



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>	September 13, 2011
<b>Subject:</b>	Monthly Report - August 2011

1. **Zoning Amendment - Normand Beauchamp (Chesterville)**

*Re: Rezone part (2/3<sup>rds</sup>) of 53 Chesterville Mill Street from Commercial to Residential.*

Public Meeting scheduled for 7:00 pm to consider an amendment to rezone part of the former Ritchie Feed & Seed property from commercial to residential to enable the conversion of the existing westerly structure into a residence. The applicant has successfully obtained a conditional severance (S.D.&G. File B-116/2010) to sever part of the commercial property for residential purposes. A detailed planning report and draft by-law are attached.

2. **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.*

According to the owners, they have not used the main floor of the building as a commercial use in the past 30+ years. The owners acquired the building in 1974 and used part of the main floor for their "Village Fabric Store" for 7-8 years. Mountain Township's Zoning By-law dates back to 1979, which leads one to believe the intent of the by-law at that time was to recognize the former commercial use. The Township Planner and Economic Development Officer visited the site, and both do 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 October 11, 2011.

3. **SKYPOWER LIMITED - Two Solar Farms**

The public meeting on the two proposed solar farms (Citylights & Mighty Solar) was held on August 30, 2011. Township comments (outlined in last months report) on the two draft reports were provided to Skypower Limited at the public meeting and by email.

Several additional reports are mentioned in the *Project Description Report*, but have yet to be prepared by Skypower:

1. Design and Operations Report.
2. Construction Plan Report.
3. Decommissioning Plan Report.
4. Archaeological and Cultural Heritage Assessment.
5. A Natural Heritage Resources Assessment (woodlands, habitat, species at risk, etc.).

4. **TD Green Streets/Tree Canada - Final Report**

The Final Report was approved by Tree Canada on August 8, 2011 and their financial contribution has been received. On August 18, 2011, thank you letters were sent to TD Friends of the Environment and to Tree Canada.

Residents of North Dundas are encouraged by Tree Canada to review Trees Ontario's *Ontario Heritage Tree Program* which identifies and records the location of heritage trees in the province. Heritage trees are identified and assessed based on their age, size, appearance, and most importantly their cultural and historical significance. The identification of these trees will enable Trees Ontario and community minded organizations to locate potential native seed sources of legacy trees. Collecting these seeds will ensure native stock is grown and available for future planting.

Anyone can nominate an eligible tree for Heritage Tree recognition, whether it is on your property, a friend or family member's property, or in a public space. This will help Trees Ontario recognize Heritage Trees in the province to ensure their survival and the successional planting of Legacy Trees.

[Http://www.treesontario.ca/programs/index.php/heritage\\_tree\\_program](http://www.treesontario.ca/programs/index.php/heritage_tree_program)

On August 31, 2011, the old Flynn Hotel site was official opened to the public as a park. Hundreds of local residents attended the ceremonies. A special thank you from the Mayor was extended to the members of the Chesterville Green Action Gang for their many volunteer hours and efforts.

5. **Consents/Severances/Subdivision**

Three (3) meetings with residents/agents were held to review their options to sever or subdivide their land in August. Four (4) completed questionnaires were sent to the United Counties.

Consent Application B-20/2011 was given provisional consent on March 17, 2011 (a residential lot off the east end of the former Morewood Public School property). Condition #6 states: *That the Township of North Dundas advises the Planning Secretary, that the applicant has successfully had the one foot reserve on Merkley Place (road frontage) lifted by By-law by Township Council (Note: Applicant is responsible for all costs associated with lifting the reserve).* A draft by-law lifting the one foot reserve has been prepared for Council's consideration.

6. **Erik Thompson Subdivision - Phase 3**  
 In accordance with his subdivision agreement, Mr. Erik Thompson submitted a security deposit of \$65,000 for Phase 3. Mr. E. Thompson has submitted a formal request for the Township to release part of the financial security for Phase 3. A warranty period for the top lift of asphalt remains. Based on Section 79 of the agreement, up to 85% of the security can be released. A resolution has been prepared for Council's consideration.
  
7. **Winchester Meadows Subdivision - PDH Healthcare Ltd.**  
 On September 2, 2011, Capital Engineering Group deposited a complete set of engineering drawings with the Township and Township Engineer for review.
  
