with the Hospital CAO regarding their development.

15. **Building Department**

Monthly report is attached. The extended summer hours for the Building Department are being used by residents. Extended hours are from **4:30 p.m. to 7:00 p.m. every Tuesday** for the summer.

Building Department	<u>June 2012</u>	<u>June 2011</u>	<u>June 2010</u>
Building Permits Issued:	28	26	36
New Dwellings:	4	4	6
Total Value of Permits	\$1,346,700	\$1,576,400	\$4,513,500
Total Building Permit Fees	\$7,074	\$6,024	\$17,588
Develop. Charges Collected	\$11,394	\$10,546	\$22,089

Building Department	<u>June 09</u>	<u>June 08</u>	<u>June 07</u>	<u>June 06</u>	<u>June 05</u>	<u>June 04</u>
Building Permits Issued:	25	27	35	45	20	31
New Dwellings:	2	5	3	7	6	5
Total Value of Permits	\$626,000	\$1,480,200	\$1,517,400	\$1,517,300	\$1,797,000	\$1,980,500
Total Building Permit Fees	\$4,144	\$7,177	\$7,648	\$9,715	\$8,035	\$8,031
Develop. Charges Collected	\$7,185	\$9,163	\$8,569	\$18,895	\$7,912	\$6,752

16. **Pool Enclosure Permits**

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

17. **By-law Enforcement**

Monthly report attached. Our court date for a dog without a proper leash has been postponed again. This will be our third trip to court at considerable cost to the Township.

An updated Property Standards By-law has been prepared for Council. Some of the references have been updated to include commercial and industrial properties (not just residential properties). Also, some areas where we have had issues in the past in court have been clarified.

18. **Dog Licence Salespersons**

Over 600 renewal warning notices were sent out with a due date of July 8, 2012.

ANNUAL DOG LICENCE SALES AND METHOD USED

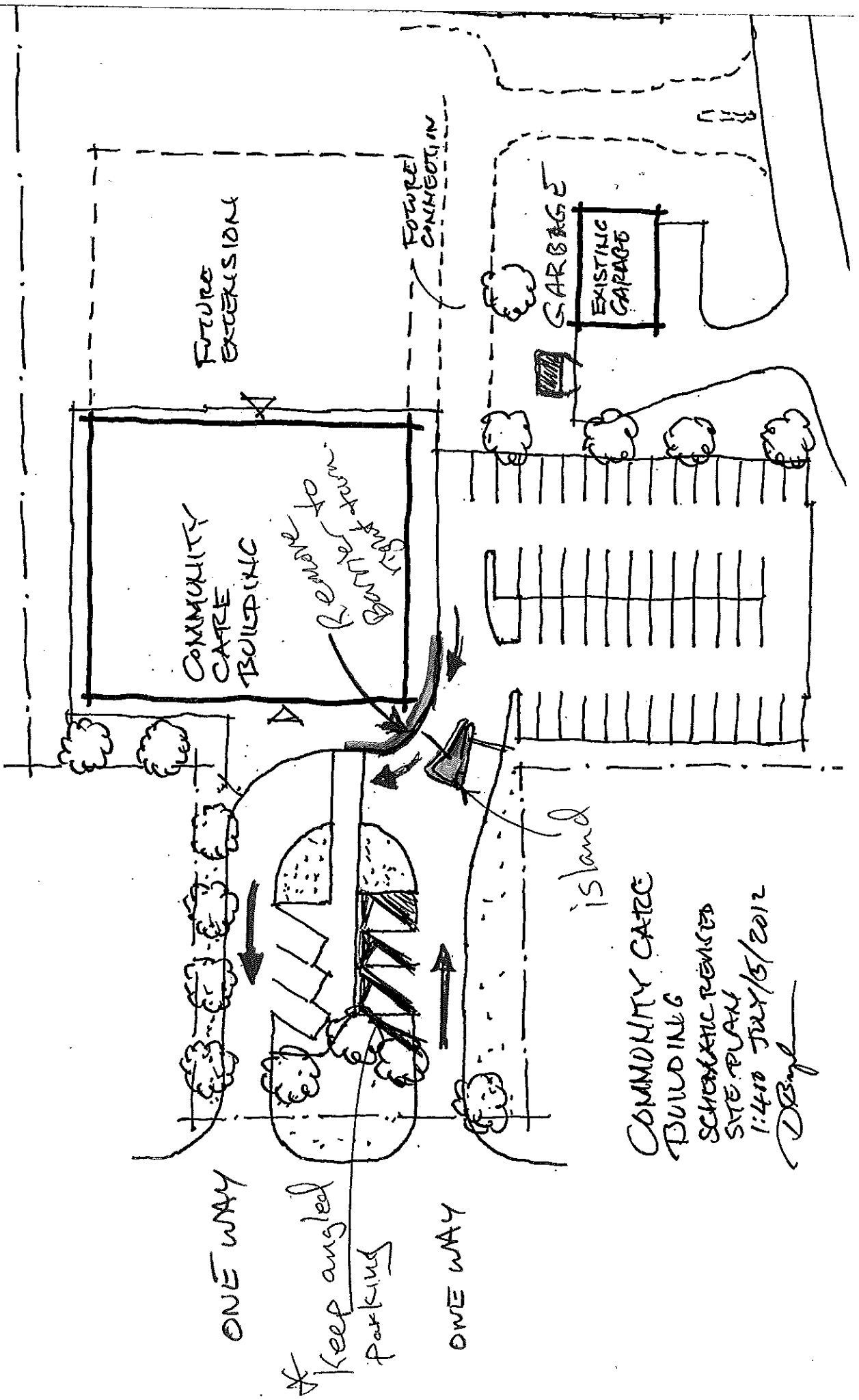
<u>Year</u>	<u>Licences Sold</u>	<u>Method Used</u>
2001	500+	Mailed general notices with property taxes
2002	518	Mailed general notices with property taxes
2003	579	Mailed general notices with property taxes
2004	2,261	Door-to-door sales + Notices in newspaper
2005	1,606	Direct mail to dog owners from 2004, Notices in newspaper/internet
2006	2,246	Door-to-door, Newspaper notices
2007	1,611	Direct mail to 2006 sales, Notices - newspaper, etc.
2008	2,429	Door-to-door sales
2009	1,828	Direct mail to 2008 sales, Notices - newspaper, etc
2010	2,362	Door-to-door sales
2011	1,819	Direct mail to 2010 sales, Notices - newspaper, etc
2012	2,379	Door-to-door sales

