



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Calvin Pol
Date of Meeting:	July 28, 2011
Subject:	Monthly Report - July 2011

1. **Zoning Amendment - Normand Beauchamp (Chesterville)**

Re: Rezone part (2/3rds) of the 53 Mill Street from Commercial to Residential

The applicant has successfully obtained a conditional severance (S.D.&G. File B-116/2010) to sever part of the commercial property for residential purposes. Under the conditions, the owner is required to obtain a re-zoning to authorize the conversion of the eastern 2/3 of the property to residential. If Council has no initial objection to this application, the public meeting will be scheduled for September 13, 2011.

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

A Notice of Public Meeting has been received for two proposed solar farms (Citylights & Mighty Solar). The Public Meeting will be held on August 30, 2011 between 3:00 pm and 6:00 pm at the Chesterville Royal Canadian Legion. The draft report attached to the notice is truly a draft, in that many details and future reports are to be forthcoming. A copy is available in the Councillor's Office.

Some of the concerns/questions which should be addressed in the CityLights report are as follows:

- A. Details on the "*mounting systems and support structures are not yet available.*" If large concrete bases are proposed, the local road network may suffer with the installation of 50,000 to 200,000 PV panels.
- B. A "*standard height*" chainlink perimeter fence is proposed around the entire site. Local residents have expressed concerns over such a long fence and how this project/fencing will negatively impact wildlife movement in the wetland.
- C. As this area is within a Provincially Significant Wetland and such a large number of panels are proposed, stormwater management and drainage may need to be considered. How and with what will the panels be cleaned (chemicals or

- detergents involved)?
- D. When the project is decommissioned in 20 years: What happens to the concrete bases, the gravel access roads, and the fencing? The report states “*any remaining material will be removed and disposed of off-site at an appropriate location.*” Does this mean the vast amount of concrete goes to the Township landfill site?
 - E. The report states that: “*no impacts are expected to the extractive resource.*” Is the reciprocal also true for Cornwall Gravel’s approved and licenced quarry abutting this site? Will the dust from blasting not impact the ability of the solar panels?
 - F. Section 6.6 states “*Mitigation measures will ensure no impact to surrounding land uses.*” Nothing is suggested or outlined as to what these mitigation measures might be.
 - G. “*The project location will be returned to its original condition after decommissioning.*” Will they replant trees that are being cut down to make way for the solar panels. Is there a reserve account to ensure rehabilitation takes place? Is the landowner responsible?
 - H. Section 6.7 states: “*Local roads may experience additional wear from heavy construction loads. Any damage will be repaired by SkyPower.*” By whom and how will this be determined?
3. **TD Green Streets - Final Report**
The Final Report was prepared, consulted with and reviewed with the Green Action Gang and submitted to Tree Canada on July 28, 2011 in accordance with the contract. The full Green Streets grant will be forthcoming once the report is approved. A total of 641 volunteer hours went into this project (waterfront and Flynn Hotel site). Plantings are expected to be completed in early August by the Chesterville Green Action Gang, along with the final site works. The Green Action Gang members should be thanked and congratulated on their efforts.
4. **Economic Development**
Met with CAO and the Economic Development Officer to discuss the transition of files and projects best suited for the new position.
5. **Consents/Severances/Subdivision**
Five (5) meetings with residents/developers were held to review their options to sever or subdivide their land in July. One completed questionnaire was sent to the United Counties.
6. **Committee of Adjustment**
The Committee held a hearing on a minor variance application on Thursday, July 13, 2011.
- A-04/2011 - To obtain relief from Section 12.1 (b) ii of By-law 12-93 **Other Uses - Lot Area** to decrease the minimum Lot Area from the required 38 ha (93.89 acres) to 21 ha (51.89 acres) for a property located at 12690 County Road #43, Winchester. *Granted*

A new application was received on July 28, 2011 to authorize a similar more compatible use for the building on the southeast corner of County Road #43 and County Road #7. Currently farm equipment sales and service are permitted, whereas the applicant is seeking to permit the sales and service of recreational vehicles (RV's). Section 45(2) of the Planning Act authorizes the Committee of Adjustment to permit:

(ii) the use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed.

7. By-law Enforcement

Monthly report attached. Seven (7) new complaints were submitted in July. The Contract with the Township of Russell was approved by their Council on July 4, 2011.

