



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:	February 4, 2014
Subject:	Monthly Report - January 2014

- 1. Official Plan Amendment #17 - Settlement Boundary Adjustment (North Dundas)**
The Official Plan Amendment Public Meeting was held on January 7, 2014 to present the logical and minor adjustments to the Township of North Dundas settlement areas. On January 27, 2014, the United Counties passed By-law No. 4918 to adopt OPA #17. The United Counties have been granted approval authority; therefore, there is no delay waiting for the Ministry of Municipal Affairs to approve the amendment. Notice of Passing was sent by the Counties. The appeal period ends on February 17, 2014.
- 2. Zoning By-law Amendment - 594 St. Lawrence Street, Winchester (Mini storage)**
The appeal period ended on January 9, 2014 for By-law No. 67-2013. No appeal filed.
- 3. Zoning By-law Amendment - 13306 County Road 9, Chesterville**
By-law No. 02-2014 was passed by Council on January 7, 2014 rezone their land and approximately 2.5 acres from Agricultural (AG) zone to the Industrial - Exception Five Zone (M-5). The appeal period ended on January 28, 2014. No appeal filed.
- 4. Zoning By-law Amendment - Cloverdale Meadows Subdivision**
1332484 Ontario Inc. has applied to rezone 17 residential lots directly west of the hospital from the "Residential Type Three - Exception One Holding (R3-1h)" zone to the "Institutional (I)" Zone." The purpose for the rezoning is to enable the Hospital to proceed to acquire this block of land for future expansions to the Hospital campus. The public meeting will be held on February 4, 2014 at **6:30 pm**. A detailed planning report and draft by-law are attached for Council's consideration.
- 5. Minor Variance: A-1/2014 - 12791 Gray Road, Winchester**
Hearing was held on January 29, 2014 to obtain relief from Section 12.1(b)(ii) Agricultural

Zone Requirements - Other Uses of Zoning By-law 12-93 to reduce the minimum front yard setback from 15 metres (49.2 ft) to 6.03 metres (19.8 ft) to permit the construction of an accessory garage. A condition was imposed as follows: *"The reduction in the front yard setback only applies to a 30 ft x 50 ft accessory detached garage fronting on Gray Road."* Appeal period ends on February 18, 2014.

6. **Site Plan Control - Parmalat**

Parmalat is expanding with a new building (which will connect two existing buildings). Currently, stormwater flows along the surface between the two buildings. Stormwater will now have to be piped and controlled in accordance with the approved stormwater management report and design. A site plan control agreement and by-law have been prepared to insure implementation of the approved report and design. Attached is the By-law for Council's consideration.

7 **Consents / Severances**

Three new consent applications arrived in January. Four site visits were conducted in January, with County consent forms and condition letters forwarded to the United Counties. In addition, letters were sent to the United Counties indicating that provisional consent conditions had been fulfilled.

8. **Plan of Subdivision - Maurice Lafortune Investments - Cloverdale Estates Phase 4**

A subdivision agreement has been prepared for Phase 4. Mr. Lafortune is finalizing the hydro layout with Ontario Hydro and mail boxes with Canada Post. We are awaiting a final set of approved drawings from his engineer to include in the agreement (expected shortly). South Nation Conservation approval is also expected shortly. A by-law authorizing the Mayor and CAO to enter into a subdivision agreement with Maurice Lafortune Investments has been prepared for Council's consideration.

9. **Community Improvement Plan**

Following the County Summit in October 2013, there was mention about including Brownfields sites into the Community Improvement Plan. An advertised public meeting is required before any amendment to a Community Improvement Plan (CIP) can be adopted. After consulting with the Ministry of Municipal Affairs, we believe it best to prepare a separate CIP just for Brownfield sites. Within a Brownfield's CIP, there are four options for Council to consider, any one of which can be included or excluded.

Brownfield rehabilitation incentives within CIP's

- A. Provide a grant for preparing an environmental Phase 2, 3 or 4 Record of Site Condition. This can be by percentage of cost, up to a maximum amount.
- B. Tax Assistance - Waive municipal taxes for maximum of 36 months. Counties can join in and Ministry of Finance for the school taxes (both can choose not to participate).
- C. Tax Assistance - Waive the increase in assessment once Brownfield site is rehabilitated for a specified period.

- D. Loan Program - Similar to what we currently provide businesses for internal improvements to their buildings (max. \$10,000, repayable over 5 years, no interest).

ACTION ITEM:

Does Council want the Planning Department to proceed to prepare a Brownfield's CIP for North Dundas? If so, which of the four options does Council want included?

10. In January 2014, the Planning Department prepared public meeting presentations on the County Official Plan Amendment #17 and a Zoning Amendment for Synagri. Reviewed Brownfield Community Improvement Plan examples, prepared year end adjustments, correspondence and coordinate with Township Engineer and County Engineer on various site plans (Pioneer and subdivisions (Lafortune, Levy, Drew), reviewed MightSolar project modifications.

