



TOWNSHIP OF NORTH HURON

REPORT

Item No.

REPORT TO: Reeve Vincent and Members of Council
PREPARED BY: Kirk Livingston, Chief Building Official
DATE: 19/09/2016
SUBJECT: Building Department Activity Report
ATTACHMENTS: [Click here to enter text.](#)

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby receive the report Building Department Activity Report for information purposes.

EXECUTIVE SUMMARY

The Building Departments main objective is to provide the best professional service to administer and enforce the Ontario Building Code. Through the examination of plans, issuance of building permits, and performing inspections, we ensure compliance with building standards of the Ontario Building Code and ensure health and safety, fire protection and structural sufficiency in all buildings in which we live, work, and play.

The CBO provides monthly updates to Council on the operations of the Shared Services Building Department.

DISCUSSION

Building Permit Report – August 2016

Permit #	Permit Type	Value of Project	Sq. Metre New Construction	Status
2016-0059	Farm Buildings/Additions/Greenhouses	\$ 150,000.00	222.96	Issued
2016-0060	Farm Buildings/Additions/Greenhouses	\$ 350,000.00	969.88	Issued
2016-0061	Building Renovations	\$ 100,000.00	203.92	Issued
2016-0062	Detached Garages/Storage Sheds	\$ 23,000.00	96.62	Issued
2016-0063	Residential - Plumbing	\$ 3,000.00	*****	Issued
2016-0064	Farm Buildings/Additions/Greenhouses	\$ 40,000.00	344.10	Issued
2016-0065	Decks, Landings, & Porches	\$ 2,000.00	11.15	Issued
2016-0066	Farm Buildings/Additions/Greenhouses	\$ 100,000.00	315.86	Issued
2016-0067	Decks, Landings, & Porches	\$ 18,000.00	20.44	Issued
2016-0068	Decks, Landings, & Porches	\$ 1,500.00	12.54	Issued

Total Value of Construction to date; \$9,952,196.35

Zoning Certificates issued to date; 52

By-law Enforcement and Property Standards Report

We have received 3 complaints with respect to property standards issues which are being investigated.

We have received 4 complaints with respect to animal control issues which are being investigated.

Shared Services Update

With the implementation of Shared Services, the Building Department's main focus is to still provide timely issuance of building permits and inspection services as we move forward. In doing so there will be some hurdles to overcome in the next 6 months, mainly promoting the services we can offer, and advising the public on the process for inquiries on zoning, developments, building permit applications, property standards concerns and bylaw enforcement issues along with and requests for on-site inspections.

As of Friday, September 16th we will also be taking on the Township of Howick for providing Building Department Services, which includes issuance of zoning certificates, meeting with building permit applicants, plans review, building permit issuance, on-site inspections and issuance of permits for On Site Septic Systems. A key background component to the shared service is that all 3 Municipalities now have the same internal software program. We have reviewed and compiled approximately 40 different building permit types and created all of the stages of construction requiring inspections for that permit type, which will provide a level of consistency for Morris Turnberry, North Huron and Howick.

The main headquarters for the Building Department is currently located in the Morris Turnberry Municipal office. At this time all Building Department staff are providing inspection services in all areas as above. One of the Inspectors or Chief Building Official will be providing office hours in Howick on a routine basis, those days being Tuesday mornings and Thursday afternoons.

We have centralized our customer service for the Building Department. To inquire about the building process, answer zoning inquiries, ensure your building permit applications complies with current zoning regulations, enforce all building and property standards by-laws, or to schedule a Building Inspection contact the Building Department at 519-357-3550 ext. 128.

FINANCIAL IMPACT

No financial impact at this time.

FUTURE CONSIDERATIONS

No future considerations at this time

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