



Township of
North Dundas

PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT

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| To: | Mayor and Members of Council |
| Prepared by: | Calvin Pol, Director of Planning, Building and Enforcement |
| Date of Meeting: | January 7, 2014 |
| Subject: | Supplemental Report - December 2013 |

1. **Winchester District Memorial Hospital - Cloverdale Meadows Subdivision**

Winchester District Memorial Hospital is considering a land purchase of 17 residential lots directly west of the hospital from the developer (1332484 Ontario Inc.). This purchase proposes to eliminate Ault Street and merge the 17 lots into one block. This block of land may be used in the future for expanding the Hospital's campus.

A well attended neighbourhood consultation was held on December 11, 2013 at the Old Town Hall. Concerns raised included: land locking the Hospital campus if the subdivision proceeds; setbacks for new institutional uses; buffering; height restrictions; access on Fred Street; potential overflow parking on Fred Street; and maintenance of the vacant land in the interim.

Action Item:

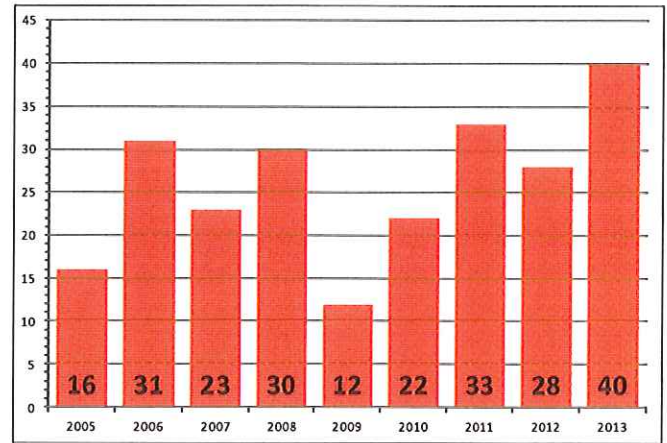
The Hospital and the developers would like to proceed with negotiations regarding the land acquisition. However, they would like to know Council's general opinion if they oppose or would block concept of converting 17 residential lots and the roadway to institutional use. Secondly, they would like to know Council's opinion on converting the southern part of Ault Street (undeveloped and unopen) to a residential lot, thereby having only one access point from Clarence Street to the newly formed block of land. As noted at the neighbourhood consultation, several individuals were concerned about the southern access and possible overflow on-street parking on Fred Street. From a planning position, two entrances would provide more options when developing this land.

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

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

5. **Consents / Severances**

In 2013, 40 severance/consent applications were submitted comprised as follows:
 12 lot additions; 13 new lots; 10 surplus dwellings; 2 farm splits/additions;
 1 easement; and two industrial severances



Consent Activity

6. **Building Department**

| | <u>Dec. 2013</u> | <u>Year 2013</u> |
|----------------------------|------------------|------------------|
| Building Permits Issued: | 6 | 178 |
| New Dwellings: | 2 | 46 |
| Declared Value of Permits | \$2,758,370 | \$19,688,781 |
| Total Building Permit Fees | \$25,971 | \$100,019 |
| Develop. Charges Collected | \$10,434 | \$153,593 |

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 \$206.1 million worth of declared construction investment in North Dundas.

