



Township of  
**North Dundas**

**PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT**

<b>To:</b>	Mayor and Members of Council
<b>Prepared by:</b>	Calvin Pol, Director of Planning, Building and Enforcement
<b>Date of Meeting:</b>	July 9, 2013
<b>Subject:</b>	Monthly Report - June 2013

1. **Official Plan Amendment and Zoning By-law Amendment - Maple Ridge Public School**

The combined public meeting was held on June 25, 2013 and By-law 33-2013 was adopted by Council. Notice of Passing was mailed and faxed on June 26, 2013 (appeal period ends on July 16, 2013). Copies of the by-law, reports, notices, attendance sheet, etc. were sent to the United Counties. They have requested a resolution of support from Township Council for Official Plan Amendment #23 (attached for Council's consideration).

On July 2, 2013, the United Counties heard back from the Ministry of Municipal Affairs that they will not be commenting on OPA 23 and have no concerns. The Amendment can now proceed to County Council for a decision.

2. **Zoning By-law Amendment - Commercial Repair Garage**

Public meeting was held on June 11, 2013 to consider an application to permit a commercial automotive equipment repair garage. Notice of Passing was published on June 12, 2013 and the appeal period ended on July 2, 2013. No appeal has been filed. A change of use permit and civic number are now required.

3. **Zoning By-law Amendment - Maurice Lafortune Investments Ltd.**

Following the public meeting held on May 28, 2013, the required Notice of Passing was sent on June 6, 2013 in accordance with Section 34 (18) of the Planning Act. Appeal period ended on June 26, 2013 with no appeals filed.

4. **Zoning By-law Amendment - Flea Market and Residence *Howard Graveline - 594 St. Lawrence St. (Old Hydro Yard)***

Notice of refusal was mailed and faxed out on June 18<sup>th</sup>, 2013 in accordance with the Planning Act. Appeal period expires on July 8, 2013.

5. **Zoning By-law Amendment - Multi-purpose**

Under the current Provincial Policy Statement, when a surplus farm dwellings is removed from the farm property, the remaining farmland must be rezoned to prohibit a residential dwelling. The proposed by-law amendment would include all surplus farm dwelling severances. Also, municipal water and sewer services extend to the east (example Dawley Drive), but the zoning still remains as if the properties were serviced by well and septic. The amendment would include provisions to address the available servicing. The proposed amendment would also adjust minor inconsistencies between the zoning by-laws, including accessory building heights and minimum lot sizes. A draft amendment will be brought forward for Council's consideration.

6. **Plan of Subdivision - Forestwood Heights - Phase 3b (Levy)**

Mr. Levy is requesting release of Lot 12 in the final phase as he has a purchaser. Currently, this lot is being held as security against incomplete site works (road construction, drainage, parkland improvements, etc.). In letter date July 4, 2013 from the legal firm of Geller & Minster, representing Mr. Levy, they are suggesting the Township hold the sale value of the lot less reality fees, legal closing costs, and tax adjustments. In essence, the Township would be getting cash rather than lot. In the past, the Township has accepted cash-in-lieu of vacant lots. It is recommended that Council accept this exchange offer.

7. **Draft Plan of Subdivision - Maurice Lafortune Investments Ltd.**

Mr. Lafortune submitted a second letter requesting that the hydro services be permitted to be above ground (same as his abutting subdivision and the Cloverdale Golf Course Subdivision).

8. **Plan of Subdivision - 990984 Ontario Ltd. (c/o Terry Sloane)**

The Subdivision agreement is being completed in accordance with the approved engineering plans. The applicant has requested if Council would authorize the signing of the agreement now in advance of MOE approval for the stormwater pond and extension of sanitary sewers, as there is only one Council meeting in July. This would avoid holding his subdivision up if approval arrives before the next Council meeting. If Council is in agreement, attached is By-law 36-2013 authorizing the Mayor and Clerk to enter into a subdivision agreement with 990984 Ontario Ltd. (Mr. Terry Sloane) for Dream Haven Estates (26 lots and two blocks).

9. **Minor Variance Application A-04/2013 - 12095 River Road**

Appeal period ends July 2<sup>nd</sup>, 2013. No appeal filed.

