



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> | January 10, 2012               |
| <b>Subject:</b>         | Monthly Report - December 2011 |

1. **Zoning Amendment - Erik Thompson (Chesterville)**

*Re: Rezone 17 Industrial Drive, Chesterville to add Residential Use to the list of permitted uses.*

Notice of Passing was sent out on December 15, 2011. Appeal period ended on January 4, 2012 with no appeals filed. By-law 51-2011 is now in full effect.

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

According to the information we are being provided with, the Ministry of Municipal Affairs and Housing is requiring a population forecast and demographic analysis supporting the Settlement Boundary Study, before the Official Plan amendment(s) proceed. North Dundas has only minor tinkering to a few of its settlement boundaries. However, there are more significant changes being made in other regions which could be contributing to this Ministry requirement. Unfortunately, this delay is holding up some significant development proposals in North Dundas.

3. **Winchester Meadows Subdivision - PDH Healthcare Ltd.**

The proponent's Engineer is applying for the Certificates of Approval (CofA) from the Ministry of Environment for municipal water and sanitary sewer extensions. He is still awaiting final approval from the South Nation Conservation Authority for the stormwater management pond before he can apply for the stormwater CofA. As time permits, we will begin drafting the subdivision agreement for this new subdivision.

4. **Subdivision - 990984 Ontario Ltd. (c/o Terry Sloane)**

A deposit has been received for the Township Engineer to begin reviewing the preliminary engineering design work for this subdivision. Mr. Sloane is requesting that the Township drop the requirement for a sidewalk along St. Lawrence Street as it may interfere with his parking

spaces for the planned townhouse unit. As this sidewalk exists and is used frequently, we do not recommend that it be removed. In addition, the sidewalk is setback so that on-street parking can be accommodated for guests visiting the planned townhomes.

5. **SKYPOWER LIMITED - Two Solar Farms**

A "repeat" public meeting on the two proposed solar farms (CityLights & MightySolar) is scheduled for January 12, 2012 from 6:00 pm to 8:00 pm in the Royal Canadian Legion in Chesterville. The two Draft Project Description Reports dated November 2011 have not changed considerably from the July 2011 reports, nor have they addressed North Dundas's comments submitted on the initial draft reports dated August 29, 2011. The new draft report (Nov. 2011) attached to the notice is, once again a draft, in that many details and future reports are to be forthcoming. Copies are available in the Council room. Letters to SkyPower Limited have been prepared, outlining similar concerns to those expressed when reviewing the initial draft reports.

6. **Source Water Protection Policies**

Based on an initial review of the Source Water Protection Policies, several North Dundas landowners will be significantly impacted based on the number of existing threats around each of the wells servicing Winchester and Chesterville. Risk Management Plans will be required when significant threats have been identified. Who pays for these plans, how the administration and enforcement will work has yet to be determined. Staff from the Counties and municipalities met on December 14, 2011 and will resume a review of the proposed policies on January 12, 2012. Staff from the Raisin-South Nation Source Protection Committee will be present to answer questions.

7. **Development Charge By-law Amendment**

Further to Council's direction, Notice of a Public Meeting was published on December 28, 2011 to eliminate the discount on the Fire Services Development Charge. The changes to the original study are available for viewing at the Planning/Building counter. The public meeting is scheduled for January 24, 2012 at 6:30 p.m.

8. **Lafarge - Sand Pit**

Based on the CTV news coverage about a proposed sand pit, a proactive meeting and site visit with a representative from Lafarge was held on December 5, 2011. At this stage, everything is preliminary with no firm proposal being brought forward. Once Lafarge has completed their supporting background reports and investigations, North Dundas can expect to receive an application to amend the Township Zoning By-law and a request for comments on the MNR Aggregate Resources Act licence.

9. **Consents/Severances/Subdivision**

Two meetings with residents were held to review their options to sever their land in December. Three site visits were conducted to review severance applications, completed United Counties questionnaires and drafted conditions for approval.

In 2011, 33 severance/consent applications were submitted, this compares with 22 applications in 2010, 12 severance/consent applications in 2009, 30 in 2008, 23 in 2007, 31 in 2006, and 16 in 2005.

