

THE CORPORATION OF THE TOWNSHIP OF BROCK

MUNICIPAL ADMINISTRATION BUILDING

COMMITTEE OF THE WHOLE

SESSION TWO

MONDAY, FEBRUARY 12, 2007

The Second Meeting of the Committee of the Whole of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, February 12, 2007, in the Municipal Administration Building.

Members present: Mayor: Larry O'Connor
Regional Councillor: John Grant
Councillors: Mike Manchester
Harold Lodwick
Anthony Woodruff
David Marquis
W.E. Ted Smith

Staff Members present: Clerk-Administrator George S. Graham
(recording the minutes)
Clerk-Stenographer Susan Creighton
Chief Building Official Joe Bonura

I. CALL TO ORDER

Mayor Larry O'Connor called the meeting to order at 7:00 p.m.

II. PURPOSE

TO HOLD A PUBLIC MEETING TO CONSIDER AN AMENDMENT TO BY-LAW NUMBER 1947-2005-PP, BEING A BY-LAW TO PROVIDE FOR THE ADMINISTRATION AND ENFORCEMENT OF THE *BUILDING CODE ACT* PURSUANT TO SECTION 7 OF THE *BUILDING CODE ACT*

- Staff Presentation

Chief Building Official Joe Bonura proceeded with his power point slide presentation as follows:

Under authority of The Ontario Building Code Act

- 7(1)(c) Council can charge a fee for permit issuance
- 7(2) Fees charged cannot exceed the anticipated cost to enforce the Ontario Building Code Act
- Undertake study to justify increases
- 7(6) A public meeting is to be held when changes are proposed

The Township of Brock engaged Tunnock Consulting Ltd. In 2006 to prepare a building permit fee study.

Township staff surveyed fees charged by area municipalities.

Comparison Fee Schedule for a Single Family Dwelling

Township of Brock current	\$6.46 s.m. (.60 s.f.)
Township of Uxbridge	\$7.25 s.m. (.70 s.f.)
Township of Scugog	\$8.50 s.m. (.79 s.f.)
City of Kawartha Lakes	\$6.82 s.m. (.63 s.f.)
Ramara Township	\$8.61 s.m. (.80 s.f.) plus \$100.00 application fee
Town of Georgina	
- \$9.47 s.m. (.88 s.f.) up to 158 s.m. (1700 s.f.)	
- \$11.30 s.m. (\$1.05 s.f.) if area greater than 158 s.m. (1700) s.f.	

Township of Brock fees include plumbing.

In all other municipalities, except the City of Kawartha Lakes, the plumbing fee is extra.

Consultant's Recommended Increases

- \$14.42 s.m. (\$1.34 s.f.) up to 152 s.m (1636 s.f.) – average size home in Brock
- \$18.00 s.m. (\$1.67 s.f.) if area is greater than 152 s.m. (1636 s.f.)

Proposed increase to \$8.50 s.m. (0.79 s.f.)

Stand Alone and Miscellaneous Work

Farm Buildings	\$1.61 S.M. (.15 S.F.)	\$1.75 S.M. (.165 S.F.)	
Interior Alteration	\$2.15 S.M. (.20 S.F.)	\$4.30 S.M. (.40 S.F.)	\$14.45
S.M(1.34 SF)			
Accessory Buildings	\$3.77 S.M. (.35 S.F.)	\$4.50 S.M. (.42 S.F.)	}\$200. up to 300 SF;
Enclosed or Roofed Porches	\$3.77 S.M. (.35 S.F.)	\$4.50 S.M. (.42 S.F.)	}\$0.66 S.F. if greater
Deck/Porch Without Roof	\$2.69 S.M. (.25 S.F.)	\$4.50 S.M. (.42 S.F.)	}than 300 S.F.
Canopies / Carports	\$2.69 S.M. (.25 S.F.)	\$4.50 S.M. (.42 S.F.)	} “

Following the presentation, Mr. Bonura advised that the new fees will generate approximately 30% in increased revenue.

Councillor David Marquis requested clarification that the fees are based on cost recovery vs. profit, to which he was advised in the affirmative. He enquired whether the consultants report was based on cost recovery and are municipal fees based on cost recovery to which he was advised in the affirmative.

Councillor Harold Lodwick enquired when the last increase to building permit fees occurred and was advised the last review took place three years ago. He enquired how much will the proposed permit fee increase add to the cost of a single family dwelling and was advised approximately \$200.00.

Regional Councillor John Grant reiterated that the consultant is recommending \$1.34 per s.f., however, staff are recommending .79 per s.f. to which the Chief Building Official responded in the affirmative. Regional Councillor Grant enquired whether the consultant's recommendation is within the municipality's cost recovery amount and was advised by the Chief Building Official that the consultant's recommendation contained many extra costs, while the cost of .79 per s.f. is based on visible, realistic costs. Regional Councillor Grant enquired as to the dollar amount the 30% increase would translate to and was advised that building permit revenue in 2006 was \$104,000.00 and in 2007 it is anticipated to increase to \$136,000.00.

Councillor Mike Manchester enquired when the new fees will take effect and was advised that they will come into effect upon passage of the required by-law.

Councillor Anthony Woodruff noted that currently Brock's building permit fee is the lowest of those municipalities surveyed. Chief Building Official Bonura advised that the new fee will be higher than the City of Kawartha Lakes and the Township of Uxbridge but is still very competitive. Councillor Woodruff enquired when a review will again be undertaken and was advised that it could be done annually but is usually undertaken every 3 years.

Councillor W.E. Ted Smith enquired as to whether the new rate will include the plumbing fee and was advised in the affirmative.

Councillor Harold Lodwick advised that Brock Township is often compared to the City of Kawartha Lakes and the difference in permit costs is quite substantial. Saying that, he advised that he would like to see Brock's fee lower.

Regional Councillor John Grant enquired whether we are aware of when the City of Kawartha Lakes last reviewed their building permit fees and that Brock's review may stimulate the City of Kawartha Lakes to undertake a review.

Councillor W.E. Ted Smith enquired why plumbing fees are not separated and was advised by Mr. Bonura that most municipalities combine the two fees as it results in much less paper work.

Mayor Larry O'Connor enquired whether staff are aware of when adjacent municipalities last reviewed their fees and was advised as follows:

Georgina – 2007, Ramara – 2007, City of Kawartha Lakes – unknown, Scugog and Uxbridge – 2006.

Councillor Mike Manchester enquired whether staff perceive any loss of opportunity due to the proposed increase in fees and was advised that it would be a possibility had staff recommended that the consultant's recommendation be approved, however not with what is being recommended.

Mayor Larry O'Connor enquired whether additional building department staff will be required should building in the municipality increase substantially and was advised that there are currently times when additional staff would be welcomed, however until permits increase with the extra revenue to offset the cost of an additional staff person, Mr. Bonura has no intention of requesting additional staff.

- Public Input/Questions of Clarification

There was no public in attendance.

III. ADJOURNMENT

Resolution No. 1-2

MOVED BY Harold Lodwick that we do now adjourn at 7:20 p.m.

MOTION CARRIED

CHAIR

SECRETARY