10. **Minor Variance Application A-05/2013 - 12895 Baker Road**

Appeal period ends July 2<sup>nd</sup>, 2013. No appeal filed.

11. **Minor Variance Application A-06/2013 - 2014 Finch-Winchester Boundary Road**

The Committee of Adjustment will hold a hearing on July 10, 2013 to consider granting relief

from Section 3.1 (a) Accessory Uses of Zoning By-law 12-93 to increase the maximum lot coverage of accessory buildings from 300 m<sup>2</sup> (3,230 sq ft) to 684.3 m<sup>2</sup> (7,366 sq ft) for the severed lot located at 2014 Finch-Winchester Boundary Road, Chesterville.

12. **Minor Variance Application A-07/2013 - 3027 Nationview Drive**

The Committee of Adjustment will hold a hearing on July 10, 2013 to consider granting relief from Section 3.1 (d) Accessory Uses of Zoning By-law 79-6 to increase the maximum accessory building height from 5 metres to 6.37 metres to the peak of the roof for the residential lot located at 3027 Nationview Drive, South Mountain.

13. **Concept Plan of Subdivision - Fred Street, Winchester**

On June 10, 2013, the Site Plan Control Committee reviewed the newest design which has only three storeys, shifted the parkland and held the private road for semi-detached dwellings. The committee has concerns over the private road turnaround for emergency vehicles. The current design appears to require fire trucks to back out of the 115 metre private road.

A meeting with the Fire Chief's steering committee was held on Saturday, June 8, 2013 to discuss zoning and height restrictions for new construction. It was recommended that follow-up discussions with the City of Ottawa be conducted to determine if their 3 storey height restrictions are based on aesthetics or fire department concerns. Councillor Armstrong received a response from the local City Councillor.

14. **Site Plan Control**

Met with the Hospital regarding their stormwater management ponds. They are proceeding with the tender to do the work this summer.

15. **Consents / Severances**

Four new consent applications were submitted to the Township in June 2013. Two site visits were conducted in June; County consent forms and condition letters were forwarded to the United Counties. Four meetings were held regarding severing properties.

16. **Name-a-Street Contest**

Signs have prepared based on the Committee's decision. Award presentations can be made on August 13<sup>th</sup> or September 10<sup>th</sup>, 2013.

17. **Miscellaneous - Planning Department**

In June 2013, the Planning Department was involved in and hosted a focus group with CMHC and Cornwall Housing on developing a long term housing strategy. Assisted in preparations for and attended the Ontario Professional Planners 8<sup>th</sup> Annual Town and Rural Planning Workshop: "Digging Deeper" on June 13, 2013 here in Winchester. Responded to numerous inquiries regarding zoning and prepared 6 compliance reports. Worked on minor variance and

zoning amendment applications and conducted site visits. Reviewed applications for the Community Improvement Plan. Listened to a Webinar on Renewable Energy Updates and Regional Energy Planning.

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

A revised Road Users Agreement, based on the revised traffic route, was sent to Canadian Solar for their review and comment on June 27, 2013.

19. **Planning Application Fees**

Further to last months report, a revised Tariff of Fees By-law is attached. The new fee schedule will not come into effect until August 1, 2013.

20. <b>Building Department</b>	<u>June 2013</u>	<u>June 2012</u>	<u>June 2011</u>	<u>June 2010</u>
Building Permits Issued:	19	28	26	36
New Dwellings:	7	4	4	6
Total Value of Permits	\$2,111,600	\$1,346,700	\$1,576,400	\$4,513,500
Total Building Permit Fees	\$10,650	\$7,074	\$6,024	\$17,588
Develop. Charges Collected	\$21,966	\$11,394	\$10,546	\$22,089

<b>Building Department</b>	<u>June 09</u>	<u>June 08</u>	<u>June 07</u>	<u>June 06</u>	<u>June 05</u>	<u>June 04</u>
Building Permits Issued:	25	27	35	45	20	31
New Dwellings:	2	5	3	7	6	5
Total Value of Permits	\$626,000	\$1,480,200	\$1,517,400	\$1,517,300	\$1,797,000	\$1,980,500
Total Building Permit Fees	\$4,144	\$7,177	\$7,648	\$9,715	\$8,035	\$8,031
Develop. Charges Collected	\$7,185	\$9,163	\$8,569	\$18,895	\$7,912	\$6,752

Reminder: We are **OPEN LATE** Wednesdays from 4:30 to 7:00 pm.

