



Committee of the Whole Report

Report Number: BLDG2025-001
Meeting Date: June 3, 2025
Title: Building By-law 2024-219 Amendment No 1
Description: Fee Waiver for Disconnection of Storm Connections to Municipal Sewer Systems
Author and Title: Susanne Murchison, Chief Building Official

Recommendation(s):

That Report BLDG2025-001, **Building By-law 2024-219 Amendment No 1**, be received;

That Table 2 within Schedule A to By-Law 2024-219, be amended as outlined in Appendix A to Report BLDG2025-001;

That the necessary amending by-law be brought forward adoption; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

At the Council Meeting of April 22, 2025, Council adopted the following resolution:

CW2025-095

That the Memorandum from Councillor Perry, regarding an Exemption to Building By-Law fees for Building Permits to Remove Connections Relating to Storm Water from the Municipal Sanitary Sewage System, be received; and

That the Chief Building Official bring forward an amendment to the fee schedule for By-Law 2024-219, being the By-Law to Provide for the Administration and Enforcement of the Building Code Act, 1992 within the City of Kawartha Lakes, to exempt applications related specifically to the plumbing modifications required to remove storm water connections from the municipal sanitary sewer system.

Carried

This report addresses that direction.

Rationale:

Councillor Perry brought forward a memo to the April 22, 2025 Council meeting regarding an Exemption to Building By-Law fees for Building Permits to Remove Connections Relating to Storm Water from the Municipal Sanitary Sewage System.

The proposal is to encourage property owners who currently have illegal storm connections from sump pumps, roof leaders and/or downspouts, into the municipal sanitary sewer system, to disconnect and direct them either to a storm sewer system (where available) or discharge overland. Excess inflow into the municipal sanitary sewer systems causes both the wastewater collection and treatment systems to exceed capacity, which can result in bypass or overflow events from the system.

Encouraging property owners to remove the excess inflow into the sanitary sewer system will also help save expensive capital investment for wastewater collection and treatment systems expansions that may be required in order to alleviate capacity concerns during extreme weather events.

The proposed bylaw amendment to the Building Bylaw 2024-219 is being forwarded to Council to introduce a new fee category, being a waiver of the building permit fees

relating specifically to disconnecting storm sewage connections from the City's sanitary sewage systems. The waiver is being proposed Citywide and not limited to the Fenelon Falls municipal sanitary system. As well, the waiver is not limited to the type of building, to encourage both residential and non-residential property owners to disconnect.

The Building Code Act requires that the municipality hold a Public Meeting prior to Council making a change to a fee in the municipal Building By-law. A waiver or exemption of a fee represents a change to a fee as defined by the Building Code Act. The proposed amendment would see an additional fee category, **Item 17**, added to Schedule A Table 2, as can be seen in the draft table attached to this report as Appendix A (item 17 is highlighted).

Other Alternatives Considered:

An option for Council would be to leave the existing by-law fee schedule as-is and require residents to pay for the required building permit process. This option would not aid with encouraging the residents with illegal connections to correct their plumbing.

Alignment to Strategic Priorities

Healthy Environment – goal 2, Protect and preserve natural areas including greenspaces, waterways, parks, trails and farmlands – this initiative will assist with the greater goal of reducing excess storm flow into our municipal sanitary systems and contribute to reducing the necessity of plant bypasses. Building By-law and related processes contribute to the protection of source water, ensuring we protect our drinking water sources and protect our lakes.

Good Government – goal 1 – Provide innovative and efficient service delivery for better customer experiences – introduction of the fee waiver relating to this initiative introduces an incentive to affected residents to voluntarily disconnect storm connections from the municipal sanitary sewer systems.

Financial/Operation Impacts:

This report will have an impact on the operating budget of the Building and Septic Division, however it is anticipated to be minor in nature, as the residential fee being waived equates to \$266.00 per permit (2025 rate) and it is estimated that the number of applications will represent a very minor portion of the Division's annual revenue.

Consultations:

Manager, Water and Wastewater Operations

Attachments:

Appendix A – Draft Amended Schedule A Table 2 to Building By-law 2024-219



draft Building
Bylaw amendment N

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Department Head: Leah Barrie, Director Development Services