



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Calvin Pol
Date of Meeting:	October 11, 2011
Subject:	Monthly Report - September 2011

- Zoning Amendment - Normand Beauchamp (Chesterville)**
Re: Rezone part (2/3^{ds}) of 53 Chesterville Mill Street from Commercial to Residential.

Notice of Passing was sent out September 14, 2011. Appeal period ended on October 4, 2011 with no appeals filed.
- 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.

Public Meeting is scheduled for October 11, 2011 at 7:00 pm. The purpose of the amendment is to permit the conversion of the ground floor from vacant commercial to a dwelling unit. Currently, there is an accessory dwelling unit on the second floor. The effect will be that the subject land will be zoned to permit two dwelling units on the subject property in addition to the permitted uses in the "Residential First Density" zone. A detailed planning report and draft by-law are attached.
- United Counties Official Plan - Settlement Boundary Study**
On September 28, 2011, an Open House was held from 4:00 pm to 8:00 pm in the Chesterville Legion Hall to solicit input on the proposed boundary adjustments. Several area residents and business owners attended the meeting and generally supported the minor adjustments being proposed for North Dundas. County Council will be considering the settlement boundary study at their November 2011 monthly meeting.
- Winchester Meadows Subdivision - PDH Healthcare Ltd.**
On the advice of the Township Engineer, we met with the Ontario Clean Water Agency on September 29, 2011 to review the proposed servicing drawings prepared by Capital Engineering Group. A response from OCWA has forwarded to both Engineers.

5. **Erik Thompson Subdivision - Phase 3**
Further to Council Resolution #10 passed on September 13, 2011, a reduced letter of Credit has been issued to the Township of North Dundas to cover the remaining warranty period for Phase 3.
6. **Cloverdale Estates (Phase 4) - Maurice Lafortune Investments - Harmony**
Mr Lafortune has submitted an application for draft plan approval for a Phase 4. This next phase will connect his existing Cloverdale Estates subdivision to Armstrong Road (Cloverdale Golf Course). He has undertaken the preliminary hydrogeological work necessary to demonstrate that the groundwater and soil are capable of accommodating the proposed residential development. These studies are being peer reviewed by the United Counties.
7. **Consents/Severances/Subdivision**
Five (5) meetings with residents/agents were held to review their options to sever their land in September. Four meetings were held with land owners considering plans of subdivision for their respective properties.

Consent Application B-86/2011 has been appealed to the Ontario Municipal Board. However, the applicant has officially withdrawn his application.
8. **Committee of Adjustment**
The Committee granted minor variance application A-05/2011. The appeal period ended on September 6, 2011 with no appeals filed.
9. **Chesterville Waterfront Improvement Project**
We are currently seeking out anti graffiti companies who apply multilayered coatings to concrete. There are several anti graffiti products on the market. Most products require a re-application of the protective coating each and every time graffiti is removed. One product has a five year guarantee and does not need to be reapplied. This is the preferred option for both the Recreation and Roads Departments. Repair work to the ramp has been completed by the Roads Department. Two replacement concrete tables have been purchased and will be installed by the Green Action Gang.
10. **Source Water Protection Committee (SWPC)**
A meeting was hosted by the SWPC in Casselman on September 29, 2011 to provide municipalities with an update on the Committee's progress. The Amended Assessment Report is currently before the Ministry of the Environment awaiting approval. Meetings with Municipal Councils will be held over the next few weeks.
11. **OEMC 2011**
Once again, the Ontario East Municipal Conference lived up to its reputation as a high quality conference offering up-to-date exchange sessions with other municipalities, networking opportunities, Ministry updates and legal sessions. Of particular interest was the two legal sessions put on by MMAH Senior Counsel. These dealt with recent discriminatory clauses in Zoning (group homes, accessibility, and unrelated people living

together) and the second with Mistakes made in processing planning applications and the Ontario Municipal Boards rulings on these issues.

The Ministry of Municipal Affairs and Housing was promoting “Development Permit By-laws” rather than traditional “Zoning By-laws.” Only two municipalities on all of Ontario have approved “Development Permit By-laws.” Having reviewed the two processes, benefits and costs, the Planning Department recommends that the Township of North Dundas stay the current course.

Brockville spoke about their Community Improvement Plan (CIP) (*Small Town Revitalization*). This is something North Dundas should consider for Chesterville and Winchester. The practical advice offered by Brockville was beneficial (staffing demands preparing agreements, make sure you at least charge for building permits, availability of Ministry staff to help.).

12. **By-law Enforcement**

Monthly report attached. Three (3) new complaints were submitted in September.

13. **Canine Control**

We continue to get new complaints about electronic leashes. The By-law Officer has recently asked the dog owner to respect the By-law, but met with a flat refusal. A court case is pending on this issue.

14. Building Department	<u>Sept. 2011</u>	<u>Year '11 totals</u>	<u>Sept. 2010</u>	<u>Year 2010 totals</u>
Building Permits Issued:	21	162	22	173
New Dwellings:	4	48	2	47
Total Value of Permits	\$1,648,950	\$10,585,550	\$1,303,466	\$16,961,311
Total Building Permit Fees	\$8,557	\$46,923	\$8,703	\$78,931
Develop. Charges Collected	\$6,706	\$119,851	\$7,827	\$140,763

Building Department -	<u>Sept 2009 totals</u>	<u>Year '09 totals</u>	<u>Year '08 totals</u>
Building Permits Issued:	23	147	157
New Dwellings:	6	29	27
Total Value of Permits	\$7,426,500	\$16,682,955	\$13,283,850
Total Building Permit Fees	\$18,365	\$56,305	\$62,757
Development Charges Collected	\$16,051	\$69,444	\$85,329

15. **Administration of Part 8 of the Ontario Building Code - Meeting with South Nation Conservation**

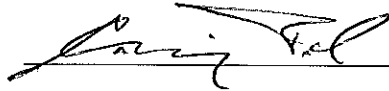
On September 19, 2011, the Chief Building Official and Planning Director met with two representatives from the South Nation Conservation Authority to discuss their proposal to take on septic system approvals. It was a very productive meeting. We discussed:

1. Customer Service;
2. Timelines for applications and approvals;
3. Cost recovery;
4. Complaints (process and appeal procedure), and;
5. Reporting. Details are contained in the Building Department monthly report.

16. **Rideau Auctions**

Several meetings have been held to finalize the building permit. No formal building permit application has been received as of yet. Discussions have been held with the Owner and Fire Chief as to the best location of the required underground water storage tanks for fire suppression purposes. A updated site plan with additional parking spaces is expected soon.

Report prepared by:



Calvin L. Pol, MCIP, RPP

Reviewed & approved by:

Howard F. Smith, CAO