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

We are currently considering re-posting the position.

Monthly report attached.

22. **Pool Enclosure Permits**

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

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:** 27 June 2013  
**RE:** *Month End Report for June 2013*

## By-Law Enforcement

There are 17 active files open in By-law Enforcement. Seven new files were created in the month, one older file was reopened and one older file was closed. Attached you will find a brief report on the type of By-law enforcement issues we have and their current status.

We were successful in the "Pennock Appeal Hearing" and the case has been sent back to the Provincial Offences Court to be retried, no date has been set at this time.

Four (4) parking tickets were issued in the month of June.

## Building

Month end stats are attached, the Building Department is busy with several applications in process. Half of the applications received are submitted as incomplete applications in an effort to speed up the process which, although not always, can be a successful approach.

Our summer hours are attracting a little more attention we have been accepting permits, dog tags, and planning applications.

Sincerely,

  
Gregory Trizisky CBCO, CPSO  
Chief Building Official

# Month End Building Report

June 2013

Number of Permits Issued

Number of New Dwelling Units Created

Total Fees "Earned"

Total Value

Total Charges

Total Area

19

7

11136

\$2,111,600.00

\$10,650.00

\$21,965.99

Date Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
08-Jun-13	60-13	DALE BOYD	10976	COUNTY RD 3	RESIDENTIAL	ADDITION - SUN PORCH	\$37,500.00	\$128.00	\$0.00	0
08-Jun-13	61-13	JOSH MACKIE	1341	MERKLEY RD	AGRICULTURAL	STORAGE BUILDING	\$40,000.00	\$180.00	\$238.46	0
10-Jun-13	62-13	DAVID CHAMBERS	13885	LOUCKS RD	RESIDENTIAL	SFD	\$175,000.00	\$759.00	\$0.00	1530
11-Jun-13	63-13	DAN HESLINGA	10101	HYNDMAN RD	RESIDENTIAL	INTERIOR RENOVATIONS OR REPAIRS	\$80,000.00	\$1,200.00	\$0.00	0
11-Jun-13	64-13	KEITH ARDRON	10300	HYNDMAN RD	AGRICULTURAL	EXTERIOR RENOVATIONS OR REPAIRS	\$20,000.00	\$90.00	\$15.73	0
12-Jun-13	66-13	KENDYL BASINDALE	10963	KERRS RIDGE RD	RESIDENTIAL	ACCESSORY BUILDING	\$2,000.00	\$168.00	\$0.00	0
12-Jun-13	67-13	JEFF DERUE	13055	McWILLAN RD	RESIDENTIAL	ACCESSORY BUILDING	\$25,000.00	\$144.00	\$0.00	0
13-Jun-13	69-13	UCDSB	3045	COUNTY RD 1	INSTITUTIONAL	INTERIOR RENOVATIONS OR REPAIRS	\$125,000.00	\$1,062.00	\$0.00	0
13-Jun-13	68-13	UCDSB	38	COLLEGE ST	INSTITUTIONAL	INTERIOR RENOVATIONS OR REPAIRS	\$125,000.00	\$1,062.00	\$0.00	0
14-Jun-13	59-13	FALCON HOMES	10558	MARIONVILLE RD	RESIDENTIAL	SFD	\$350,000.00	\$1,348.00	\$3,514.00	2595
14-Jun-13	71-13	GLEN SMIRLE	65	MOREWOOD MAIN ST	RESIDENTIAL	EXTERIOR RENOVATIONS OR REPAIRS	\$32,500.00	\$244.00	\$0.00	0
14-Jun-13	72-13	LISON PELLETIER	47	LORI LANE	RESIDENTIAL	ABOVE GROUND POOL	\$1,100.00	\$75.00	\$0.00	0
14-Jun-13	70-13	ROBERT & LEE ANN RYE	151	ELIZABETH DR	RESIDENTIAL	SFD	\$264,000.00	\$915.00	\$4,109.24	1617
17-Jun-13	74-13	KATHERINE FILLMORE	2170	COUNTY RD 1	RESIDENTIAL	ABOVE GROUND POOL	\$4,500.00	\$75.00	\$0.00	0
24-Jun-13	76-13	GWEN PEDERSON	10436	NATION RIVER RD	RESIDENTIAL	SFD	\$100,000.00	\$432.00	\$3,514.00	864

