



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>	December 13, 2011
<b>Subject:</b>	Monthly Report - November 2011

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

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

Public Notice was sent out on November 16, 2011. The Public Meeting is scheduled for December 13, 2011 at 7:00 pm. The purpose of the amendment is to permit the conversion of the upper floor from commercial to a dwelling unit. A planning report and draft By-law 51-2011 are attached.

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

A copy of the Resolution supporting the draft Settlement Boundary Study was forwarded to the United Counties. We are hoping that the Official Plan Amendment will be drafted in early 2012. It is our understanding that the intent is to draft a separate amendment for each of the six municipalities.

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

The Township Engineer has reviewed the final set of engineering plans.

4. **Winfields Subdivision - Phase 1**

A letter authorizing a security reduction along with Resolution #16 for Phase 1 of the Winfields Subdivision was forwarded to the owners. A road sign and stop sign for the new road are being erected by the Roads Department.

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

The Township Engineer has received the preliminary engineering design work for this subdivision.

6. **Cloverdale Estates (Phase 3) - Maurice Lafortune Investments - Harmony**  
The results of the proposed parkland concept plan for Lot 44 were tabulated and results will be provided by the Recreation Director. Mr. Lafortune is agreeable to withdrawing the agreement for Lot 44, if Council elects to do so.
7. **Cloverdale Estates (Phase 4) - Maurice Lafortune Investments - Harmony**  
Engineering plans have been submitted to the Township Engineer for review. Mr. Lafortune would like to pave before winter; however, the drainage plan has yet to be completed.
8. **SKYPOWER LIMITED - Two Solar Farms**  
A second public meeting on the two proposed solar farms (Citylights & Mighty Solar) is scheduled for January 12, 2012. Township comments on the two revised draft reports will be provided to Council on January 10, 2012.
9. **Source Water Protection Policies**  
The Raisin-South Nation Source Protection Committee has issued Source Protection Plan Policies for Pre-Consultation and is seeking comments by December 3, 2011. A meeting with planners and building officials from S.D. &G is planned for December 14, 2011 to review the 113 page document.
10. **Development Charge By-law**  
North Dundas can increase the development charge for Fire Services. Currently, we are undercharging for this category. Attached is a summary page of the possible increase. A change to the by-law must occur before January 26, 2012 as per Section 11 of the *Development Charges Act*.
11. **Tariff of Fees By-law**  
Draft By-law 53-2011 has been prepared for Council's consideration which has a few adjustments to the fees.
12. **Consents/Severances/Subdivision**  
Five (5) meetings with residents/agents were held to review their options to sever their land in November.
13. **Site Plan Control**  
Met with the Hospital regarding their stormwater management ponds. Their consulting engineer will be reviewing the issues and providing solutions.
14. **Site Plan Control Agreement - Daniels Funeral Home - Chesterville**  
Site Plan Agreement has been signed with Mr. J. Daniels.
15. **Chesterville Waterfront Improvement Project**  
Based on the remaining deficiencies, the Township will hold \$10,000 (work to be completed in Spring of 2012).

16. **By-law Enforcement**

Monthly report attached. Two (2) new complaints were submitted in November 2011. We have confirmation that we will be losing our By-law Enforcement Officer (Anne) to the Ontario Provincial Police.

The Roads Department are in the process of replacing “No Parking” signs by the hospital in Winchester.

**Winter Parking**

Notices have been published in local newspapers advising of the winter parking restrictions. The Roads Department are giving 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.

17. **Canine Control**

Both of our dog tag sales persons have agreed to return to sell tags in 2012.

18. **TreeCanada / TD GreenStreets Account**

A detailed account statement for the Chesterville Green Action Gang was prepared outlining all of their expenses in 2011 and submitted for payment. An invoice for the concrete benches was also prepared.

19. <b>Building Department</b>	<u>Nov. 2011</u>	<u>Nov. 2010</u>	<u>Year 2011 Totals</u>	<u>Year 2010 totals</u>
Building Permits Issued:	17	11	191	200
New Dwellings:	4	2	52	53
Total Declared Value of Permits	\$1,087,300	\$765,000	\$12,575,850	\$20,830,776
Total Building Permit Fees	\$4,710	\$3,817	\$57,754	\$88,573
Develop. Charges Collected	\$10,093	\$6,140	\$133,607	\$153,292

**Building Department**

	<u>Nov. 2009</u>	<u>Year to Nov'09</u>	<u>Year to Nov'08</u>	<u>Year to Nov'07</u>
Building Permits Issued:	5	174	188	204
New Dwellings:	1	33	39	(35 + 75)110*
Total Value of Permits	\$329,500	\$18,564,705	\$15,257,850	\$59,975,400 <sup>†</sup>
Total Bldg Permit Fees	\$1,597	\$64,862	\$71,774	\$206,970 <sup>†</sup>
Dev. Charges Collected	\$3,492	\$85,248	\$102,000	\$126,316

<b>Building Department</b>	<u>Year to Nov'06</u>	<u>Year to Nov'05</u>	<u>Year to Nov'04</u>	<u>Year to Nov'03</u>
Building Permits Issued:	189	209	200	196
New Dwellings:	46	53	48	47
Total Value of Permits	\$11,109,000	\$14,566,300	\$11,381,000	\$12,331,483
Total Bldg Permit Fees	\$62,669	\$66,731	\$51,263	\$58,020
Dev. Charges Collected	\$130,148	\$122,630	\$88,137	\$98,371

\* - Includes 75 unit senior complex in Chesterville

<sup>†</sup> - Includes the Hospital Expansion (~\$42 million)

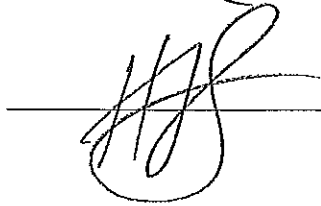
20. **Administration of Part 8 of the Ontario Building Code - Agreement with SNC**  
A revised contract has been prepared (ie. Insurance coverage, reporting, review of planning applications). Draft By-law 52-2011 has been prepared to authorize the municipality to enter into an agreement with South Nation Conservation.

Report prepared by:



Calvin L. Pol, MCIP, RPP

Reviewed & approved by:



Howard F. Smith, CAO