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

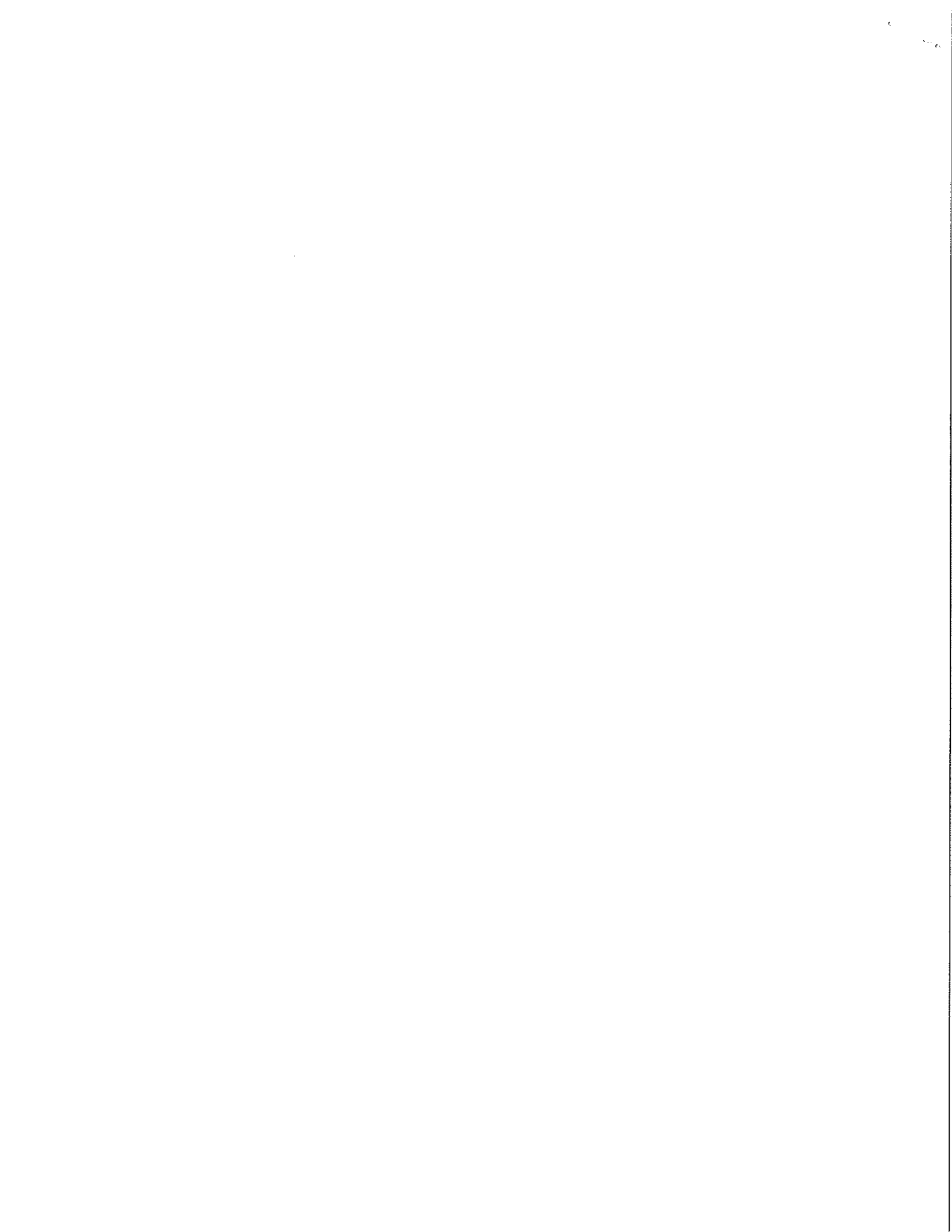
Reviewed & approved by: (Original Signed by) Angela Rutley, Acting CAO



