



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

To:	Mayor and Members of Council
Prepared by:	Calvin Pol, Director of Planning, Building and Enforcement
Date of Meeting:	January 15, 2013
Subject:	Monthly Report - December 2012

1. **Official Plan Amendment and Zoning By-law Amendment - Winchester Airport**

Notices have been mailed, faxed and a sign posted for the combined public meeting to take place on Tuesday, January 15, 2013 at 6:30 pm to return the land back to agricultural use.

2. **Zoning Amendment - Robert Sheldon Jones**

The formal Zoning Amendment Public Meeting is scheduled for January 15, 2013 at 6:45 pm to hear public comment on a proposed amendment to revert land back to agricultural use from a former sand/gravel pit. The subject property is currently zoned "Special Rural, Pit" (SRP) as a small portion of the land was used at one time as a sand pit. Secondly, the amendment will recognize the undersized agricultural parcel size, and thirdly the amendment will rezone the surplus dwelling to "Rural Residential (RR)" to match the abutting property.

3. **Draft Plan of Subdivision - G. Byles**

Mr. G. Byles has been away over the Christmas holidays. His lawyer advised he will be signing the agreement when he returns in January 2013.

4. **Plan of Subdivision - Maurice Lafortune Investments**

Due to the revision to the draft plan of subdivision application, the Planning Act notice requirements for hosting a public meeting, Council meeting dates and current active planning applications, the formal public meeting for Phase 4 will be scheduled for February 19, 2013 in the Council Chambers. Notices and the required sign will be posted later this month.

5. **Plan of Subdivision - Phase 4 - Erik Thompson Subdivision - Chesterville**

The proponent's engineer has filed the value of outstanding work to be completed in Phase 4. We are waiting for the Township Engineer's clearance before reducing the financial security.

6. **Plan of Subdivision - Dream Haven Estates - Winchester**

Detailed comments on the engineering plans have been provided to the proponent from the Township Engineer, South Nation Conservation, Ontario Clean Water Agency and the Township. We are now waiting for a response.

7. **Plan of Subdivision - Ian Drew Enterprises Ltd. - South Mountain**

The Public Meeting has been scheduled for **Wednesday, January 30, 2013, at 7:00 p.m.** at the South Mountain Library (10543 South Mountain Main Street, South Mountain, Ontario) in order to consider an application for approval of a draft plan of subdivision under Section 51 of the *Planning Act*. Public Notice is attached. The application for a draft plan of subdivision for a 27 lot residential subdivision in South Mountain on 36.93 acres.

8. **Plan of Subdivision - Hallville**

A third plan of subdivision is being considered for Hallville. Mr. Ian Drew has purchased the vacant lands at the Northeast part of the settlement area in order to reactive Mrs. St. John's subdivision file that was started back in 2000. He is currently working on redesigning the subdivision and preparing the necessary hydrogeological work.

9. **Committee of Adjustment - 13345 County Road #13 (Morewood Road)**

The public hearing on application A-06/2012 was held on December 19, 2012. The variance application sought to recognize the new undersized lot frontage and undersized lot area relating to a provisional consent - (S.D.&G Application B-62/2012). Granted. Appeal period ended on January 8, 2013, no appeals filed.

10. **Consents / Severances**

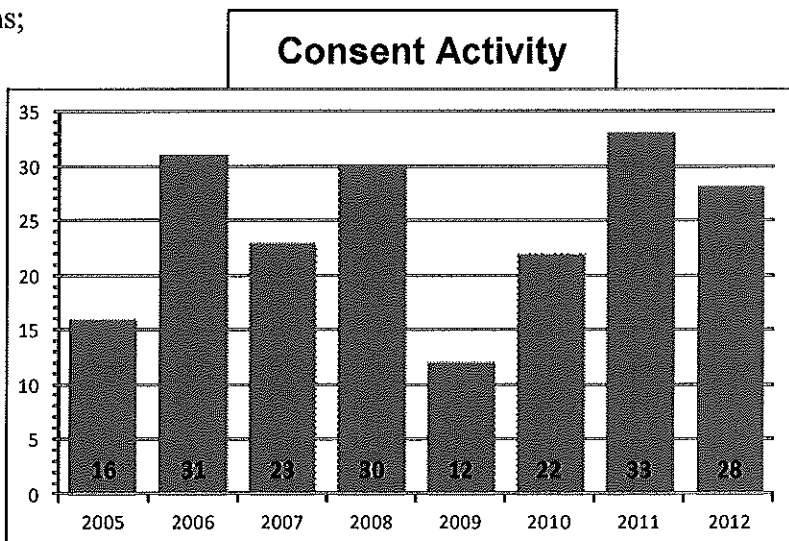
Two site visits were conducted in December. County consent forms and condition letters were forwarded to the United Counties for each application. In addition, letters were sent to the United Counties indicating that provisional consent conditions had been fulfilled. At total of 28 consent applications were processed in 2012 of which one was withdrawn.