10. **Site Plan Control**  
Met with Hospital representatives and the abutting neighbour to review their concerns relating to the proposed site plan for the new multi-tenant building. The Hospital will be making some site modifications to address the neighbours concerns.
11. **Budget - First Draft**  
A first draft of the budget was prepared and revised for Planning, Building, By-law & Canine Control.
12. **By-law Enforcement**  
Monthly report attached. One new complaint was submitted in December 2011. The departing By-law Enforcement Officer (Anne) is being replaced by Roxanne.
13. **Winter On-Street Parking**  
Reminder: Overnight winter parking restrictions are in place. Vehicles blocking snowplows will be ticketed. Notices have been published in local newspapers advising of the winter parking restrictions. The Roads Department gave out parking warnings for a limited time in December as a courtesy and reminder. Our "winter parking" signage at the entrances to the villages (Chesterville and Winchester) have been re-installed for the winter months.
14. **Dog Licence Salespersons**  
Both former dog licence salespersons have indicated that they are interested in selling licences door-to-door in 2012. Based on their past performance, we are recommending that North Dundas contractually hire these two individuals again for 2012. A by-law authorizing the entering into a contract with both individuals has been prepared for Council.
15. **Chesterville Green Action Gang**  
All accounts have now been finalized with the Chesterville Green Action Gang with regard to the TD GreenStreets project, and the concrete benches and planters. Their volunteer efforts are commendable.

|                                 |                      |                         |
|---------------------------------|----------------------|-------------------------|
| 16. <b>Building Department</b>  | <u>December 2011</u> | <u>Year 2011 totals</u> |
| Building Permits Issued:        | 14                   | 205                     |
| New Dwellings:                  | 9                    | 61                      |
| Total Declared Value of Permits | \$2,843,600          | \$15,419,450            |
| Total Building Permit Fees      | \$9,150              | \$66,904                |
| Develop. Charges Collected      | \$22,864             | \$159,638               |

The December spike in new dwelling units is due to the January 1, 2012 changes to the Ontario Building Code. Several builders came in late to avoid the new construction (energy efficiency) standards.

In the past six years, \$143 million worth of declared construction investment in North Dundas has occurred as follows:

## Building Department

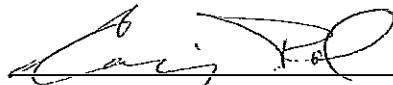
|                            | <u>2010</u>  | <u>2009</u>  | <u>2008</u>  | <u>2007</u>   | <u>2006</u>  |
|----------------------------|--------------|--------------|--------------|---------------|--------------|
| Building Permits Issued:   | 207          | 184          | 194          | 206           | 209          |
| New Dwellings:             | 56           | 36           | 39           | (37 + 75)*    | 50           |
| Total Value of Permits     | \$20,982,376 | \$19,029,705 | \$15,498,350 | \$60,295,400† | \$11,859,000 |
| Total Building Permit Fees | \$89,723     | \$67,675     | \$74,123     | \$208,119     | \$ 53,557    |
| Development Charges        | \$159,085    | \$91,636     | \$104,524    | \$130,185     | \$ 90,036    |

\* - Includes 75 unit senior complex in Chesterville (\$5,000,000 value)

† - Includes the Hospital Expansion (~\$42 million)

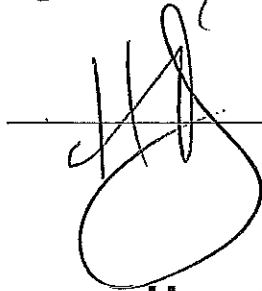
17. **Administration of Part 8 of the Ontario Building Code - Agreement with SNC**  
 The signed one year contract had been provided to South Nation Conservation for 2012 contract services. Meetings have been held with their representatives to discuss implementation and transition matters.