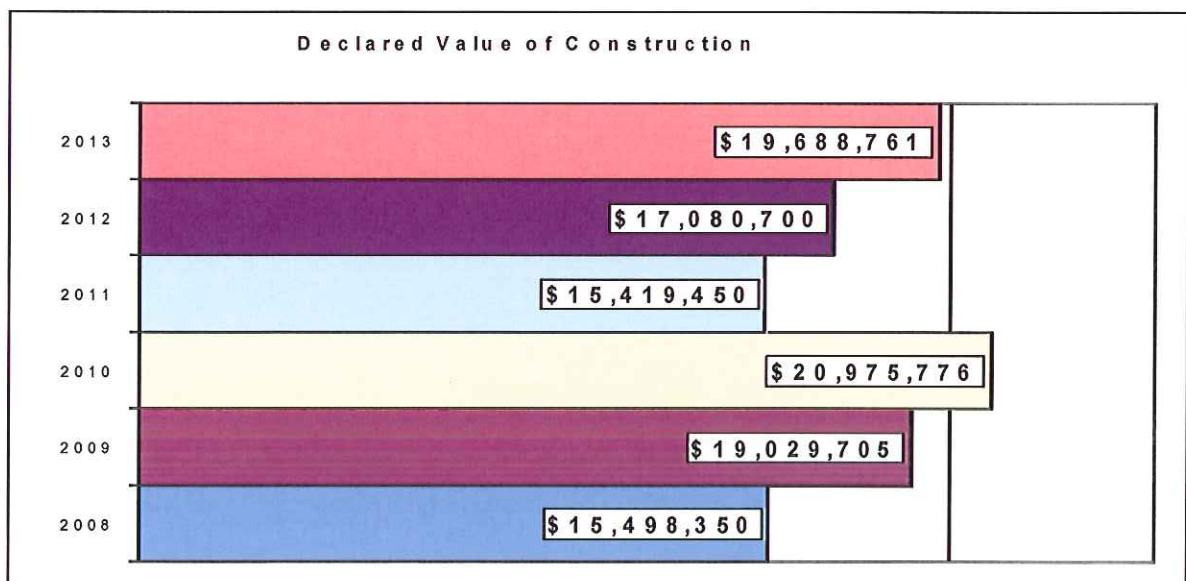
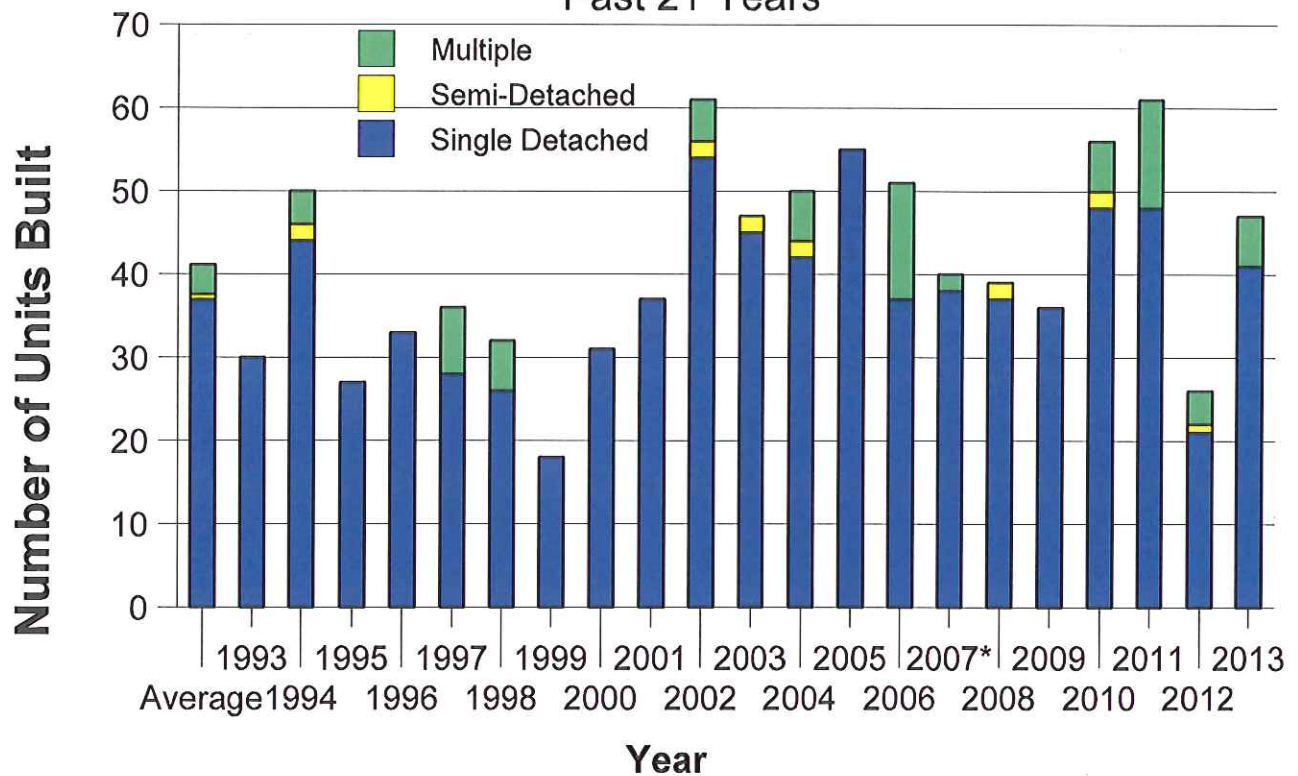
Building Department

| | <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 21 Years



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

8. **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

9. **Dog Licence Salespersons**

Every second year (even years), the Township of North Dundas sells dog licences door-to-door as a convenience for residents and to establish a solid data base. Lynne McClenaghan and Amy Doyle have indicated that they are interested in selling licences door-to-door in 2014. Based on Lynne's past performance as a dog licence salesperson, and that they are both currently on contract with the Township of North Dundas, we are recommending that North Dundas contractually hire these two individuals for 2014. A by-law authorizing the entering into a contract with both individuals has been prepared for Council

10. **Capital Expenditures**

- a. Building permit, dog licence and by-law enforcement software
- b. Used vehicle for Building Department

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