REPORT SUMMARY - YEAR TO DATE

Total Permits

Total Dwellings

Total Fees "Earned"

Total Value

Total Development Charges

\$86,636.84

\$40,953.20

\$10,099,000.00

27

77

\$40,953.20

\$86,636.84

Thursday, June 27, 2013

Page 1 of 2

<i>Date Issued</i>	<i>Permit</i>	<i>Owner</i>	<i>911 Number</i>	<i>Street Name</i>	<i>Type</i>	<i>Description</i>	<i>Permit Value</i>	<i>Permit Fee "Earned"</i>	<i>Dev. Charge</i>	<i>Area</i>
25-Jun-13	77-13	ALLAN RACINE	10682	NELSON RD	RESIDENTIAL	SFD	\$280,000.00	\$942.00	\$3,514.00	1640
25-Jun-13	78-13	CHRIS VIREND	11	WINTONIA	RESIDENTIAL	SFD	\$210,000.00	\$923.00	\$3,514.00	1694
26-Jun-13	75-13	DAVE MCCORD	10267	RONSON RD	RESIDENTIAL	SFD	\$180,000.00	\$633.00	\$3,514.00	1196
27-Jun-13	79-13	ACRE RIDGE FARMS	13237	KITTLE RD	AGRICULTURAL	GRAIN BIN	\$60,000.00	\$270.00	\$32.56	0

**REPORT SUMMARY - YEAR TO DATE**      **Total Permits**    77      **Total Dwellings**    27      **Total Value**    \$10,099,000.00      **Total Fees "Earned"**    \$40,953.20      **Total Development Charges**    \$86,636.84

# BY-LAW ENFORCEMENT STATUS MONTH END REPORT --

June 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, in ceilings rusted and chunks falling, mushrooms growing on walls, while 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 #20020025 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.
20120005	3/21/2012	Yard Maintenance	dilapidated property	Open	back yard of property currently in dilapidated state with junk in the yard, along with a pool which is not enclosed property that has water (due to rain) in it. Owner does not reside at the residence located on the property.
20120008	4/4/2012	Yard Maintenance	Property full of junk and debris	Open	Yard in question has a lot of debris from delapidated 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
20120038	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.
20130013	5/29/2013	Parking	car parking over 3 hours	Closed	car is parked across from driveway causing issues for safely backing up out of laneway.
20130014	5/29/2013	Dog	dogs barking/feces left everywhere	Open	dogs becoming nuisance (barking, feces left around)
20130016	6/3/2013	Clean Yards	Yard not being upkept	Open	grass and weeds on property being left uncut and is overgrown
20130017	6/6/2013	Dog	dog at large	Open	Dog entering neighbouring properties, at large.
20130018	6/7/2013	clean yards	unkempt lawn	Open	lawn/yard not being cut or maintained.



<i>Case Number</i>	<i>Date Filed</i>	<i>By-Law</i>	<i>Type of Infraction</i>	<i>Status</i>	<i>Infraction Details</i>
20130019	6/14/2013	Property Standards	Property standards not upheld	Open	Property has lower than minimum standards for living, unsafe structures, no locks on doors
20130020	6/24/2013	Dog	Visious dog bite	Open	Dog bit person, broke skin membrane. Police bite report received
20130021	6/24/2013	Property Standards/Cle	Property not bein well maintained	Open	Construction ongoing, unsafe practices (leaving nails and boards with nails in them on sidewalk and neighbouring properties) property in disrepair.
20130022	6/27/2013	Dog	Dog at large	Open	Dogs running at large onto neighbouring properties and causing property damage.

