

Building By-Law 2012-019

Summary of proposed revisions

November 2, 2021

Legislation

- Building Code Act Section 7 authorizes Council to pass a Building By-Law
- Building Code Act Section 7 sets out requirements surrounding total amount of fees and the process to make a change to a fee
- Any change in fee, whether increase, decrease or exemption, must proceed through a public meeting with public notice

Background

- Existing Building By-Law 2012-019 came into effect February 2012
- 6 amendments have been made to the by-law since it was enacted
- Building and Septic Division reserve account ended 2020 in a deficit

Rationale

- Current fee structure no longer covers the required operating budget of the Building and Septic Division
- 4 staff positions have been added since current schedule was enacted
- 5th position to be added in 2022
- Comprehensive overhaul to streamline and make more readable

Proposed Changes

- Full replacement by-law for clarity
- Updated 5 year fee schedule
- Various housekeeping changes

Reserve Account

- Legislation enacted this provision in 2005
- Since 2005, revenues have allowed for sporadic contributions when development activity levels permitted
- Staff propose Council formalize the parameters around the reserve account, for example set an upper level cap for the account

Fee Schedule Options

- There are 3 options available to Council:
 - Option A: full cost recovery with reserve contributions
 - Option B: full cost recovery without reserve contributions
 - Option C: leave current schedule in place for 2022 and subsidize the Building and Septic Division with general tax base