



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Calvin Pol
Date of Meeting:	April 12, 2011
Subject:	Monthly Report - March 2011

1. **Zoning By-law Amendment - Andre & Beverly VanLeyen** (Mountain)
Re: Building a RV/Storage garage on an undersized lot without a house.
 The applicants are looking to demolish the existing dilapidated buildings and erect a new RV/Storage garage on the site. They currently own the dwelling across the street. This property cannot be used as a residential lot due to it being an undersize lot (0.08 acres (3,374 sq.ft.)) and that the Canadian Pacific Railway lines border the entire backyard. If Council has no initial objection to this application, the public meeting can be scheduled for May 10, 2011.

2. **Zoning Amendment - Ralph Winterburn** (Winchester Twp.)
Re: Secondary Use - Impound Yard
 Public meeting was held on March 29, 2011. Neither Mr. Winterburn nor Mr. Como have provided any supporting material mentioned during the public meeting. On March 30, 2011, a request was made to South Nation Conservation for their comments relating to the potential threat to the ground water and the Township municipal well directly to the north (1.68 kilometres away). Following a meeting with SNRCA on April 7, 2011 in Finch, it was determined that the property is within the WHPA "D" influence area of the municipal well. South Nation is reviewing the proposed amendment and will be providing comments for Council's consideration.

3. **Zoning Amendment - Ahmad El-Khatib** (Winchester Village)
Re: Convert Commercial Ground Floor Space into an Apartment - Downtown
 On April 5, 2011, Mr. El-Khatib formally withdrew his rezoning application to convert the rear/side part of the Shadbolt's Building (southeast corner of St. Lawrence and Main Street Winchester) into an apartment unit.

4. **Subdivision - PDH Healthcare**
 Two meetings with Ontario Hydro and the Roads Superintendent have been held to

consider moving the hydro pole at the southwest corner of the intersection of Queen Street and Ottawa Street. Unfortunately, the pole can only be moved a very short distance (2-3 feet) due to the overhead line configuration.

5. **Subdivision - 990984 Ontario Ltd.**

Public Meeting for the new 17 block subdivision for Block 11 on Registered Plan #34 was held on March 29, 2011. The United Counties have requested a list of Township conditions from Council. A standard draft list has been prepared for Council's consideration.

6. **Consents/Severances/Subdivision**

Seven (7) appointments with residents were held to review their options to sever or subdivide their land in March. Two completed questionnaires were sent to the United Counties (Morewood public school - residential lots).

Consent B-52/2010 was granted on June 23, 2010, with a condition that required the applicant to provide a road widening for Merkle Road (undersized road). Parts 1, 2 and 3 on Registered Plan 8R-5138 are being given to the Township for road widening purposes. Attached is draft By-law 27-2011 dedicating the same as public highway.

7. **TreeCanada / TD GreenStreets Grant**

On March 22, 2011, Shirley Coons from the Chesterville Green Action Gang attended Council with a draft design for the Chesterville Hotel site. All work and the final report must be completed and submitted by July 30, 2011.

8. **Committee of Adjustment**

The appeal period for two Committee of Adjustment decisions ended on March 16, 2011 without appeals.

A-01/2011 - Marie Steele (*To reduce the minimum "Rear Yard" Requirement from the required 3 metres to 1.2 metres. Granted (modified)*)

A-03/2011 - Garry Brugmans (*To reduce the minimum lot area by 71.5% from 38 ha (93.89 acres) to 10.8 ha (26.8 acres) for severed agricultural land (result of a surplus dwelling).*)

Deferred:

A-02/2011 - David Chambers (*Grain Bin - Deferred pending County Decision*)

Mr. Chambers sent a setback relief application and accompanying letter to the United Counties on March 30, 2011. County Council will be considering this request at their next regular meeting.

10. **Site Plan Control**

In an effort to expedite development approvals:

- A. Site Plan Control By-law 22-2011 for the Morewood Public School conversion to a ten (10) unit apartment was passed by Council on March 22, 2011.
- B. Site Plan Control By-law 26-2011 was adopted by Council on March 29, 2011 for 501 St. Lawrence Street (Shabolts) - Change of use - 3rd floor to apartments and

cash-in-lieu of parking.

11. **Development Charges By-law**

The appeal period for Development Charges By-law 18-2011 ended on April 4, 2011. No appeal filed.

12. **Chesterville Waterfront Improvement Project**

All final invoices and the final report were sent to the Federal Government for the release of the CAF funding. We have been told we will be getting the entire \$1,492,000.00 amount promised, but that no additional funds will be available.

Electrical Work: Lights have been installed by Countryman Electric.

Tags: Two new tags were identified and reported to the Ontario Provincial Police.

13. **By-law Enforcement**

Parking tickets were issued on Saturday, March 19, 2011 along the no parking zones in front of Rideau Auctions. The "no parking" traffic cones worked, but vehicles continue to park in no parking zones outside where the cones were placed.

14. Building Department -	<u>March 2011</u>	<u>March 2010</u>
Building Permits Issued:	12	10
New Dwelling Units:	10* + 5	4
Total Value of Permits	\$1,411,000	\$1,138,195
Total Building Permit Fees	\$5,844	\$5,561
Development Charges Paid	\$30,566	\$9,285

Building Department -	<u>Mar.'09</u>	<u>Mar '08</u>	<u>Mar. '07</u>	<u>Mar. '06</u>	<u>Mar. '05</u>	<u>Mar. '04</u>
Building Permits Issued:	5	4	8	9	9	2
New Dwellings:	2	2	3	1	5	2
Total Value of Permits	\$360,000	\$685,000	\$1,484,000	\$320,500	\$1,136,000	\$1,204,000
Total Building Permit Fees	\$1,955	\$2,641	\$4,954	\$3,309	\$5,428	\$6,976
Development Charges	\$5,803	\$6,622	\$7,040	\$2,897	\$11,895	\$14,010

*- Conversion of Morewood Public School

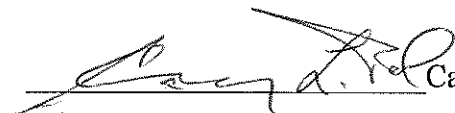
15. **Canine Control - Dog Licences**

The due date to obtain a dog licence was March 31, 2011. To date, only 899 dog licences have been sold. Renewal notices with late fees will be sent out in April 2011.

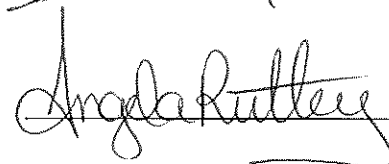
16. **Technical Assistant - Planning, Building and By-law Department**

Mr. Alexandre St.Amour began with the Township on March 23, 2011.

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: 06 April 2011
RE: *By-Law Department Month End Report for March 2011*

By-Law Enforcement

There are 11 active files open in By-law Enforcement. There was one new file created for the month of March.

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

A total of 13 parking tickets were issued in the month of March.

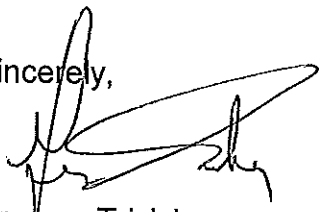
Building

Month end building stats are completed and attached.

The department has set aside two evenings in May for an "Open House" to introduce some of the new regulations set to come effective on December 31 of this year, and to provide permit information for those planning to build this summer. Two more evenings will be planned for the fall.

The Ministry of Municipal Affairs and Housing has requested comments regarding proposed code changes. This is the second and final round of consultation on the new code. The next edition of the Code is expected to include over **300 Building Code changes** and introduce new legislation for energy conservation; it is expected to be law by the end of 2011.

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official