



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Calvin Pol
Date of Meeting:	March 8, 2011
Subject:	Monthly Report - February 2011

- Zoning By-law Amendment - Jacques Thibault (Morewood)**
Re: Morewood Public School to Residential Apartments & Two Residential Lots
Appeal period for By-law 16-2011 ended February 22, 2011. No appeals filed. Building permit can now be issued.
- Zoning Amendment - Ralph Winterburn (Winchester Twp.)**
Re: Compound Yard
Public meeting is scheduled for March 29, 2011 at 7:00 pm. Mr. Winterburn has applied for an accessory use (a compound yard) on his 2 acre property in the outlying area of Winchester Township.
- Zoning Amendment - Ahmad El-Khatib (Winchester Village)**
Re: Convert Commercial Ground Floor Space into an Apartment - Downtown
Mr. El-Khatib would like to convert the rear/side part of the Shadbolt's Building (southeast corner of St. Lawrence and Main Street Winchester) into an apartment unit. Currently, the space is used for storage purposes, but it has an entrance and window off Main Street. This space is barrier-free. He recently purchased the property and is contending that the space cannot be rented out as commercial space and that it is better suited as a residential unit. There is no available parking on site, therefore he is proposing to offer cash-in-lieu of parking. The Township would then have to offer parking spaces for this unit. Please note that the applicant is also converting the third floor into three apartment units - all without available parking spaces. Unless council has any initial objections, the public meeting will be scheduled at the next available Council meeting, subject to the giving of notice, posting a sign, etc.
- Subdivision - PDH Healthcare**
No appeals filed regarding the draft approval (ended February 7, 2011). The developer has commenced the engineering for the subdivision.

5. **Subdivision - 990984 Ontario Ltd.**

Public Meeting for the new 17 block subdivision for Block 11 on Registered Plan #34 is scheduled for March 29, 2011 at 7:00 pm.

6. **Solar Farm Announcement**

We have been recently advised that two solar farms have received preliminary approval in the Chesterville/Morewood area. The two sites are:



<http://www.mightysolarproject.com/>
(Kittle Road to Boyne Road)
Project size is approximately 11.5MW



<http://www.citylightssolar.com/>
(North side of Gibeault Road)
Project size is approximately 11.5MW

7. **Consents/Severances/Subdivision**

Eight (8) appointments with residents were held to review their options to sever or subdivide their land in February. Five completed questionnaires were sent to the United Counties.

8. **TreeCanada / TD GreenStreets Grant**

A large crowd of approximately 65 people attended the third educational session on Innovative Planting Design, Ideas, Methods and Combinations by Julie Mulligan, MSc., BLA, Landscape Architect and Biologist in Chesterville on February 15, 2011. The Chesterville Green Action Gang helped host the event and post fliers.

9. **Committee of Adjustment**

Three (3) applications for minor variances to the Zoning By-law were received. A Committee of Adjustment hearing was held on February 24, 2011. One application was modified and granted, the second deferred, and the third granted.

A-01/2011 - Marie Steele (*To reduce the minimum "Rear Yard" Requirement from the required 3 metres to 1.2 metres. Granted (modified)*)

A-02/2011 - David Chambers (*Deferred pending County Decision*)

A-03/2011 - Garry Brugmans (*To reduce the minimum lot area by 71.5% from 38 ha (93.89 acres) to 10.8 ha (26.8 acres) for severed agricultural land (result of a surplus dwelling).*)

10. **Site Plan Control Committee**

The Site Plan Control Committee met on March 3, 2011 to review two applications:

1. Morewood Public School conversion to a ten (10) unit apartment.
2. 501 St. Lawrence Street (Shabolts) - Change of use - 3rd floor to apartments.

11. **By-law Department**
Monthly report attached.

12. **Roy and Pam Sherrer - Sherrer Way**
Based on the passage of By-law 17-2011, Mr. & Mrs Sherrer have applied to sever two commercial lots from their property on Sherrer Way.

13. **Winter Parking**
We have not experienced any significant problems with on-street winter parking this year.

14. **Budget - Second Draft**
A second draft of the budget was prepared for Planning, Building, By-law & Canine Control. The second draft is the result of a review by the Acting CAO and Treasurer.

15. Building Department -	<u>February 2011</u>	<u>February 2010</u>
Building Permits Issued:	3	6
New Dwellings:	2	4
Total Value of Permits	\$428,000	\$750,000
Total Building Permit Fees	\$1,571	\$3,829
Development Charges Paid	\$6,388	\$11,586

Building Department -	<u>Feb. '09</u>	<u>Feb. '08</u>	<u>Feb. '07</u>	<u>Feb. '06</u>	<u>Feb. '05</u>	<u>Feb. '04</u>
Building Permits Issued:	3	5	5	1	9	2
New Dwellings:	1	2	1	1	1	2
Total Value of Permits	\$333,000	\$409,000	\$359,000	\$145,000	\$802,000	\$270,000
Total Building Permit Fees	\$1,428	\$1,778	\$2,384	\$1,629	\$3,012	\$1,541
Development Charges Paid	nil	\$5,793	\$2,897	\$3,492	\$2,479	\$4,394

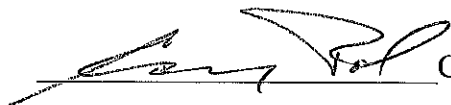
16. **Canine Control - Dog Licences**
Dog Licence application forms were included in the tax envelopes on February 18, 2011.

Every new term of Council, we review the combined canine control officer and shared dog pound contract with South Dundas, North Stormont and ourselves. Sharing canine control services over three Township has worked very well over the past 13 years. The new contract includes an increase for inflation/cost of living, and for improvements to the dog pound (ex. new pressure washer). The by-law is attached for Council's review.

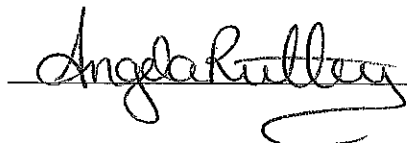
17. **Development Charges**
Prepared and presented the Development Charges Background Report and Draft By-law at the Public Meeting on February 22, 2011. The purpose of a development charge is to generate adequate revenue to finance growth-related net capital costs for municipal services required because of growth. Basically, the old 2005 D.C. charge was indexed for inflation. Council adopted By-law 18-2011 and the Notice of Passing was published on March 2, 2011 in accordance with the *Development Charges Act*.

18. **Technical Assistant - Planning, Building and By-law Department**
Over 130 resumes were received. Approximately 23 of them met the minimum qualification requirements. Interviews are being set up for the seven most qualified individuals.

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: 03 March 2011
RE: *By-Law Department Month End Report for February 2011*

By-Law Enforcement

There are 10 active files open in By-law Enforcement. There was one new file created for the month of February.

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

A total of 21 parking tickets were issued in the month February.

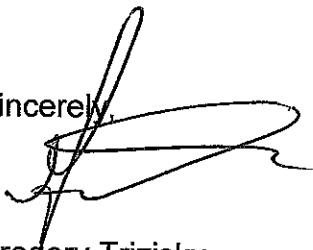
Building

Month end building stats are completed and attached.

The department has set aside two evenings in May for an "Open House" to introduce some of the new regulations set to come effective on December 31 of this year, and to provide permit information for those planning to build this summer. Two more evenings will be planned for the fall.

The Ministry of Municipal Affairs and Housing has requested comments regarding proposed code changes. This is the second a final round of consultation on the new code. The next edition of the Code is expected to include over **300 Building Code changes** and introduce new legislation for energy conservation; it is expected to be law by the end of 2011.

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official