8. **United Counties Official Plan - Settlement Boundary Study**  
 On August 29, 2011, the Counties dropped off a copy of the Comprehensive Settlement Area Boundary Study. Several minor adjustments to existing boundaries are proposed. The public open house is scheduled for September 28, 2011 from 4:00 pm to 8:00 pm in the Chesterville Legion Hall at 167 Chesterville Queen Street, Chesterville.
  
9. **Comprehensive Zoning By-law - North Dundas**  
 Further to direction from Council, a solid week was devoted to completing the Comprehensive Zoning By-law for North Dundas. The third and fourth weeks of September will be used to complete the text and work on the mapping schedules. Our summer assistant has been very helpful in taking on some of the day-to-day planning inquiries and assisting in drafting parts of the By-law dealing with architectural concepts.
  
10. **Committee of Adjustment**  
 The Committee held a hearing on a minor variance application on Wednesday, August 17, 2011.  
**A-05/2011** - To authorize under Section 45(2)(b) of the Planning Act a recreational vehicle (RV) body repair and autobody garage and sales as a permitted use under the Agricultural - Exception Three (AG-3) Zone (Zoning By-law 12-93). This specific use of land, buildings or structures is defined in general terms within the Agricultural - Exception Three (AG-3) Zone. *Granted*
  
11. **Chesterville Waterfront Improvement Project**  
 The one year Warranty Period ended on August 31, 2011. A third and final deficiency list was prepared based on a site review on August 25, 2011. Sixteen issues remain unresolved.
  
12. **By-law Enforcement**  
 Monthly report attached. Three (3) new complaints were submitted in August.
  
13. **Canine Control**  
 A recent Letter to the Editor in the Chesterville Record urges residents to call Council to action regarding the current Canine Control By-law. Please be advised as follows:  
  
 Our Dog Pound has two electronic readers for chipped dogs (there are two different "chip" companies on the market). If there is no dog tag to identify the dog, our Canine

Control Officer uses the chip readers to return the dog to its owner. Also, he does adopt dogs whenever possible and often does keep them longer.

According to the By-law, a dog on its own property is not considered "at large," therefore if the invisible fence is working and the dog has been trained to use it properly - there is no issue with the By-law. Invisible fences can be a good way to maintain control over your pets.

In our experience, based on complaints from residents, the electronic leases are not that effective and are dependent on the owner operating it correctly. Residents are not that comfortable with a "loose" dog rushing at them with an owner 20 to 40 feet away with an electronic device. There are no alternatives in the By-law. When your dog is in a Park, Institutional Area, Conservation Area, or in a Residential Area it must be on a physical leash no longer than 8 feet. That policy has historically been accepted practice in municipalities and widely supported by the public.

On a side note, we are considering amendments to our Canine Control By-law this year based on Provincial changes to the *Dog Owner Liability Act*.

14. <b>Building Department</b>	<u>August 2011</u>	<u>August 2010</u>
Building Permits Issued:	32	19
New Dwellings:	3	6
Total Value of Permits:	\$797,100	\$1,888,800
Total Building Permit Fees:	\$4,124	\$10,446
Develop. Charges Collected:	\$7,353	\$18,015

	<u>Month End</u>					
<b>Building Department</b>	<u>Aug 2009</u>	<u>Aug. 2008</u>	<u>Aug. 2007</u>	<u>Aug. 2006</u>	<u>Aug. 2005</u>	<u>Aug. 2004</u>
Building Permits Issued:	16	20	27	16	29	17
New Dwellings:	4	3	4	2	10	2
Total Value of Permits:	\$1,066,755	\$1,461,600	\$1,230,700	\$1,077,000	\$1,974,700	\$507,900
Total Building Permit Fees:	\$4,267	\$7,865	\$6,692	\$4,541	\$8,695	\$2,524
Develop. Charges Collected:	\$8,905	\$7,135	\$12,184	\$8,690	\$21,772	\$5,706

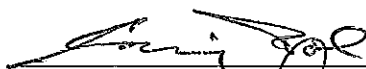
15. **Building Permit Application Forms**

New enhanced building permit forms have been completed and are being used. The next goal is to have these posted on the Township Web Site for residents and developers to download.

16. **Rideau Auctions**

A few preliminary drawings (subject to change) have been forward to the Chief Building Official. No building permit application has been received as of yet.

Report prepared by:



Calvin L. Pol, MCIP, RPP

Reviewed & approved by:



Howard F. Smith, CAO