



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:	November 19, 2013
Subject:	Monthly Report - October 2013

- Zoning By-law Amendment - Multi-purpose/Housekeeping By-law**
Public meeting was held on October 30, 2013 with regard to the multi-purpose housekeeping amendment. Notice of Passing was published in the local newspapers and posted on the Township website on November 6, 2013. Appeal period ends on November 26, 2013.
- Zoning By-law Amendment - Eric & Ann Thompson, 2014 Finch-Winchester Boundary Rd.**
The public meeting was held on October 8, 2013 with only the applicants present. By-law 52-2013 was adopted and the Notice of Passing was sent out on October 9, 2013. The appeal period ended on October 29, 2013 with no appeals filed.
- Zoning By-law Amendment - 13 Albert Street, Chesterville**
The Pentecostal Assemblies of Canada zoning amendment public meeting was held on October 30, 2013 to rezone their church property on Albert Street from Institutional (IN) to Residential First Density (R1). By-law 57-2013 was adopted and the Notice of Passing was immediately sent out, with the appeal period ending on November 19, 2013.
- Zoning By-law Amendment - 19 & 21 Industrial Drive, Chesterville**
Mr. E. James Daniels of Daniels Funeral Chapels Inc. has applied to allow residential uses on this property at 19 & 21 Industrial Drive. The proposed amendment would rezone the property to remove "Light Industrial - Exception M1-X1" from the permitted uses and would add residential uses, up to a maximum of six units. His intent is to convert the existing funeral home building to residential use. The public meeting is scheduled for November 26, 2013 at 6:30 pm.
- Zoning By-law Amendment - 594 St. Lawrence Street, Winchester**
Mr. Grégoire Villeneuve of 7997078 Canada Inc. has applied to rezone the former Ontario

Hydro property at 594 St. Lawrence Street to permit a storage facility (outdoor and indoor). The intent is to offer outdoor storage for vehicles, campers, recreational vehicles and indoor storage within the existing buildings (similar to mini-storage). Unless Council has any objections, the public meeting will be held on the next available Council Meeting.

6. **Ian Drew - South Mountain Subdivision**

Based on October 9, 2013 comments from Stantec, the proponent's Engineer has provided revised drawings and stormwater management report on November 13, 2013. Stantec will be reviewing the revised drawings.

7. **Maurice Lafortune Investments Ltd. - Harmony Subdivision**

We have been in discussion with Mr. Lafortune regarding the parkland dedication (2.547% versus the required 5% under the Planning Act). To offset the difference, we are negotiating clearing, site preparation works, off-street parking and a pathway.

8. **Minor Variance A-10/2013 - 596 Winchester Main Street, Winchester**

The applicant requested relief from Section 4.2.3 **General Provisions - Accessory Uses** of Zoning By-law 25-96 to increase the maximum accessory building height, for a two storey accessory garage, from 4.5 metres (14.7 ft) to 6.2 metres (20.3 ft) for the residential lot. Granted on October 2, 2013. Appeal period ended on October 23, 2013. No appeal(s).

9. **Minor Variance A-11/2013 - 6 College Street, Chesterville**

The Committee of Adjustment hearing was held on October 16, 2013. The applicant sought relief from the Zoning By-law to permit the construction of a detached accessory one car garage on the subject property. The variance was granted. Appeal period ended on November 4, 2013. No appeals filed.

10. **Site Plan Control - Agreement**

The Site Plan Control Committee is scheduled to meet on November 15, 2013 to review the proposed site plan prepared for Earl Horst Systems Ltd.. Their new business is to be located on County Road #31 across from Dan R. Equipment. Subject to Site Plan Committee approval, an agreement and by-law will be brought forward for Council's consideration.

11. **Consents / Severances**

Six new consent applications were submitted to the Township in October 2013. Site visits were conducted. To date, we have received 37 applications for consent.

12. **Miscellaneous - Planning Department**

In October 2013, the Planning Department was involved in attending a Source Water Protection meeting in Manotick with South Nation Conservation; presenting the North Dundas Community Improvement Plan (CIP) at the County Summit in Finch (several individuals commented positively on the simplicity of the North Dundas CIP); attended a meeting in Kemptonville on the Provincial 2014 airphoto project; Attended the Business Networking Event at Guildcrest Homes; Worked on 2014 Budget for Planning, Building, By-law Enforcement and Canine Control. Met with the County Planner on the Settlement Boundary Official Plan

Amendment. Responded to information requests from lawyers, developers, and the City of Ottawa. Returned site plan control securities to the St. Daniels Church and WDMH for the Community Care Access Centre.