Report prepared by:



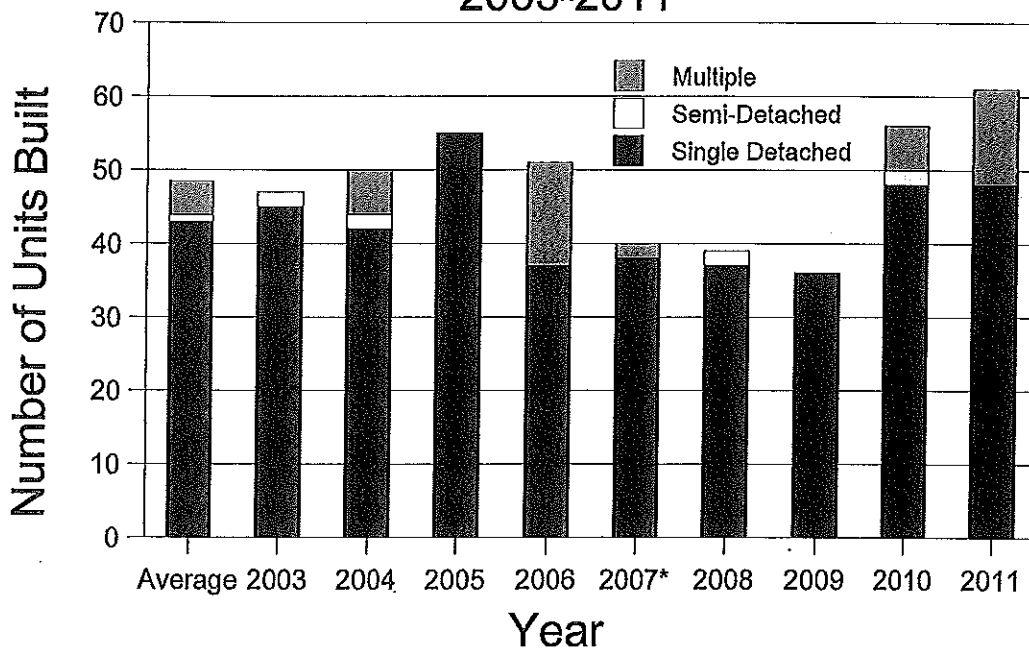
Calvin L. Pol, MCIP, RPP

Reviewed & approved by:



Howard F. Smith, CAO

## Housing Starts 2003-2011



## Building Permit Activity - Summary Sheet

|                                       | 2011         | 2010         | 2009         | 2008         | 2007              | 2006         |
|---------------------------------------|--------------|--------------|--------------|--------------|-------------------|--------------|
| <b>Total Building Permits Issued:</b> | 205          | 207          | 184          | 194          | 206               | 193          |
| <b>New Dwellings:</b>                 | 61           | 56           | 36           | 39           | (35 + 75)<br>110* | 51           |
| <b>Total Value of Permits:</b>        | \$15,419,450 | \$20,975,776 | \$19,029,705 | \$15,498,350 | \$60,295,400†     | \$11,369,000 |
| <b>Total Building Permit Fees:</b>    | \$66,904     | \$89,723     | \$67,675     | \$74,123     | \$208,119         | \$ 64,532    |
| <b>Development Charges Collected</b>  | \$159,638    | \$159,085    | \$91,636     | \$104,524    | \$130,185         | \$ 133,550   |

\* - Includes 75 unit senior complex in Chesterville (\$5,000,000 value)

† - Includes the Hospital Expansion (~\$42 million)

|                                       | 2005         | 2004         | 2003         | 2002         | 2001        |
|---------------------------------------|--------------|--------------|--------------|--------------|-------------|
| <b>Total Building Permits Issued:</b> | 219          | 209          | 201          | 200          | 131         |
| <b>New Dwellings:</b>                 | 55           | 50           | 47           | 61           | 37          |
| <b>Total Value of Permits:</b>        | \$14,919,700 | \$11,859,000 | \$12,407,483 | \$13,209,342 | \$8,400,000 |
| <b>Total Building Permit Fees:</b>    | \$68,630     | \$53,557     | \$58,640     | \$62,118     | \$43,000    |
| <b>Development Charges Collected</b>  | \$129,268    | \$90,036     | \$98,481     | \$108,138    | \$78,200    |

January 6, 2012

# 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:** 23 December 2011  
**RE:** *Month End Report for December 2011*

## By-Law Enforcement

There are 15 active files open in By-law Enforcement. There was one new file created for the month of December. Attached you will find a brief report on the type of By-law enforcement issues we have and their current status.