8. Parking Options - Caleb Street

Several options are being drafted by the By-law department. A detailed report and recommendation will be attached.

9. Building Department	<u>July 2011</u>	<u>July 2010</u>	<u>Year to Month</u>	<u>Year to Month</u>
			<u>End '11</u>	<u>End '10</u>
Building Permits Issued:	28	31	109	132
New Dwellings:	4	13	41	39
Total Value of Permits	\$1,216,000	\$3,036,550	\$8,139,500	\$13,769,045
Total Building Permit Fees	\$5,162	\$10,905	\$34,242	\$59,781
Develop. Charges Collected	\$13,536	\$33,610	\$105,791	\$114,922

Building Department	<u>Month End</u>					
	<u>July 2009</u>	<u>July 2008</u>	<u>July 2007</u>	<u>July 2006</u>	<u>July 2005</u>	<u>July 2004</u>
Building Permits Issued:	26	32	34	34	22	20
New Dwellings:	5	5	6	13	3	7
Total Value of Permits	\$2,402,000	\$2,187,250	\$1,842,100	\$2,350,300	\$1,639,570	\$1,475,600
Total Building Permit Fees	\$11,146	\$10,147	\$8,613	\$11,715	\$8,894	\$5,915
Develop. Charges Collected	\$16,132	\$15,939	\$18,439	\$29,106	\$9,709	\$13,591

Building Department	<u>Year to Month End</u>					
	<u>July 2009</u>	<u>July 2008</u>	<u>July 2007</u>	<u>July 2006</u>	<u>July 2005</u>	<u>July 2004</u>
Building Permits Issued:	106	110	133	129	121	124
New Dwellings:	19	22	24	35	29	39
Total Value of Permits	\$8,189,700	\$8,693,050	\$9,577,000	\$6,836,500	\$9,309,170	\$8,494,600
Total Building Permit Fees	\$33,623	\$41,535	\$42,158	\$37,197	\$44,765	\$38,175
Develop. Charges Collected	\$44,488	\$53,411	\$71,167	\$83,956	\$61,436	\$68,130

10. Pool Enclosure Permits

Summer Reminder: North Dundas Township policy requires all residents with pools to obtain an enclosure permit.

11. **Building Permit Application Forms**

New enhanced building permit forms are being created to assist residents with the information required under the Building Code Act. These user friendly, easy to follow forms and diagrams will supply the public with what they need to provided to the Township in order to obtain a building permit - without delays because parts of the application are missing.

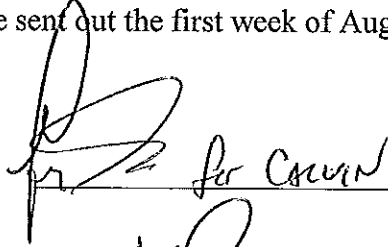
12. **Rideau Auctions**

Nothing submitted as of July 28, 2011.

13. **Canine Control - Dog Licences**

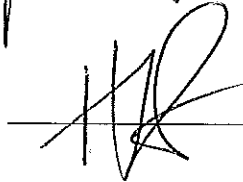
Adjustments to the Dog Licence data base were made for those residents who have moved. Final 2011 notices will be sent out the first week of August with late penalty fees applied.

Report prepared by:
as edited by GET (Aug 3, 2011)



Calvin L. Pol, MCIP, RPP

Reviewed & approved by:



Howard F. Smith, CAO



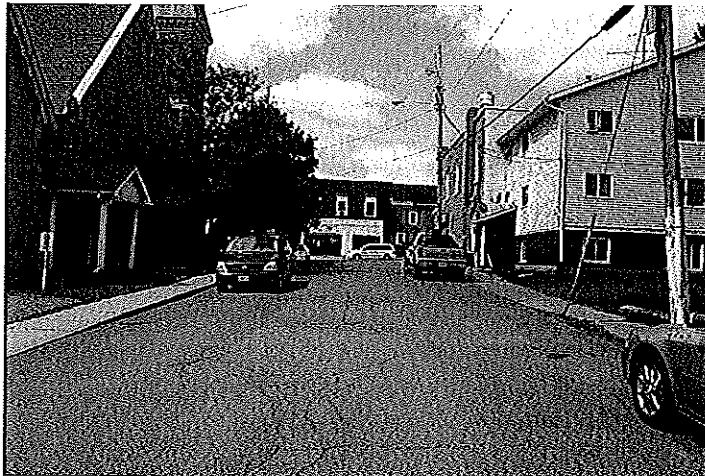
Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Greg Trizisky
Date:	August 3, 2011
Subject:	Traffic and Parking along Caleb St., Winchester

