



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Calvin Pol
Date of Meeting:	November 8, 2011
Subject:	Monthly Report - October 2011

1. **Zoning Amendment - William and Donna Williams (South Mountain)**
Re: Rezone 10615 Main Street, South Mountain from Commercial to Residential (duplex) to recognize the longstanding use of the property as a two unit dwelling.

Notice of Passing was sent out October 12, 2011. Appeal period ended on November 1, 2011 with no appeals filed.

2. **Zoning Amendment - Erik Thompson (Chesterville)**
Re: Rezone 17 Industrial Drive, Chesterville to add Residential Use to the list of permitted uses.

Mr. Thompson currently owns and rents out the split level commercial building on Industrial Drive to various tenants. He would like to add the possibility of renting the upper storey for residential purposes. According to the current definitions contained in the Zoning By-law, the lower storey constitutes a basement, therefore the upper storey must be commercial. The Economic Development Officer does not object to the application moving to a public meeting. A complete application has been submitted. If Council has no initial objection to this application, the public meeting will be scheduled for December 13, 2011.

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

The County Planner has requested a resolution in support of the draft Settlement Boundary Study.

A slight modification to the revised boundary in Inkerman is being requested by a land owner. This request would pull the southern boundary approximately 450 feet south to include her entire property on the west side of County Road #3, rather than just the northern part as presented in the initial draft. The Planning Department has concerns that

the owner will apply for severances at this location - which is in close proximity to a sweeping curve on County Road #3. Concerns are as follows: vehicles backing out of their driveway, school buses stopped, recycling and garbage trucks stopped, rural mail deliveries, and no pedestrian sidewalk available on the road edge. However, if this enlarged hamlet boundary is developed by plan of subdivision with an interior road pattern, the Planning Department has no concern with this expansion. Copies of this proposed modification are available in the Council Room.

4. **Winchester Meadows Subdivision - PDH Healthcare Ltd.**
On-going discussions with the proponent's engineer, the Ontario Clean Water Agency and the Township Engineer have been taking place in October. A final set of engineering plans were submitted on November 2, 2011.
5. **Erik Thompson Subdivision - Phase 3**
Mark Guy, Erik Thompson and Calvin Pol met on site to review the newly seeded parkland and the riverfront park in Phase 3. There are several possibilities for parkland development in this new subdivision.
6. **Winfields Subdivision - Phase 1**
The proponents have requested a reduction in security based on completed site works. A site inspection was conducted on October 26, 2011 and some works remain to be completed. The Township Engineering firm and proponent's Engineer have recommended a reduction in security from \$110,760 to \$36,814 to cover the warranty period as per Section 79 of the subdivision agreement. A resolution has been prepared for Council's consideration.
7. **Cloverdale Estates (Phase 3) - Maurice Lafortune Investments - Harmony**
An advertised open house was held on October 25, 2011 with local residents to get feedback on a proposed parkland concept plan for Lot 44. A subsequent questionnaire was mailed out on October 28, 2011.
8. **Winchester Hyde Park - Development Proposal**
On October 5, 2011, a preliminary meeting was held with potential developers to discuss what information and engineering studies would be required for their proposed development.
9. **Consents/Severances/Subdivision**
Eight (8) meetings with residents/agents were held to review their options to sever their land in October.

Road Opening By-law - Jennings Road Extension
Mr. B. Lillico has completed upgrades to the end of Jennings Road as required by his severance condition. A draft By-law 47-2011 has been prepared to extend Jennings Road southerly for 60 metres.
10. **Site Plan Control Agreement - Daniels Funeral Home - Chesterville**
Mr. J. Daniels has submitted a revised site plan for parking on and next to his new

building on Industrial Drive. The Site Plan Control committee has approved the revised plan. A Site Plan Agreement By-law 48-2011 has been prepared for Council's consideration.

11. **Rideau Auctions - Site Plan Agreement modification.**

Rideau Auctions is moving the location of their retail outlet to the southern part of their property. The Site Plan Control committee has approved the revised parking plan, which adds a significant number of additional parking spaces where the former building stood. A Site Plan Agreement By-law 49-2011 has been prepared for Council's consideration.