In 2012, 28 severance/consent applications were submitted comprised as follows:

5 lot additions; 10 new lots; 7 surplus dwellings; 4 farm splits/additions; 1 easement; and one withdrawn.

11. **Miscellaneous - Planning Department**

In December 2012, the Planning Department continued work on preparing a preliminary draft Community Improvement Plan; prepared Official Plan and Zoning By-law amendment notices and signs (posted on properties);



prepared Zoning Compliance reports for lawyers and Provincial Ministries; met with North Grenville and the Ministry of Natural Resources in Kemptville regarding roles and responsibilities; met with developers and their engineers, responded to zoning inquiries; provided zoning information to real estate agents and severance/consent applicants.

12. Building Department	<u>Dec. 2012</u>	<u>Dec. 2011</u>	<u>Year 2012</u>	<u>Year 2011 totals</u>
Building Permits Issued:	6	14	186	205
New Dwellings:	1	9	26	61
Total Declared Value of Permits	\$1,425,000	\$2,843,600	\$17,080,700	\$15,419,450
Total Building Permit Fees	\$4,429	\$9,150	\$63,806	\$66,904
Develop. Charges Collected	\$3,514	\$22,864	\$93,050	\$159,638

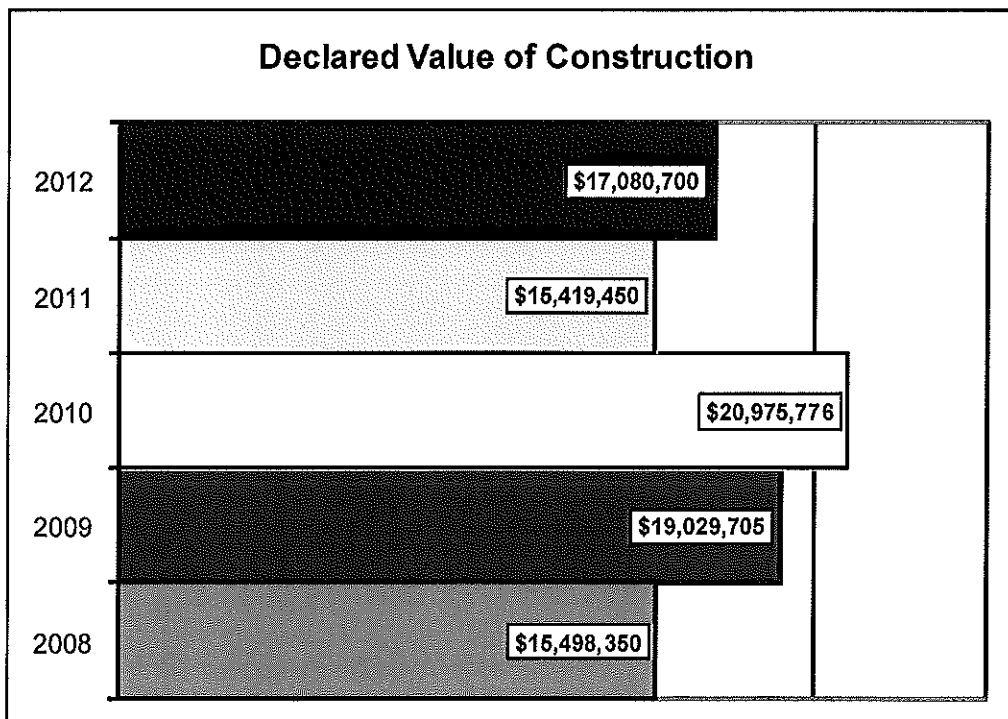
In the past ten years, there has been \$138.6 million worth of declared construction investment in North Dundas.

