



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:	April 9, 2013
Subject:	Monthly Report - March 2013

- Draft Plan of Subdivision - Ian Drew Enterprises Ltd.**
The United Counties questionnaire was completed and forwarded to the Counties along with the approved minutes of the formal public meeting, attendance sheet, the planning report and approved draft plan of subdivision conditions. We understand that the Counties are currently preparing draft plan conditions and will be approving the draft plan soon.
- Draft Plan of Subdivision - Maurice Lafortune Investments Ltd.**
Following Council's approval of the draft plan conditions and planning report on March 26, 2013, the County questionnaire is being prepared to be forwarded to the Counties. A meeting with the developer was held on March 27, 2013 to outline the approved draft conditions from the Township.
- Plan of Subdivision - 990984 Ontario Ltd. (c/o Terry Sloane)**
A conference call with the new Township Engineer was held on March 22, 2013 to finalize the outstanding issues. Due to recent retirements at Stantec, our active files have been bounced around with no one specifically taking the lead. New staff have been assigned, and it is hoped that this will result in speedier responses.
- Plan of Subdivision - Phase 3 - Erik Thompson Subdivision - Chesterville**
Met with the developer and South Nation Conservation regarding the creation of a new residential lot in Phase 3. Part of the proposed residential lot falls within the flood plain and regulated fill line of the South Nation River. What needs to be determined is if there is a building envelope or not outside the fill/flood lines.
- Site Plan Control**
Met and reviewed several proposed commercial developments (Gas station, commercial strip, two additions to commercial garages, and a new agricultural business). Reviewed zoning setbacks, entrances and development criteria with the proponents.

6. **Consents / Severances**

Two new consent applications were submitted to the Township in March 2013. Also, two site visits were conducted in March; with County consent forms and condition letters forwarded to the United Counties. In addition, two letters were sent to the United Counties indicating that provisional consent conditions had been fulfilled. Three meetings with residents were held regarding severing their properties.

7. **Community Improvement Plan**

Prepared for and presented the Community Improvement Plan on March 12, 2013. Following adoption of the Plan, a notice of passing was prepared and sent out on March 14, 2013 with the appeal period ending on April 3, 2013. No appeals were filed.

A few business owners have already requested application forms for 2013.

A By-law for establishing a Review Committee for the evaluation of applications to provide recommendations to Council has been prepared for adoption by Council. Included with the By-law is the Terms of Reference and evaluation sheets.

8. **Development Proposals**

On March 28, 2013, the Township Road Superintendent, the County Engineer, his assistant and the Township Planner met and conducted site visits to nine properties to review proposed developments which front on County Roads.

9. **Miscellaneous - Planning Department**

In March 2013, the Planning Department prepared for and presented at the Community Improvement Plan public meeting. The United Counties provided staff training on their new GIS online network. We were involved in on-going discussions regarding new businesses considering locating in the Township; met with local business owners considering expansions to their existing businesses; responded to resident requests for information; attended a meeting relating to a property standards complaint; and followed up on a letter to resident concerning Zoning By-law violation; attended the City of Ottawa forum for neighbouring municipal planners on the City's new Official Plan update; attended the South Nation Conservation Authority information day regarding their policies and permits.

10. **Minor Variance A-01/2013 -13733 Coulthart Road, Chesterville**

The Committee of Adjustment held a hearing on April 3, 2013 for a minor variance to grant relief from Section 12.1 (b)(ii) **Zone Requirements - Other Uses - Lot Area** of By-law 12-93: to decrease the minimum Lot Area from the required 38 ha (93.89 acres) to 34.8 ha (86 acres) for a retained agricultural lot. This minor variance would satisfy a condition of consent to enable the severance of the agricultural land from the surplus farm house and would recognize the undersized agricultural lot area of the retained farm land. (SDG File B-120/2012). The variance was granted. Appeal period ends April 24, 2013.

11. **Canadian Solar (Formerly SkyPower Ltd.) - Mighty Solar Farm (Boyne Road)**

2239277 Ontario Corporation has been granted approval for a renewable energy project (ground mounted solar) to be located at Part of Lot 17, Concession 6, in the Township of North

Dundas. This is a Class 3 Solar Facility with a total expected generation capacity of 10 megawatts (MW) and will operate 24 hours per day, 365 days per year.