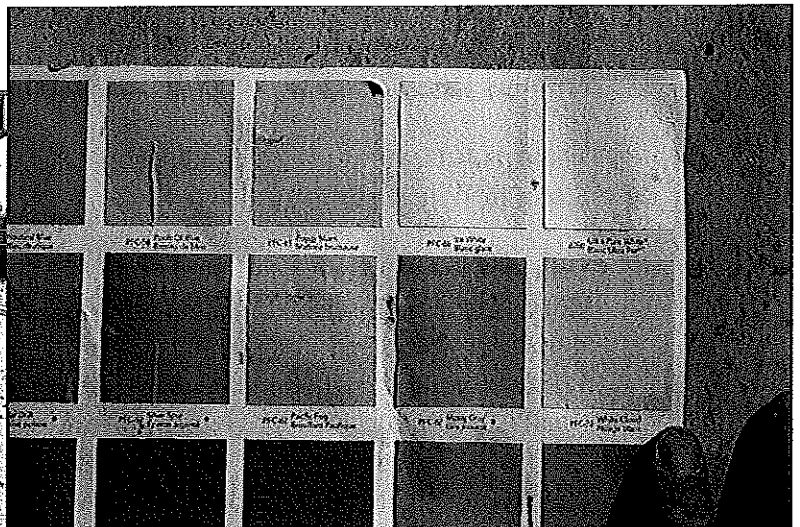
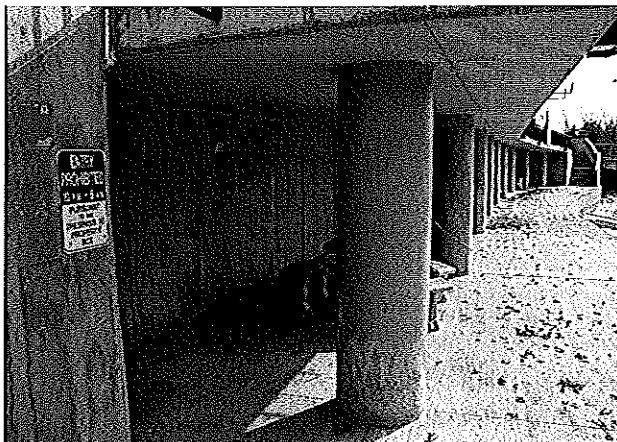
12. **St. Daniels Church, South Mountain**

Provided population statistics and site redevelopment options for the St. Daniels Church to rebuild in South Mountain.

13. **Chesterville Waterfront Improvement Project**

On October 24, 2011, we met on-site with Fuller Construction and Normco (concrete company). Sixteen deficiency items were considered. Eight (8) items need to be corrected or repaired: 1) monitor spider cracks in areas where concrete topping was placed; 2) Fuller to repair damaged top expansion joint; 3) Fuller to drill relief hole at ramp wall if agreeable with Township. It is believed that granular material below the ramp slab is saturated with nowhere for water to escape; 4) Concrete repaired by Normco, joint to be re-sealed; 5) Planter cracks under repair by Normco; 6) Repair protruding bolts; 7) Normco to apply epoxy coating to columns to provide durable, consistent finish if agreeable with Township (*Township to confirm colour selection*); 8) Fuller/MDS to repair expansion joint sealant through stamped concrete and patch concrete at the wall below handrail. Crack through stamped concrete to be reviewed with MDS for possible repairs (*there should have been saw cuts specified by Stantec*). Fuller is proposing that the Township holdback \$10,000 for these remaining deficiencies.

The anti graffiti paint (budgeted in 2011) has not been applied as we have been awaiting Fullers corrective solution to the concrete finish. Council needs to decide if they want the leopard spotted concrete pillars epoxy coated and sealed as a solution and, if so, which colour to use (see examples below).



14. **OPPI 2011 - 25th Anniversary**

Ontario Professional Planning Institute held its annual training sessions in Ottawa this year:

Wind Farms - Despite the changes in legislation, meaningful community consultation is required. Also, Ontario Regulation 359/09 requires setbacks of 550 metres.

Using Social Media - Training/Educational session on various social networks currently available and their potential application during public consultation stages.

Zoning Trends and Issues - An expert panel provided advice on specific clauses to include in Zoning By-laws, how by-laws create legal non-conforming uses, conditional zoning options, and dealing with employment lands.

