



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENTS	
To:	Mayor and Members of Council
Prepared by:	Calvin Pol
Date of Meeting:	January 11, 2011
Subject:	Monthly Report - December 2010

1. **Zoning By-law Amendment - Jacques Thibault (Morewood)**
Re: Morewood Public School to Residential Apartments & Two Residential Lots
 South Nation Conservation Authority has not provided its review of the addendum report, therefore we cannot confirm if the proposed uses can be sustained on this property.

2. **Subdivision Agreement - Winfields Corporation**
 Subdivision agreement has been registered. Their lawyer has registered By-law 41-2010 passed by Council on December 14, 2010 to lift the one foot reserve prohibiting access to the subdivision. Part Lot Control By-law By-law No. 41-2010 has also been registered at the Registry Office authorizing the semi-detached unit(s) to be split into two separate lots.

3. **Subdivision - PDH Healthcare**
 Council Resolution #11 carried on December 14, 2010 along with the amended conditions were sent to the United Counties. The eleven page County questionnaire was completed and returned on December 20, 2010, along with a diagram showing alternate access options. This information was also forwarded to the developer and his engineer.

4. **Consents/Severances/Subdivision**
 Two (2) appointments with residents were held to review their options to sever or subdivide their land in December. One report with conditions was sent to the United Counties. In 2010, 22 severance/consent applications were submitted, compared with 12 severance/consent applications in 2009, 30 in 2008, 23 in 2007, 31 in 2006, and 16 in 2005. A detailed breakdown for 2010 is attached.

5. **Chesterville Waterfront Improvement Project**
 South Nation provided an annual contract proposal of \$2,500.00 for the installation and removal of the docks, and weekly inspections (for safety and insurance purposes). Staff recommends that Council enter into this agreement for 2011.

A letter from the Mayor was sent to Stantec.

Electrical Work: Electrical permits from Ontario Hydro have delayed the final installation of the lights.

Deficiencies: A letter was sent to Fuller on December 16, 2010 outlining the remaining deficiencies and associated costs. A hold back of \$13,300 for outstanding deficiencies was recommended. A total of 17 deficiencies were initially observed, of which approximately 7½ remain.

Access: Chains have been installed to block access for the winter months. These can be removed for the Chesterville Winter Carnival (weather permitting).

Temporary Stairs to the Ice/Water: A quote for removable stairs was obtained from Industrial Stainless. We are awaiting a similar quote from Dundas Machine.

CAF Funding: Invoices and forms were sent to the Federal Government for reimbursement.

6. **TreeCanada / TD GreenStreets Grant**

Posters and ads were prepared on December 24, 2010 for the second educational session is scheduled for January 18, 2010 on "**Covert Operators: Tree Root Rots**" by Richard Wilson Ph.D., Forest Program Pathologist, Ontario Ministry of Natural Resources, Sault Ste. Marie. The Chesterville Green Action Gang is helping host the event and posting fliers.

7. **Committee of Adjustment**

Under Section 44 of the Planning Act, the Committee of Adjustment must be reappointed by Council after every election. Subsection 44.3, states "*the members of the committee shall hold office for the term of the council that appointed them*". Further, subsection 44.4 states "*Members of the committee shall hold office until their successors are appointed, and are eligible for reappointment, and, where a member ceases to be a member before the expiration of his or her term, the council shall appoint another eligible person for the unexpired portion of the term.*"

The following are recommended as Committee members given their experience and knowledge of the Planning Act:

Robert (Bob) Riddell	Don Johnston
Claude Cousineau	Shirley Coons
Roger Cole	

By-law No. 03-2011 has been prepared for Council's consideration to appoint these individuals as members of the Committee of Adjustment.

8. **By-law Department**

A property in South Mountain was cleaned up in December 2010. Associated costs will be added to the owners tax roll.

9. **Winter Parking**

Reminder: Overnight winter parking restrictions are in place. Vehicles blocking snowplows will be ticketed. Reminder notice is on the website and will be published in the newspapers on January 12, 2011.

10. **Capital**

A new computer for the front counter cash was purchased and installed, replacing the noisy 8 year old computer.

11. **Building Department**

	<u>December 2010</u>	<u>Year 2010 totals</u>
Building Permits Issued:	7	207
New Dwellings:	3	56
Total Declared Value of Permits	\$151,600	\$20,982,376
Total Building Permit Fees	\$1,150	\$89,723
Develop. Charges Collected	\$5,793	\$159,085

In the past five years, \$127.7 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

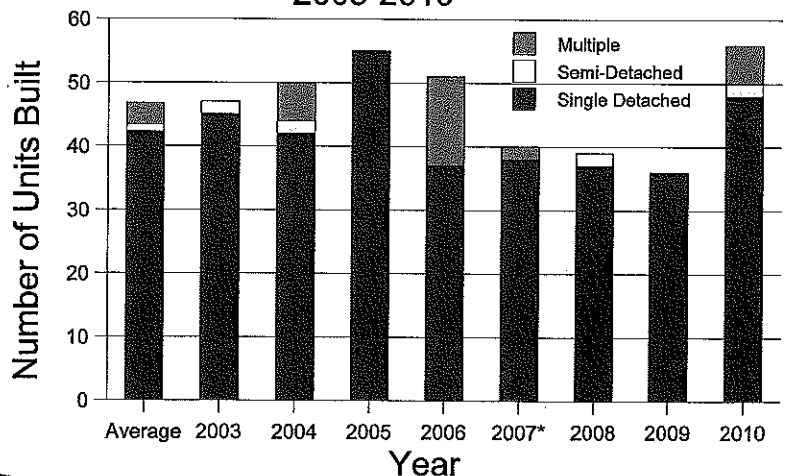
* - Includes 75 unit senior complex in Chesterville (\$5,000,000 value)

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

12. **Canine Control - Dog Licences**

The 2011 North Dundas dog tags are available for purchase.

**Housing Starts
2003-2010**



Report prepared by:

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Reviewed & approved by:

Howard Smith, CAO