13. **Canadian Solar - Mighty Solar Farm (Boyne Road)**

Contacted Canadian Solar regarding their subcontractor's breach of the Road User Agreement. We are assured this will not happen again. Canadian Solar has applied for a fence permit.

14. **Building Department**

The Building Permit Information Night & Open House was held on October 17, 2013 with several local builders in attendance. The 2 hour interactive session on recent changes to the Building Code was appreciated by all who attended.

Building Department	Oct. 2013	Year to Oct.'13
Building Permits Issued:	15	157
New Dwellings:	3	43
Declared Value of Permits	\$1,104,215	\$16,025,591
Total Building Permit Fees	\$5,611	\$69,650
Develop. Charges Collected	\$4,868	\$136,361

Building Department	Oct. 2012	Oct. 2011	Oct. 2010	Year to Oct.'12	Year to Oct'11
Building Permits Issued:	20	12	16	174	174
New Dwellings:	3	1	4	22	48
Declared Value of Permits	\$1,832,000	\$1,203,000	\$3,104,465	\$15,239,350	\$11,488,550
Total Building Permit Fees	\$8,760	\$7,027	\$5,826	\$56,148	\$53,044
Develop. Charges Collected	\$16,657	\$3,664	\$6,388	\$81,766	\$123,514

Building Department	Month End			
	Year to Oct'10	Year to Oct '09	Year to Oct '08	Year to Oct '07
Building Permits Issued:	189	169	178	193
New Dwellings:	51	32	38	(34 + 75)109*
Total Value of Permits	\$20,065,776	\$18,235,205	\$14,799,550	\$58,959,200 [†]
Total Bldg Permit Fees	\$84,756	\$63,265	\$70,052	\$202,538 [†]
Dev. Charges Collected	\$147,152	\$81,756	\$98,078	\$119,516

	Year to Oct'06	Year to Oct '05	Year to Oct.'04	Year-Oct.'03
Building Permits Issued:	173	200	190	184
New Dwellings:	44	52	48	44
Total Value of Permits	\$9,982,300	\$14,244,800	\$11,217,000	\$11,553,983
Total Building Permit Fees	\$102,298	\$65,104	\$50,456	\$54,883
Development Charges Collected	\$115,309	\$119,622	\$88,007	\$90,729

* - Includes 75 unit senior complex in Chesterville
[†] - Includes the Hospital Expansion (~\$42 million)

15. **By-law Enforcement**
 Monthly report attached.

16. **Administration of Part 8 of the Ontario Building Code - Agreement with SNC**

Our current agreement expires at the end of the year. We have been pleased with the two years of service being provided. South Nation Conservation continues working with applicants and installers to assist and to build relationships. South Nation is requesting a contract renewal for another year. An agreement and by-law will be brought forwarded at the next regular Council meeting.

17. **Capital Expenditures**

None in October 2013

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: 1 November 2013
RE: *Month End Report for October 2013*

By-Law Enforcement

There are 18 open files in By-law Enforcement. Two new files were created since our last report and two older files have been closed. Attached you will find a brief report on the type of By-law enforcement issues we have and their current status. One property was cleaned and an in-ground pool was partially backfilled.

Five parking tickets were issued in the month of October. Russell Township has not been able to provide us with more than a minimum service coverage.

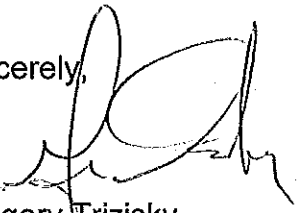
Building

Month end stats are attached.

Our Building Permit Information Night on October 17, was attended by five persons all related to the building industry. It was a good sharing of information and discussion on some of the impacts most prevalent on builders in this area such as, furnaces requiring electronically commutated motors, smoke alarms in all bedrooms and low flow shower heads and new lower volume flush toilets. Some of the new insulation requirements that are slated for 2016 and changes to conventional construction were also discussed. We would like to continue this presentation in February or March of next year.

Our local chapter of the Ontario Building Officials Association was recognized by the provincial body this month at their annual meeting. The Tom Powdrill Award recognizes a Chapter that has had significant positive impact to the aims and objectives of the association. I am the current Chair of the Golden Triangle Chapter and have accepted the award on behalf of the Chapter and its member municipalities.