The Role of the Planner as an Expert Witness at the Ontario Municipal Board - This lengthy session provided examples of where planners:

- 1) crossed over from being an expert witness to an advocate of a particular position;
- 2) provided evidence beyond their scope of expertise, and offered overstated or poorly defended opinions;
- 3) provided expert testimony that the courts accept; and
- 4) provided opinion evidence that is fair, objective and non-partisan.

Integrating Infrastructure and Planning - This session dealt with Municipal Class EA's (Environmental Assessments), including cooperative consultation with all affected parties, consideration of a reasonable range of alternatives, effects of each on all aspects of the environment, systematic evaluation of alternatives, and clear and complete documentation.

Pricing for Planners - Evaluated different fees and charges currently used by municipalities. The differences between development charges, servicing costs and fair practices were considered (*eg. Should the development charge for a 30 foot lot with a new house pay the same as a 60 foot lot with a new house?*). Should average cost be used instead of actual cost?

15. **By-law Enforcement**

Monthly report attached. Four (4) new complaints were submitted in October 2011.

The Roads Department are in the process of erecting new "No Parking" signs on Caleb Street in Winchester.

Winter Parking

Notices will be published in local newspapers advising of the winter parking restrictions. Reminder notices will be published again in December once the snow starts in earnest. Winter parking restrictions will be posted on the Township web site. As in past years, the Roads Department will be giving out parking warnings for a limited time. Also, our "winter parking restrictions" signage at the entrances to the villages (Chesterville and Winchester) will be re-installed for the winter months.

16. **Canine Control**

One of our two dog tag sales persons has agreed to return to sell tags in 2012.

17. Building Department	<u>Oct. 2011</u>	<u>Oct. 2010</u>	<u>Year to Oct.'11</u>	<u>Year to Oct'10</u>
Building Permits Issued:	12	16	174	189
New Dwellings:	1	4	48	51
Total Declared Value of Permits	\$1,203,000	\$3,104,465	\$11,488,550	\$20,065,776
Total Building Permit Fees	\$7,027	\$5,826	\$53,044	\$84,756
Develop. Charges Collected	\$3,664	\$6,388	\$123,514	\$147,152

Building Department

	<u>Month End</u>		
	<u>Year to Oct '09</u>	<u>Year to Oct '08</u>	<u>Year to Oct '07</u>
Building Permits Issued:	169	178	193
New Dwellings:	32	38	(34 + 75) 109*
Total Value of Permits	\$18,235,205	\$14,799,550	\$58,959,200 [†]
Total Bldg Permit Fees	\$63,265	\$70,052	\$202,538 [†]
Dev. Charges Collected	\$81,756	\$98,078	\$119,516

	<u>Year to Oct'06</u>	<u>Year to Oct '05</u>	<u>Year to Oct.'04</u>	<u>Year-Oct.'03</u>
Building Permits Issued:	173	200	190	184
New Dwellings:	44	52	48	44
Total Value of Permits	\$9,982,300	\$14,244,800	\$11,217,000	\$11,553,983
Total Building Permit Fees	\$102,298	\$65,104	\$50,456	\$54,883
Development Charges Collected	\$115,309	\$119,622	\$88,007	\$90,729

* - Includes 75 unit senior complex in Chesterville

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

18. **Administration of Part 8 of the Ontario Building Code - Agreement with SNC**

We have reviewed the proposed contract with South Nation Conservation and have a few items that need clarification or modification (ie. Insurance coverage, reporting, review of planning applications).

Report prepared by: _____ Calvin L. Pol, MCIP, RPP

Reviewed & approved by: _____ Howard F. Smith, 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: 3 November 2011
RE: *By-Law Department Month End Report for October 2011*

By-Law Enforcement

There are 18 active files open in By-law Enforcement. There were four new files created for the month of October. Attached you will find a brief report on the type of By-law enforcement issues we have and their current status.

Three parking tickets were issued in the month of October.

Building

Month end building stats are completed and attached.

The Building Department held another "Building Permit Information Night " which was attended by a dozen people some of which were local builders looking to obtain information on the up coming changes to the Ontario Building Code. We will be holding one last event on November 3, 2011.

The Building Department has produced an Energy Efficiency Matrix which is being sent out to other building departments and designers for comments. This will be introduced to the permit package on January 1, 2012 as a requirement for new homes.

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official