One of the conditions for development is that the proponent must provide the Township and United Counties with a Traffic Management Plan and enter into a Road Users Agreement. The proponent (2239277 Ontario Corp. o/a MightySolar LP) has 90 day to do this (starting from March 4, 2013). REA Number 3491-942JA7.

12. Canadian Solar - CityLights Solar Farm (Gibeault Road)

2239277 Ontario Corporation has applied for approval for a renewable energy project - EPA s.47.3 (posted on the Environmental Registry web site - EBR Registry Number 011-8539 and Ministry Reference Number: 8047-8X2RG9). Public consultation ends on April 7, 2013.

This posting is for a proposed Renewable Energy Approval by 2239279 Ontario Corp. (Canadian Solar) for the CityLights Solar Project, proposed to be located at 13845 Gibeault Road in the Township of North Dundas, United Counties of Stormont, Dundas and Glengarry. This is a Class 3 Solar Facility with a total expected generation capacity of 10 megawatts (MW) and will operate 24 hours per day, 365 days per year.

The proposed facility is considered to be a Class 3 Solar Facility under Ontario Regulation 359/09 (O. Reg. 359/09) Renewable Energy Approvals under Part V.0.1 of the Environmental Protection Act. Applications for Renewable Energy Approvals are required to be submitted in accordance with O. Reg. 359/09 for consideration for approval. .

Previous comments submitted to Council and subsequent correspondence with Canadian Solar were forwarded to the Ministry of the Environment.

13. Building Department -	<u>March 2013</u>	<u>March 2012</u>	<u>March 2011</u>	<u>March 2010</u>		
Building Permits Issued:	4	5	12	10		
New Dwelling Units:	3	0	10* + 5	4		
Total Value of Permits	\$839,000	\$51,000	\$1,411,000	\$1,138,195		
Total Building Permit Fees	\$3,693	\$403	\$5,844	\$5,561		
Development Charges Paid	\$7,623	\$0	\$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

An Open House for Building Permits was held on Wednesday, March 27, 2013 with 15 attendees. A thank you goes out to the Chief Building Official from South Dundas who assisted our Building Department during the Open House.

Unless Council has any objections, we will resume the extended summer hours for the Building Department. Advertisements will be placed in the local newspapers, inserted in the tax bills, posted on the Township website, and posted at local post offices, libraries and the arenas.

The Township's Building Department is pleased to announce that they will be extending their hours of service from 4:30 p.m. to 7:00 p.m. every Wednesday beginning May 22, 2013, through August 27, 2013. This is to give citizens, who may not be able to visit the Township Office during the day, adequate time to apply for and acquire the permits they may need to undertake a home project - such as decks, porches, swimming pools, sheds and dog tags.

Come visit us at the Township Office, we look forward to serving you!

14. **Building Inspector / By-law Enforcement**

We are pleased to report that we have obtained several qualified applications. The application deadline is April 12, 2013.

15. **Pool Enclosure Permits**

Reminder: North Dundas Township policy requires all residents with pools to obtain an enclosure permit.

16. **By-law Enforcement**

Monthly report attached.

17. **Canine Control**

The due date to obtain a dog licence was March 31, 2013. To date, more than 1,268 licences have been sold compared with 899 licences in 2011. Renewal notices with late fees will be sent out in April 2013.

18. **Capital Expenditures**

Two new computers purchased in March 2013.

Building Capital Budget: \$2,000 Expenditure: \$1,865

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

Reviewed & approved by: (Original Signed by) Angela Rutley, 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: 5 April 2013
RE: *Month End Report for March 2013*

By-Law Enforcement

There are 11 active files open in By-law Enforcement. Three new files were created in the month, and two older files were closed. Attached you will find a brief report on the type of By-law enforcement issues we have and their current status.

Eighteen (18) parking tickets were issued in the month of March and several warnings were handed out to persons illegal parked in the school's parking area at the request of the Winchester Public School. Warnings were also handed out by the Road Superintendent for cars interfering with snow removal.

Building

Month end stats are attached you will find that it has been a fairly typical winter for Building Permits.

The Building Department held an Open House in March from 7PM to 9PM. The event was well attended and most visitors stayed for the entire two hour period. There was a short presentation on the new building code coming into effect at the end of this year and on proper truss bracing for the few contractors in the crowd. However most people that attended were interested in discussing issues that they were dealing within their existing homes and how best to manage those issues.