Building Department

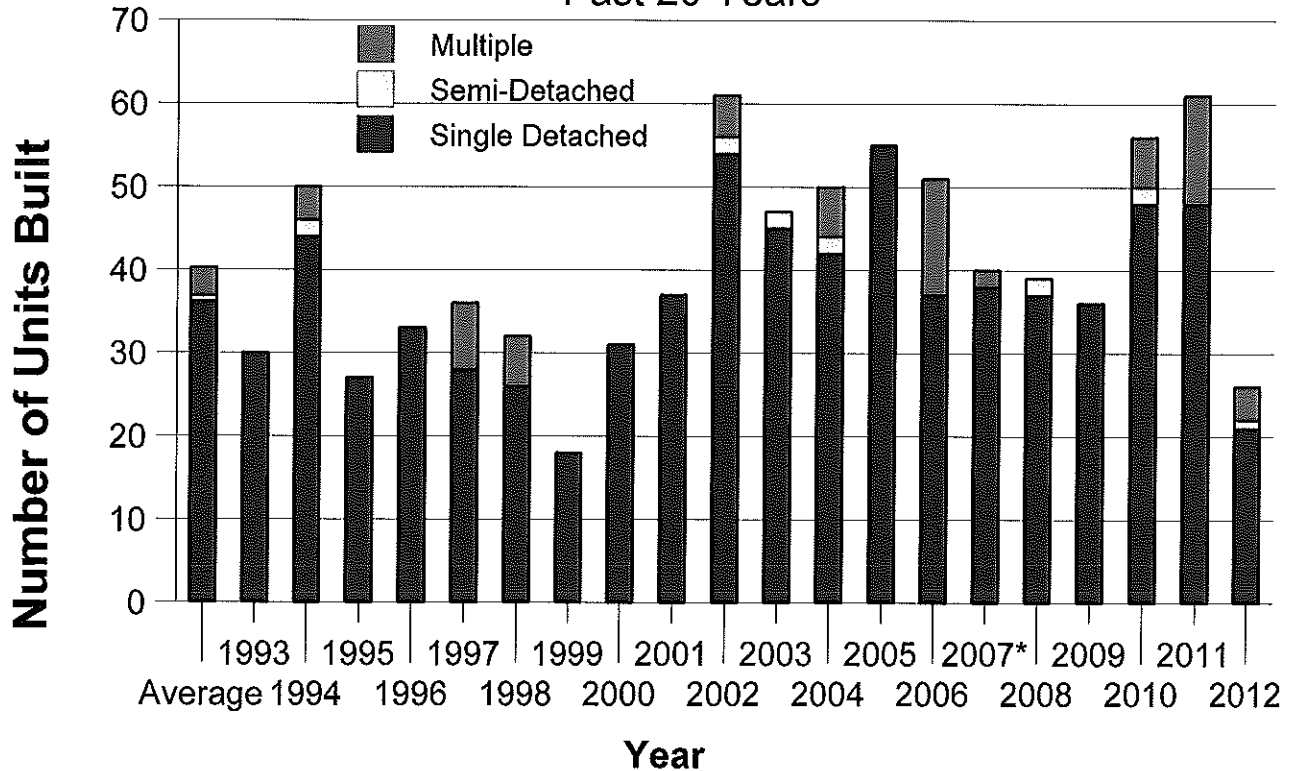
	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Building Permits Issued:	207	184	194	206	209
New Dwellings:	56	36	39	(37 + 75)*	50
Total Value of Permits	\$20,982,376	\$19,029,705	\$15,498,350	\$60,295,400†	\$11,859,000
Total Building Permit Fees	\$89,723	\$67,675	\$74,123	\$208,119	\$ 53,557
Development Charges	\$159,085	\$91,636	\$104,524	\$130,185	\$ 90,036

* - Includes 75 unit senior complex in Chesterville (\$5,000,000 value)

† - Includes the Hospital Expansion (≈\$42 million)



Housing Starts Past 20 Years



13. **Administration of Part 8 of the Ontario Building Code - Agreement with SNC**
The 2013 Contract has been signed by all parties.

14. **Winter On-Street Parking**
Reminder: Overnight winter parking restrictions are in place. Vehicles blocking snowplows will be ticketed. Notices have been published in local newspapers advising of the winter parking restrictions. The Roads Department gave out parking warnings for a limited time in December as a courtesy and reminder. Our "winter parking" signage at the entrances to the villages (Chesterville and Winchester) have been re-installed for the winter months.

15. **Canine Control:**
Notices have been published in the local newspapers. Reminder notices are being mailed to 2012 dog owners.

Report prepared by: (Original Signed by) Calvin L. Pol, MCIP, RPP

Reviewed & approved by: (Original Signed by) Angela Rutley, CAO