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official

Month End Building Report

October 2013

Number of Permits Issued: 15
 Number of New Dwelling Units Created: 3
 Total Fees "Earned": \$5,611.00
 Total Value: \$1,104,215.00
 Total Charges: \$4,868.48
 Total Area: 10355

Date Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
01-Oct-13	144-13	ERIC FORTIER	13492	BYERS RD	RESIDENTIAL	DECK / PORCH INSTALLATION	\$3,000.00	\$75.00	\$0.00	0
02-Oct-13	146-13	JEAN MARC PASQUIER	10696	MARIONVILLE RD	AGRICULTURAL	GRAIN BIN	\$90,000.00	\$405.00	\$139.21	0
03-Oct-13	147-13	KYLE YOUNG	12107	LISCUMB RD	RESIDENTIAL	SFD (replacement)	\$250,000.00	\$764.00	\$0.00	1400
04-Oct-13	149-13	JAMES PETO	11247	LEVERE RD	RESIDENTIAL	SFD	\$200,000.00	\$1,011.00	\$3,514.00	1800
04-Oct-13	148-13	GARY GEERTSMA	2785	RAE RD	RESIDENTIAL	SFD (replacement)	\$295,000.00	\$1,221.00	\$0.00	2130
16-Oct-13	151-13	WOERLEN ENTERPRISES LTD	10615	PEPPERVILLE RD	DEMOLITION	BARN BEING REMOVED FOR B94/2013	\$1,000.00	\$75.00	\$0.00	0
18-Oct-13	150-13	EDWARD CRANHAM	198	CHEST MAIN ST N	RESIDENTIAL	DETACHED GARAGE	\$22,000.00	\$202.00	\$0.00	0
17-Oct-13	152-13	WILLIAM ARMSTRONG	12006	COUNTY RD 3	COMMERCIAL	ADDITION	\$28,000.00	\$238.00	\$346.47	525
18-Oct-13	153-13	MARK LEVERE	23661	DEVELOPMENT RD	RESIDENTIAL	PELLET STOVE	\$3,000.00	\$75.00	\$0.00	0
21-Oct-13	156-13	LESLIE LUCK	1313	RODNEY LANE	RESIDENTIAL	GARAGE RENOVATION	\$1,000.00	\$75.00	\$0.00	0
21-Oct-13	155-13	TRAN WHITNEY	91	CHEST MAIN ST S	RESIDENTIAL	ACCESSORY BUILDING	\$2,215.00	\$75.00	\$0.00	0
21-Oct-13	154-13	PETER GUY	12286	COUNTY RD 43	AGRICULTURAL	BARN ADDITION	\$90,000.00	\$720.00	\$397.00	4500
22-Oct-13	157-13	SYBRENSON FARMS	13665	LIMERICK RD	AGRICULTURAL	MACHINE SHED	\$100,000.00	\$450.00	\$471.80	4500
28-Oct-13	158-13	NELSON ZANDBERGEN	6	COLLEGE ST	RESIDENTIAL	DETACHED GARAGE	\$13,000.00	\$75.00	\$0.00	0
29-Oct-13	159-13	UNITED CHURCH WINCHESTER	519	ST LAWRENCE ST	INSTITUTIONAL	ROOF REPAIRS	\$16,000.00	\$150.00	\$0.00	0

REPORT SUMMARY - YEAR TO DATE
 Total Permits: 157
 Total Dwellings: 43
 Total Value: \$16,025,591.00
 Total Fees "Earned": \$69,650.27
 Total Development Charges: \$136,360.71

BY-LAW ENFORCEMENT STATUS MONTH END REPORT --

October 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, 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 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
20130017	6/6/2013	Dog	dog at large	Open	Dog entering neighbouring properties, at large.
20130020	6/24/2013	Dog	Visious dog bite	Open	Dog bit person, broke skin membrane. Police bite report received
20130026	7/4/2013	Nuisance	Dumping pool backwash water	Open	Owner dumping backwash water onto neighbouring property
20130027	7/30/2013	Property Standards	Property not being upkeep	Open	Property continuously not being upkeep, yard and building in dilapidated state.
20130031	8/21/2013	Property Standards	Property not being maintained	Open	property not being maintained and generally an eyesore
20130036	9/11/2013	Property Standards	Livestock on property and unkept yard	Open	Livestock living on property, property also no maintained.
20130038	9/11/2013	Zoning	Large business operated on Rural lot	Open	Business being operated on rural lot with employees

Friday, November 01, 2013

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Case Number	Date Filed	By-Law	Type of Infraction	Status	Infraction Details
20130040	9/26/2013	Building Code Act	Building porch, non-compliant to building code	Open	Built porch, not up to building code standards
20130041	10/22/2013	Dog	Dogs barking	Open	Dogs barking all day long and at night.
20130042	10/29/2013	Zoning	Horses on property	Open	

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