As of April 1, 2013 the Fire Marshals Office is no longer reviewing plans for construction siting it unnecessary as Municipal Building Departments are already performing that function. However it is important to point out that the removal of this "safety net" also removes a free resource for municipalities. Engineering firms specializing in fire protection will obviously fill in any gaps.

Sincerely,


Gregory Trizisky CBCO, CPISO
Chief Building Official

Month End Building Report

March 2013

Number of Permits Issued: 4
 Number of New Dwelling Units Created: 3
 Total Fees "Earned": \$3,693.00
 Total Value: \$839,000.00
 Total Charges: \$7,623.24
 Total Area: 5017

Date Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
15-Mar-13	12-13	TREVOR CARRUTHERS	1398	COUNTY RD 7	RESIDENTIAL	SFD	\$300,000.00	\$1,296.00	\$3,514.00	2222
18-Mar-13	13-13	ERIC FAWCETT	505	WINCHESTER MAIN ST	COMMERCIAL	INTERIOR RENOVATIONS OR REPAIRS	\$4,000.00	\$150.00	\$0.00	0
25-Mar-13	14-13	CHRIS VRIEND	13214	COUNTY RD 13	RESIDENTIAL	SFD	\$250,000.00	\$1,254.00	\$0.00	1289
28-Mar-13	15-13	JOHN THOMPSON	147	ELIZABETH DR	RESIDENTIAL	SFD	\$285,000.00	\$993.00	\$4,109.24	1506

REPORT SUMMARY - YEAR TO DATE
 Total Permits: 15
 Total Dwellings: 7
 Total Value: \$1,897,000.00
 Total Fees "Earned": \$7,576.00
 Total Development Charges: \$21,822.23

BY-LAW ENFORCEMENT STATUS MONTH END REPORT --

March 2013

Case Number	Date Filed	By-Law	Type of Infraction	Status	Infraction Details
20020023	11/6/2002	Yard Maintenance	Condition of dwelling and yard	Open	Animal excrement, junk yard complainant believes he is removing items from landfill site and storing on his property
20070043	11/6/2007	Property Standards	Mold due to water damage	Under Review	water from leaking roof, rugs are soiled, mold, mildew, stench, water in buckets never emptied, black in color, tin ceilings rusted and chunks falling, mushrooms growing on walls, white mold and mildew on cement floors, cracks on walls, see photos attached
20100021	6/9/2010	Yard Maintenance	Small Engines Displayed on Property	Open	Yard is full of small engines for sale. Neighbour would like property to be cleaned up. Eyesore.
20100028	7/5/2010	Yard Maintenance	Garbage and Debris	Open	Junk in front of building. Disgusting mess, dangerous and fire hazard.
20110003	3/16/2011	Yard Maintenance	Debris and refuse, garbage	Open	House destroyed by fire, debris strewn about the yard, has been sitting all winter no action taken, we have a work order on file from case #20202025 and an order from the courts for the offense not to continue.
20110018	5/6/2011	Property Standards	Structure Safety and Drainage	Open	Wall with pipes that drain onto complainant's property looks unstable.
20110030	7/28/2011	Property Standards	Property standards	Under Review	Building is in dilapidated state, unsafe conditions, unsightly conditions, things need to be fixed throughout building.
20120008	4/4/2012	Yard Maintenance	Property full of junk and debris	Open	Yard in question has a lot of debris from dilapidated building and junk just laying around causing said debris to spread out due to wind and weather.
20120012	5/9/2012	Property Standards	Building and site in Disrepair	Open	Site and building in disrepair and currently unsightly
20120027	7/16/2012	Property Standards	Property not being upkept	Open	Damaged tree overganging neighbouring property, unmaintained yard, looks abandoned
20120036	10/11/2012	Zoning	Livestock on residential lot	Open	Livestock (chickens, various fowl) is being kept on a residential lot of which is not zoned to hold or harbour livestock.
20130008	3/24/2013	Dog By-law	dog bite and dog at large	Open	Dog has been off leash at times and has bitten the complainant before
20130009	4/3/2013	Property Standards	debris being spread from adjoining property	Open	Debris being spread onto complainants property from neighbouring commercial property
20130010	4/4/2013	Parking	Bus parking on cul-de-sac	Open	Bus parking on cul-de-sac 24/7 - 7 days a week

