



TOWNSHIP OF NORTH HURON

REPORT

Item No.

REPORT TO: Reeve Vincent and Members of Council
PREPARED BY: Kirk Livingston, Chief Building Official
DATE: 01/05/2017
SUBJECT: Building By-law and Consolidated Fees and Charges Report
ATTACHMENTS: Building By-law
Schedule 'C' – Consolidated Fees and Charges By-law

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby accepts the By-law respecting Construction, Demolition, and Change of Use Permits and Consolidated Fees and Charges Report for information purposes;

AND FURTHER THAT the Council of the Township of North Huron desires to repeal By-law 19-2015 to enact a new By-law respecting Construction, Demolition and Change of Use Permits and Inspections for the issuance of permits and related matters;

AND FURTHER THAT the Council of the Township of North Huron desires to amend By-law 09-2017 to include the establishment of Schedule "C" Fee Schedule into the annual Consolidated Fees and Charges By-law;

AND FURTHER THAT the Council of the Township of North Huron approves an exception to Section 19.1 of the Procedural By-law to allow By-law No. 38, 2017 and By-law No. 39, 2017 to be passed at the May 1, 2017 Council Meeting;

AND FURTHER THAT the Reeve and Clerk be authorized to sign By-law No. 38 and By-law No. 39, 2017.

EXECUTIVE SUMMARY

The Building Department is responsible for the issuance of building permits, for industrial, commercial, institutional, agricultural and residential construction; as well, the issuance of plumbing and septic system permits and demolition permits. The Building department enforces the Building Code Act and confirms compliance with the Ontario Building Code, processes municipal compliance letters on land transfers and provides zoning clearances on all development and planning applications.

DISCUSSION

In 2015, the Township of North Huron passed the Building By-law which is No. 19-2015, a By-law respecting Construction, Demolition and Changes of Use Permits and Inspections. Upon review of the existing Building By-law, staff are recommending some changes to the wording and terminology to best reflect the current Building Code Act and Ontario Building Code.

In addition, staff are suggesting the removal of Schedule 'A' and Schedule 'B' of the existing by-law. These Schedules include all fees within the by-law and will be included as Schedules of the

Consolidated Fees and Charges By-law which establishes the rates, fees and charges for various services provided by the Township of North Huron. This will eliminate the need to change multiple by-laws when fees are updated.

Annually, the Township of North Huron passes the Consolidated Fees and Charges By-law which highlights all user fees associated to the different departments. Incorporating the building departments fees into the Consolidated Fees and Charges By-law allows only one bylaw to be amended when fees change rather than amending two bylaws. User fee increases allow the Township of North Huron to reduce the impact on the tax rate while continuing to provide high levels of service to our customers.

In addition, the Building By-law would still include a Schedule which outlines the required documentation needing to be submitted with an application which would now be included within as Schedule 'A' rather than Schedule 'C'.

Additionally, the proposed Schedule 'C' of the Consolidated Fees and Charges By-law for 2017 would be slightly modified to include a few wording changes, and percentages in relation to Building permit refunds, Maintenance and Property Standards fees and Zoning By-law inspection fees that were included within the existing Building By-law and have not been changed but moved and consolidated to one place.

A copy of the revised Building By-law with Schedule 'A' and Schedule 'C' of the Consolidated Fees and Charges By-law are included with this report for our review and consideration.

FINANCIAL IMPACT

There is no financial impact at this time.

FUTURE CONSIDERATIONS

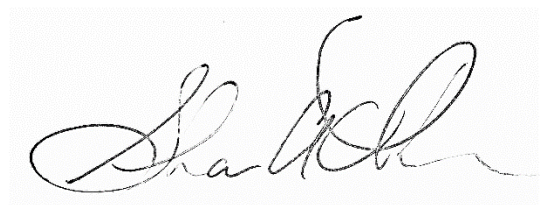
Consideration to including the Building and Property Standards Department fees within the Consolidated Fees and Charges By-law will allow for more consistency for our tax payers and residents as they are able to find any and all fees pertaining to the departments in one spot rather than having to use multiple by-laws for our services.

RELATIONSHIP TO STRATEGIC PLAN

Goal #2 the Township's residents are engaged and well informed. Goal #4 the Township is fiscally responsible.



Kirk Livingston, Chief Building Official



Sharon Chambers, CAO