



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>	June 7, 2011
<b>Subject:</b>	Monthly Report - May 2011

- Zoning By-law Amendment - Andre & Beverly VanLeyen (Mountain)**  
*Re: Building a RV/Storage garage on an undersized lot without a house.*  
Appeal period for By-law 28-2011 ended May 31, 2011. No appeal filed.
- Zoning By-law Amendment - Sandra Shaver (South Mountain)**  
*Re: Convert Garden Suite to Single Detached Dwelling, and recognize undersized Lot Frontage and Side Yard Setback.*  
Appeal period of By-law 29-2011 also ended on May 31, 2011. No appeal filed
- Zoning Amendment - Ralph Winterburn (Winchester Twp.)**  
*Re: Secondary Use - Impound Yard*  
South Nation has provided comments and recommends specific conditions to address the risks to ground water associated with the proposed use. The Ministry of the Environment concurs with South Nation Conservation. These conditions have been included in the revised draft by-law and can be included in a site specific development agreement between the Owners and the Township.
- Subdivision - PDH Healthcare**  
Currently waiting on the geometric design work from the developers engineer for the intersection of Queen Street and Ottawa Street.
- Subdivision - Gar-Eden Heights**  
The developer has a few outstanding works to complete (namely utilities, and stormwater drains and pipes). He is reluctant to complete the works or provide security for these outstanding site works. Until this is resolved, no lots can be sold.

6. **Consents/Severances/Subdivision**

Six (6) meetings with residents/developers were held to review their options to sever or subdivide their land in May. Six completed questionnaires were sent to the United Counties. One severance was objected to, as the proposed severed lot does not have public road frontage open year round. Section 3.06.6.3 of the County Official Plan states that: *All uses shall have frontage on and direct access to an open and maintained year round public road.* Section 10.1 (c) of Zoning By-law 79-6 requires minimum of 60 metres (196.9 feet) of frontage on a public open road. An adjustment to this application could provide the required frontage and a withdrawal of the appeal.

7. **Site Plan Control**

The TDL group has requested a return of their security for site works. It was determined that there are a few incomplete site works and as-builts have not been provided as required under the Site plan Agreement. Based on completed works, it is recommended that Council authorize the release of 95% of the security holdback. A resolution has been prepared for this purpose.

8. **Chesterville Waterfront Improvement Project**

A meeting with South Nation Conservation is scheduled for June 6, 2011 to discuss options relating the wash-out area by the west end ramp. Something will need to be done before the "Art on the Waterfront" event on June 18 & 19, 2011. Concrete benches have been installed by the Green Action Gang.

9. **By-law Enforcement**

Monthly report attached. A property owner was charged for having a pool without a proper enclosure. In court, the owner pled guilty and was convicted on May 31, 2011. A fence has now been installed.

**Pool Enclosure Permits**

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

10. <b>Building Department</b>	<u>May 2011</u>	<u>May 2010</u>
Building Permits Issued:	19	26
New Dwelling Units:	6	9
Total Value of Permits	\$1,970,000	\$2,082,300
Total Building Permit Fees	\$7,674	\$11,365
Development Charges Paid	\$19,449	\$27,439

<b>Building Department -</b>	<u>May '09</u>	<u>May '08</u>	<u>May '07</u>	<u>May '06</u>	<u>May '05</u>	<u>May '04</u>
Building Permits Issued:	25	22	27	18	34	33
New Dwelling Units:	6	4	2	4	8	12
Total Value of Permits	\$2,068,000	\$2,114,000	\$2,776,500	\$1,184,300	\$2,061,300	\$2,200,300
Total Building Permit Fees	\$9,670	\$12,613	\$9,073	\$6,045	\$10,433	\$10,188
Develpmt. Chrgs Collected	\$8,893	\$9,492	\$7,845	\$9,475	\$16,940	\$20,097

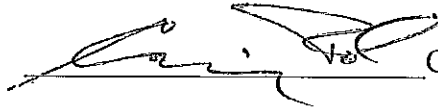
11. **Development Charges Reserves (2010)**

Once again, the past year was a healthy year for development charges totalling \$155,844. Interest on the reserve fund is being calculated. Based on growth related capital expenditures in 2010 and the approved budget, a total of \$5,476.20 can be drawn from the development charge reserve fund. Two resolutions transferring the funds have been prepared.

12. **Canine Control - Dog Licences**

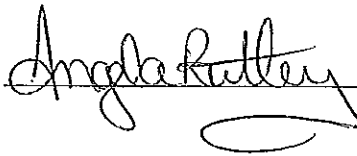
Renewal warning notices are being sent out with a due date of July 1, 2011. If a lengthy postal strike occurs, an extension could be necessary.

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:** 02 June 2011  
**RE:** *By-Law Department Month End Report for May 2011*

## By-Law Enforcement

There are 30 active files open in By-law Enforcement. There were ten new files created for the month of May.

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

Twenty one parking tickets were issued in the month of May as more emphasis was spent on illegal parking issues surrounding the auction center.

On May 31, 2011 we obtained a conviction on an individual who was charged on January 29, 2011 and subsequently summoned, for failing to construct an enclosure around a pool.

In order to establish a more effective approach to yard cleanliness issues in North Dundas, we are conducting research on the phenomenon of hoarding, which is loosely regarded by many health associations as a symptom of the Obsessive Compulsive Disorder. Having recently attended the Ontario Association of Property Standards Officers, annual general meeting, many insights were gained on how other municipalities in Ontario are beginning to structure their by-laws and policies to accommodate bylaw enforcement with mental health disabilities. The City of Ottawa is piloting a special program of cooperation between the Ottawa Police Services, By-law Enforcement Services and Ottawa Health Services. As with all enforcement activities the goal is to prevent a re-occurrence of the offence. Partnerships with other agencies may prove to be an effective way of structuring a new property standards by-law for the township.

A private members bill, that has garnered a lot of attention among municipalities, will establish, if made into law, a "vital services" regulation province wide. Bill 187 would amend the Residential Tenancies Act, so that the Ministry could forge payment agreements between the tenant and the service providers. The concern for municipalities is that currently costs for services rendered by the Ministry under this act are invoiced to municipalities with no provisions in the municipal act to recover such fees.

## Building

Month end building stats are completed and attached.

May was International Building Safety Month and the department had set aside three evenings in May for an "Open House", held in conjunction with South Dundas, to introduce building codes in general, and to provide permit information for those planning to build this summer. Two of the events drew as much as 35 persons between them. The third event is planned for June 2, 2011 in Williamsburg at the South Dundas Municipal Offices. Since the rules and regulations are identical throughout the province; providing this service for all of Dundas County proved both informative and unifying for many individuals.

Sincerely,



Gregory Trizisky CBCO, CPSO  
Chief Building Official