No parking tickets were issued in the month of December, however the roads department has issued several warnings to cars parked overnight and are interfering with snow removal. I recommend doing a blitz on overnight parking in the new year.

## Building

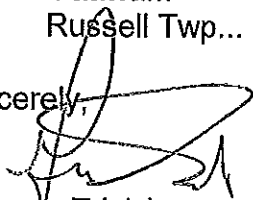
Month end building stats are completed and attached. Housing starts are higher than expected mainly because of the changes starting December 31, 2011 in the Ontario Building Code.

As mentioned earlier the changes I am proposing for the Building By-law are mainly "housekeeping" changes to keep the by-law current and applicable to today's requirements. The fees are being altered slightly to round off numbers and make it easier to calculate fees and to raise minimums to reflect current costs as well as clean up errors and inconsistencies found over the years. The largest increase is in the commercial pricing which was originally less than residential fees, originally thought to be greater sized buildings, however that philosophy was not proving cost effective nor did it reflect current practices or accurately recoup expenditures. Our rate is also substantially lower than the surrounding municipalities. In setting the new rate we concentrated on a reasonable adjustment that would better reflect the costs of providing the service and then compared that with the municipalities from where our "growth pressures" originate. There is little value in comparing our rates with municipalities from which we do not attract developers.

We are proposing a commercial rate of .55/sqft or \$8.50/thousand of construction costs. The comparable municipalities are:

|                    |   |
|--------------------|---|
| North Grenville... | \$10 - \$12 per thousand                        |
| Ottawa...          | \$12 per thousand                               |
| Russell Twp...     | &1,200 flat rate plus and additional .80 / sqft |

Sincerely,



Gregory Trizisky CBCO, CPSO  
Chief Building Official

# Month End Building Report

December 2011

Number of Permits Issued: 14  
 Number of New Dwelling Units Created: 9  
 Total Fees "Earned": \$9,150.00  
 Total Value: \$2,843,600.00  
 Total Charges: \$22,864.20  
 Total Area: 14836

| Date Issued | Permit | Owner                     | 911 Number | Street Name    | Type         | Description                           | Permit Value | Permit Fee "Earned" | Dev. Charge | Area |
|-------------|--------|---------------------------|------------|----------------|--------------|---------------------------------------|--------------|---------------------|-------------|------|
| 02-Dec-11   | 193-11 | FRANCOIS BASTIEN          | 13492      | BYERS RD       | RESIDENTIAL  | SFD - MOVED FROM OUTSIDE MUNICIPALITY | \$49,000.00  | \$280.00            | \$3,166.00  | 1100 |
| 09-Dec-11   | 194-11 | DEAN KERR                 | 1505       | COUNTY RD 1    | AGRICULTURAL | FABRIC STRUCTURE - MACHINE STORAGE    | \$15,000.00  | \$75.00             | \$226.00    | 0    |
| 12-Dec-11   | 196-11 | OLIGO PROPERTIES INC.     | 2051       | THIBAULT CRT   | RESIDENTIAL  | SFD                                   | \$130,000.00 | \$759.00            | \$3,166.00  | 1367 |
| 12-Dec-11   | 195-11 | ELIZABETH WHEELER         | 534        | ST LAWRENCE ST | RESIDENTIAL  | SFD - REPLACEMENT HOUSE               | \$400,000.00 | \$1,280.00          | \$0.00      | 2478 |
| 13-Dec-11   | 197-11 | OLIGO PROPERTIES INC.     | 2067       | THIBAULT CRT   | RESIDENTIAL  | SFD                                   | \$150,000.00 | \$784.00            | \$3,166.00  | 1460 |
| 15-Dec-11   | 198-11 | CHARLES CLAVET            | 491        | GLADSTONE      | RESIDENTIAL  | INTERIOR RENOVATIONS OR REPAIRS       | \$180,000.00 | \$560.00            | \$0.00      | 0    |
| 16-Dec-11   | 200-11 | ED GIBSON                 | 2322       | COUNTY RD 31   | AGRICULTURAL | MACHINE SHED / WORK SHOP              | \$150,000.00 | \$500.00            | \$313.60    | 0    |
| 16-Dec-11   | 199-11 | JAMES RENAUD/STACEY PYPER | 11836      | COUNTY RD 43   | RESIDENTIAL  | SFD                                   | \$180,000.00 | \$727.00            | \$0.00      | 1547 |
| 20-Dec-11   | 202-11 | A&H RACINE CONSTRUCTION   | 38         | CHRISTIE LN    | RESIDENTIAL  | SFD                                   | \$350,000.00 | \$1,210.00          | \$3,166.00  | 2390 |
| 20-Dec-11   | 201-11 | A&H RACINE CONSTRUCTION   | 36         | CHRISTIE LN    | RESIDENTIAL  | SFD                                   | \$250,000.00 | \$789.00            | \$3,166.00  | 1511 |
| 21-Dec-11   | 203-11 | A&H RACINE CONSTRUCTION   | 40         | CHRISTIE LN    | RESIDENTIAL  | SFD                                   | \$250,000.00 | \$732.00            | \$3,166.00  | 1415 |
| 22-Dec-11   | 206-11 | IAN DREW ENTERPRISES LTD  | 1767       | COLEMAN CRES   | RESIDENTIAL  | SFD                                   | \$127,600.00 | \$674.00            | \$3,166.00  | 1568 |
| 22-Dec-11   | 205-11 | HENDRICK AGRIFOODS INC.   | 11791      | SANDY ROW RD.  | AGRICULTURAL | GRAIN BIN X 5                         | \$592,000.00 | \$500.00            | \$162.60    | 0    |
| 22-Dec-11   | 204-11 | DONALD ELSTON             | 13629      | CONNAUGHT RD.  | AGRICULTURAL | MICROFIT INSTALLATION                 | \$20,000.00  | \$80.00             | \$0.00      | 0    |