History:

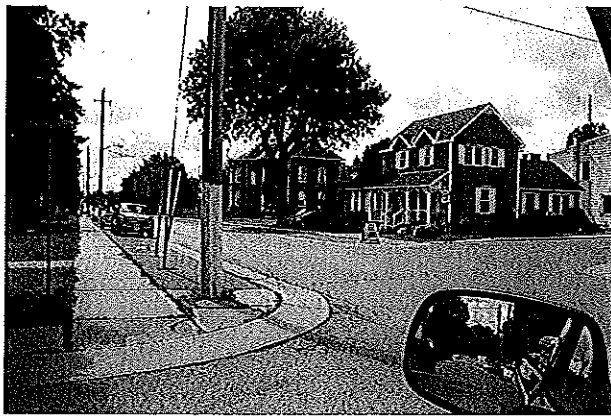
A few years ago many complaints were received regarding the intersection of Caleb and St. Lawrence. The complaints were mainly about illegal parking on the North side of Caleb which narrowed the entrance to Caleb St. Making it difficult to navigate. Continuous theft and vandalism were frustrating all attempts to control parking in that area, however painting lines on the pavement appeared to satisfy all concerns. Although I have not received any new complaints, I understand recent altercations have raised new concerns.



A review of the parking and traffic along Caleb St. during the month of July has shown an average of 24 eastbound cars per hour and 18 westbound cars for an approximate 42 cars per hour during an average work day. A majority of the cars are entering the intersection from the busier St. Lawrence St. and travelling east to avoid the intersection of Main St. and St. Lawrence St.. Fewer than a dozen cars actually turn left from Caleb to

St. Lawrence and travel South or cross towards the Post Office on Church St.. By city standards a moderately busy intersection is approximately 300 cars per hour.

The street measures approximately 29 feet between the sidewalks and with parking allowed on both sides of the street this can leave as little as 14 feet between parked cars. A nervous driver can easily use all of that 14 feet leaving very little room for two



way traffic. For this reason parking is not permitted on the north side of the road for 75 feet back from the intersection. This is indicated by painted lines on the pavement which resolved an earlier problem with theft of our no parking signs.

From Caleb St. a person sitting at the corner behind the stop line should be able to see both South and North approximately 100-150 feet along St. Lawrence St. with the current parking structure. Both views are presented above and is typical of many intersections within North Dundas Township. Parking is already at a premium in the downtown core and as can be seen in the photo on the upper left, to further reduce parking south along St Lawrence St. or on the south side of Caleb St. will not likely provide better visibility. However as can be seen in the photo on the upper right (North) there is space available for illegal parking to block visibility.

Solutions:

1. Signage can be added on the North East corner of the intersection marking an area from the first parking space to the corner as "No Parking." As well signage can be added to the South side of Caleb St. Marking the area from the first



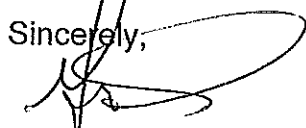
parking space to the corner as "No Parking." This is a distance of about 3 metres back from the intersection which is already an offence under our By-law and the Highway Traffic Act. Signage will simply serve to remind persons that parking within an intersection is illegal.

2. Eliminate left hand turns from Caleb St. onto St. Lawrence would remove crossing a lane of traffic and crossing toward the Post Office to Church St.
3. Make Caleb St. one way traffic from St. Lawrence towards Albert St. eliminating all turning from Caleb onto St. Lawrence.
4. Do nothing.

Recommendation:

Although signage meets a legal requirement enabling us to better defend issuing tickets for illegal parking on the corners of the intersection; signage is rarely effective at actually controlling parking. I would recommend option one with the addition of actual physical barriers in the area where we wish there to be no parking. On the North East side of the intersection the strategic placement of a heavy bench, planter or garbage receptacle would be far more effective at controlling parking than any enforcement practice could offer. On the south east side of the intersection an existing hydro pole and tie back already offer such a physical barrier.

Sincerely,



Greg Trizisky
Chief Building Official.