HOSPITAL



COMMUNITY CARE BUILDING
SCHEMATIC REVISED
SITE PLAN
1:410 JULY/5/2012
DB



Consent Applications 2012

File #	Name	Address - Location	Date Form Sent to Land Division	Recomm-entation	Land Division Decision	Conditions / Comments
B-4/2012	Berends, Carl & Susanne	Pt. Lot 6, Conc. 9, Mtn Twp.	March 2, 2012	Yes	April 5, 2012	Parkland Fee, setbacks, safe entrance, road widening if necessary, responsible for own services, taxes up-to-date, Scoped assessment (Woodlands)
B-10/2012	Ronald Spong, S. Regan	Con. 7, Lot 1, Mtn. Twp.	Mar 16, 2012	Yes, if safe	April 5, 2012	Parkland Fee, setbacks, safe entrance, road widening if necessary, responsible for own services, taxes up-to-date, acknowledge sand reserve
B-11/2012	Ronald Spong, S. Regan	Con. 7, Lot 1, Mtn. Twp.	Mar. 16, 2012	Yes, if safe	April 5, 2012	Parkland Fee, setbacks, safe entrance, road widening, acknowledge woodlands, acknowledge wetlands, taxes-up-to-date,
B-23/2012	Last, Keith	Pr. Lot 16, Conc. 6, Mtn Twp.	April 13, 2012	Yes	May 18, 2012	Surplus dwelling, taxes up-to-date, Agricultural entrance, Rezone agric. land, barn - no livestock, verify setbacks.
B-30/2012	Wheeler & Warwick	512 St Lawrence Street, Win	March 29, 2012	Yes	April 5, 2012	Easement only - for sewer & stormwater
B-33/2012	Guy, John and Kerry Kennedy	Conc.5, Pt. Lot 5, Win. Twp.	May 31, 2012	Yes	June 21, 2012	Parkland fee, verify setbacks, shared access, separate utilities, taxes up-to-date
B-46/2012	Stein, Thomas Erica Nel	Con. 11, Pt. Lot 22, Mtn Twp.	June 21, 2012	Yes	July 9, 2012	Farmland lot addition. Taxes up-to-date
B-47/2012	Gallo, Ewanna	Con. 5, Pt Lot 3, Mtn. Twp.	June 22, 2012	Yes	July 9, 2012	Parkland fee, setbacks, road widening if necessary, responsible for own services, taxes up-to-date, Scoped assessment (Woodlands)
B-60/2012	Shane, Richard & Margaret	Conc. 10, Pt Lot 16, Win Twp.	June 21, 2012	Yes	July 9, 2012	Farmland lot addition, taxes up-to-date
B-62/2012	Mollema, Cornelius & Eliz	Con 11, Pt Lot 17, Win. Twp.	June 21, 2012	Yes	July 9, 2012	Surplus dwelling, minor variance (lot size & frontage), taxes up-to-date, Agricultural entrance, Rezone agric. land, verify setbacks, county road widening if necessary.
B-64/2012	Reid, Betty C.	Con. 12, Pt. Lot 19, Win Twp.	No	No	-	No, does not meet Official Plan and PPS
B-68/2012	Van Bruinessen, John & Marguerite	Part Block V, Reg. Plan 35	June 19, 2012	Yes	July 9, 2012	Minor lot addition, taxes up-to-date.
B-71/2012	Dumoulin, Patrick	Con. 2, Pt. Lot 11, Mtn Twp.	In process	in process	-	Lot addition, taxes up-to-date

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 July 2012
RE: *By-Law Department Month End Report for June 2012*

By-Law Enforcement

There are 20 active files open in By-law Enforcement. There were four new files created in the month of June; two of which have been dealt with and closed.

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

A total of 8 parking tickets were issued in the month of June.

Attached is a proposed by-law to replace our current property standards by-law. The purpose of the new by-law is to acknowledge changes within the Building Code Act with respect to Notices and to clean up the wording of the by-law so that it is easier to distinguish which regulations apply to all properties, as opposed to those which only relate to dwelling units. The regulations are modeled upon Russell Township's by-law in an effort to minimize confusion of having different regulations for our by-law team.

Building

Month end building stats are completed and attached. As you will see we are in the midst of a very busy building season.

Starting in June and continuing until the end of August the Building Department will be open until 7PM on Tuesdays. Seven people have used the service so far and we expect that to increase over the next two months.

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official