REPORT SUMMARY - YEAR TO DATE  
 Total Permits: 205  
 Total Dwellings: 61  
 Total Value: \$15,419,450.00  
 Total Fees "Earned": \$66,903.50  
 Total Development Charges: \$159,637.56

# BY-LAW ENFORCEMENT STATUS MONTH END REPORT --

December 2011

| Case Number | Date Filed | By-Law             | Type of Infraction                  | Status               | Infraction Details  |
|-------------|------------|--------------------|-------------------------------------|----------------------|---|
| 20020023    | 03/11/2002 | 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    | 03/11/2007 | Property Standards | Mold due to water damage            | Under Review         | water from leaking roof, rugs are soiled, mold, mildew,stanch, 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 |
| 20100002    | 03/02/2010 | Property Standards | Mold in Apartment                   | Open                 | All windows need replacement as there is mold. Also building washer/dryer not operating (22 years old)  |
| 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.  |
| 20110001    | 17/01/2011 | Property Standards | Mold and Repairs                    | Open                 | Multiple problems with house from improper construction techniques to mold and electrical problems  |
| 20110003    | 18/03/2011 | 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    | 09/05/2011 | 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 | Mr. Pennock has been walking his dog without a leash which has resulted in the dog approaching pedestrians.   |
| 20110041    | 11/10/2011 | Fence Viewers      | Fence viewers                       | Open                 |   |



| <i>Case Number</i> | <i>Date Filed</i> | <i>By-Law</i>      | <i>Type of Infraction</i>                          | <i>Status</i> | <i>Infraction Details</i>  |
|--------------------|-------------------|--------------------|--|---------------|--|
| 20110042           | 11/10/2011        | Property Standards | property standards                                 | Open          | Owner of property has leaky well pump, or well. Water around well and water running across and to neighbours driveway.                           |
| 20110044           | 18/1/2011         | Parking            | Vehicle parks too close to driveway and parkin     | Open          | Vehicles parked on Win. Albert street all day along with being parked too close to driveway  |
| 20110045           | 25/1/2011         | Property Standards | Structural, unsafe living conditions (property sit | Open          | Structural unsound in apartment, unsafe living conditions, no smoke detectors in hall ways or carbon monoxide detectors                          |
| 20110047           | 21/12/2011        | Livestock          | Livestock loose on neighbouring property           | Open          | Complaint filed with by-law office about cows being on complainants property all the time and has contacted the owner and nothing has been done. |