Prepared Zoning Compliance reports for lawyers; met with local land developers and companies looking to build in North Dundas. Responded to public inquiries; provided zoning information to individuals looking to develop and real estate agents.

11. Building Department -	<u>Jan. 2014</u>	<u>Jan 2013</u>	<u>Jan. 2012</u>	<u>Jan. 2011</u>	<u>Jan. 2010</u>
Building Permits Issued/Appl.	7	2	9	5	6
New Dwellings:	1	0	0	3	1
Total Value of Permits	\$611,000	\$45,000	\$43,000	\$612,000	\$275,000
Total Building Permit Fees	\$2,319	\$262	\$535	\$2,782	\$1,044
Development Charges Paid	\$3,514	\$143	nil	\$8,689.50	\$2,896.50

Building Department -	<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

12. **Winter On-Street Parking**

The public and residents are reminded: *Overnight winter parking restrictions are in place.*

FINE: Park obstructing snow removal, By-law 25-2001 sec. 10.1 = \$45.00

13. **Dog Licence Salespersons**

Door-to-door sales have begun. Both contracts have been signed with the two individuals.

14. **Capital Expenditures**

None in January 2014

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: 31 January 2014
RE: *Month End Report for January 2014*

By-Law Enforcement

There are 9 open files in By-law Enforcement. No new files were created since our last report and several 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 January.

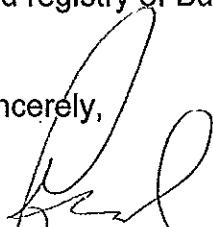
Building

Month end stats are attached.

The New Building Code became effective at the beginning of the year.

We are hosting the Golden Triangle Chapter of Building Officials in February for a training day and discussions on the Ministry's new direction with regards to examination and registry of Building Inspectors.

Sincerely,



Gregory Trizisky CBCO, CPSO
Chief Building Official

Month End Building Report

January 2014

Number of Permits Issued: 7 Number of New Dwelling Units Created: 1 Total Fees "Earned": \$2,318.81 Total Value: \$611,000.00 Total Charges: \$3,514.00 Total Area: 1933

Date Issued	Permit	Owner	911 Number	Street Name	Type	Description	Permit Value	Permit Fee "Earned"	Dev. Charge	Area
08-Jan-14	02-14	HOUSE OF LAZARUS	2245	SIMMS RD	INDUSTRIAL	ADDITION - CANOPY OVER LOADING BAYS	\$20,500.00	\$174.81	\$0.00	0
08-Jan-14	01-14	THOMAS HOLMES	537	LOUISE ST	RESIDENTIAL	HOT TUB	\$6,500.00	\$75.00	\$0.00	0
13-Jan-14	03-14	LISA PAUL	10955	SHAW RD	RESIDENTIAL	SFD	\$480,000.00	\$1,110.00	\$3,514.00	1933
14-Jan-14	04-14	RICKY BROWN	11481	INKERMAN QUEEN ST	RESIDENTIAL	INTERIOR RENOVATIONS OR REPAIRS	\$7,000.00	\$75.00	\$0.00	0
17-Jan-14	05-14	PARMALAT CANADA INC	490	GORDON ST	RENEWAL PER	RENEWAL OF PERMIT 116-11, 173- 10, 89-09, 48-08	\$0.00	\$30.00	\$0.00	0
21-Jan-14	07-14	PHILIP BELCHER	11680	ARMSTRONG RD	RENEWAL PER	RENEWAL OF PERMIT 96-12	\$0.00	\$30.00	\$0.00	0
21-Jan-14	06-14	WINCHELSEA EVENTS	1567	COUNTY RD 31	COMMERCIAL	CHANGE OF USE TO BANQUET HALL	\$97,000.00	\$824.00	\$0.00	0

REPORT SUMMARY - YEAR TO DATE Total Permits: 7 Total Dwellings: 1 Total Value: \$611,000.00 Total Fees "Earned": \$2,318.81 Total Development Charges: \$3,514.00

BY-LAW ENFORCEMENT STATUS MONTH END REPORT -- January 2014

<u>Case Number</u>	<u>Date Filed</u>	<u>By-Law</u>	<u>Type of Infraction</u>	<u>Status</u>	<u>Infraction Details</u>
20020023	1/16/2002	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	1/16/2007	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.
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
20130026	7/4/2013	Nuisance	Dumping pool backwash water	Open	Owner dumping backwash water onto neighbouring property
20130031	8/21/2013	Property Standards	Property not being maintained	Open	property not being maintained and generally an eyesore
20130045	12/18/2013	Property Standards	Mold	Closed	Mold throughout bathroom, windows have a draft, smoke detectors need batteries.