



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>	January 27, 2011
<b>Subject:</b>	Monthly Report - January 2011

- Zoning By-law Amendment - Jacques Thibault (Morewood)**  
*Re: Morewood Public School to Residential Apartments & Two Residential Lots*  
Public Meeting scheduled for February 1, 2011 **at 6:45 pm.** South Nation Conservation Authority provided a positive review of the servicing report and addendum, confirming that the proposed uses can be sustained on this property. A detailed planning report and draft By-law 16-2011 are attached for council's consideration.
- Zoning Amendment - Ralph Winterburn (Winchester Twp.)**  
*Re: Compound Yard*  
Mr. Winterburn has applied for an accessory use (a compound yard) on his 2 acre property in the outlining area of Winchester Township. He would like to fence a small portion of the rear yard for the storage and impounding of vehicles. The principal use of the property would remain residential, which would enable him to "keep an eye" on the impound yard. Unless council has any initial objections, the public meeting will be scheduled at the next available Council meeting, subject to the giving of notice, posting a sign, etc.
- Subdivision - PDH Healthcare**  
Draft plan approval for the Winchester Meadows subdivision was granted on January 18, 2011 by the United Counties and Stormont, Dundas and Glengarry. The last day of appeal is February 7, 2011. The draft plan approval conditions reflect the changes requested by the North Dundas Council (Resolution #11 carried on December 14, 2010).
- Subdivision - 990984 Ontario Ltd.**  
An application for a new 17 block subdivision for Block 11 on Registered Plan #34 was recently received from the United Counties. The proposal is for 71 multiple dwelling units (townhouse development) to be located on the subject parcel. No stormwater management pond is shown on the plan, and the proposed parkland straddles the

municipal drain. A public meeting to considered the proposal will be scheduled following a review of the draft plan in February 2011 with South Nation Conservation.

5. **Consents/Severances/Subdivision**

Only two (2) appointments with residents were held to review their options to sever or subdivide their land in January. One questionnaire was received from the United Counties.

6. **TreeCanada / TD GreenStreets Grant**

The second educational session was held on January 18, 2010 on "**Covert Operators: Tree Root Rots**" by Richard Wilson Ph.D., Forest Program Pathologist, Ontario Ministry of Natural Resources, Sault Ste. Marie. The Chesterville Green Action Gang helped host the event and post fliers. Unfortunately, attendance was lower than the first session, likely due to bad weather.

The next educational session will be held on:

## **LANDSCAPING TECHNIQUES AND GARDEN DESIGNS**

**February 15, 2011 at 7:00 pm**

Presentation by: **Julie Mulligan, MSc., BLA**  
Landscape Architect and Biologist  
Design & Construction Div.  
National Capital Commission (NCC)

Julie will be presenting numerous photos of gardens, landscaping techniques and garden ideas. She has over 29 years of experience in both the private and public sector. Julie Mulligan is a Project Manager with Design and Construction, at the National Capital Commission, Ottawa. She joined the NCC in 2002 after 20 years in private practice. In addition to specializations in stormwater management, stream restoration and urban forestry, she has developed expertise in planting design.

7. **Committee of Adjustment**

Two applications for minor variances to the Zoning By-law were received in late January 2011. The Committee of Adjustment hearing will be held in mid February.

8. **By-law Department**

Once again, numerous parking tickets were issued during the monthly vehicle auction at Rideau Auctions on January 15, 2011. Our objective is not to be issuing tickets every month, but rather to get compliance and not have vehicles blocking sightlines for those leaving the parking areas and intersections. We are currently investigating other options in addition to the existing signage.

9. **Roy and Pam Sherrer**

The Sherrer's have agreed to deposit the cost to pave the second lift of asphalt with the Township, with an agreement that the Township will pave the second lift at their cost in the spring/summer of 2011. Arden Carruthers has been informed and is satisfied with

the road base. By-law 17-2011, being a by-law to accept Sherrer Way as a public road, can be considered by Council for approval.

10. **Winter Parking**

Winter parking notices are on the Township website and were published in the newspapers on January 12, 2011. Vehicles blocking snowplows will be ticketed.

11. **Budget - First Draft**

A first draft of the budget was prepared for Planning, Building, By-law & Canine Control.

12. **Building Department**

New provincial building permit forms were established by the Province to be used by municipalities effective January 1, 2011. Currently, we are working with the new Provincial forms and preparing simplified building permit application forms for basic types of construction.

<b>Building Department -</b>	<u>Jan 2011</u>	<u>Jan. '10</u>
Building Permits Issued:	5	6
New Dwellings:	3	1
Total Value of Permits	\$612,000	\$275,000
Total Building Permit Fees	\$2,782	\$1,044
Development Charges Paid	\$8,689.50	\$2,896.50

<b>Building Department -</b>	<u>Jan. '09</u>	<u>Jan. '08</u>	<u>Jan. '07</u>	<u>Jan. '06</u>	<u>Jan. '05</u>	<u>Jan. '04</u>
Building Permits Issued:	5	2	4	5	8	2
New Dwellings:	-	-	-	3	1	1
Total Value of Permits	\$45,030	\$9,500	\$133,000	\$455,000	\$262,000	\$188,000
Total Building Permit Fees	\$440	\$175	\$985	\$2,385	\$2,149	\$844
Development Charges Paid	nil	nil	\$308	\$8,690	\$1,899	\$1,899

13. **Canine Control - Dog Licences**

The 2011 North Dundas dog tags are available for purchase. All front counter staff are assisting with the sale of licences.

14. **Development Charges**

Currently preparing the background report for increasing the development charge to the rate of inflation. The purpose of a development charge is to generate adequate revenue to finance growth-related net capital costs for municipal services required because of growth. The Public Meeting is scheduled for February 22, 2011 at 6:00 pm.

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

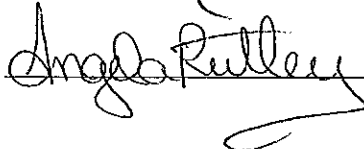
The revised position is being advertized and is posted on the Township website. Deadline for submissions is February 18, 2011.

Report prepared by:



Calvin L. Pol, MCIP, RPP

Reviewed & approved by:



Angela Rutley, Acting CAO