

# CORPORATION OF THE TOWNSHIP OF MCKELLAR

## AGENDA

**Public Meeting – Building Fees**  
**Wednesday, June 20, 2018**  
**6:30 p.m., Council Chambers**

I. CALL TO ORDER

II. DECLARATION OF PECUNIARY INTEREST

The Chairperson asks those in attendance to sign the attendance sheet.  
The Chairperson asks that all comments be addressed through the Chairperson.  
Persons making comments should state their name.

III. DISCUSSION

1. Annual Building Department Report 2017
2. Building Permit Fee Amendment Justification Report
3. Proposed Schedule 'A' Building Fees
4. Schedule 'A' Building Fees – By-Law 2011-14
5. Permit Fee Analysis

IV. ADJOURNMENT



# **Township of McKellar**

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

## **ANNUAL BUILDING DEPARTMENT REPORT 2017**

This report is issued pursuant to the requirements of Section 7(4) of the Building Code Act. Under the Act, the Township of McKellar is required to prepare a report annually containing information on the building permit fees collected, as well as costs of servicing building permits and enforcing the Building Code Act and the Building Code. Division C Part 1 (1.9.1.1) further directs the Municipality to distinguish between direct costs and indirect costs, as well to include in the report the balance of the reserves at year end, if applicable.

Direct costs of the administration and enforcement of the Act includes the review of applications for permits and inspection of buildings. Indirect costs of the administration and enforcement of the Act includes support from other departments, overhead costs etc.

The total fees collected under the Municipality's Building By-Law for the calendar year 2017 totaled \$70,044.00. The total for all direct costs was \$92,219.11, and the total for all indirect costs was \$25,788.64 for a total of \$118,007.75. It should be noted that the Township of McKellar has not created a reserve as permit fees collected have not exceeded the expenditures to administer and enforce the Ontario Building Code.

### **Respectfully submitted by:**

Chris Bordeleau  
Chief Building Official

### **Reviewed by:**

Shawn Boggs - Clerk

Tammy Wylie - Treasurer



# **Township of McKellar**

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

April 9, 2018

## **Subject: Building Permit Fee Amendment Justification Report**

### **BACKGROUND:**

Building permit fees have not been reviewed or amended in the Township of McKellar since 2011. Since then, numerous economic and legislative changes have taken place which makes review of permits and inspections much more detailed. With such, revenue has fallen behind the current operating costs of enforcing the Building Code Act.

The goal of this review is to maintain a fair cost recovery for most permit types. The goal of the review is to help reduce the tax subsidization of the Building Department and to help offset the costs of enforcing the Building Code Act.

Since the last permit fee review, legislative requirements of the Department increased such as required training, inspections, service level and overall workload. Changes include a new Building Code with 2500+/- changes, a 35-40% energy efficiency increase in many structures with added mandatory inspections, and 800+/- amendments to the new code. All of this adds cost to the Department with increased plans review times, increased inspection times and increased training.

With the smaller amount of permits issued in the Township, it is unreasonable to think that the building department can run being revenue neutral, but the increase would help offset the costs of administering and enforcing the Building Code Act and decrease the tax payers subsidizing the Department.

### **RECOMMENDATION:**

That the Council of the Township of McKellar accepts the Chief Building Officials Building Permit Fee Amendments Justification Report, and amends Schedule 'A' to By-Law No. 2011-14.

Chris Bordeleau  
Chief Building Official  
Township of McKellar

**CORPORATION OF THE TOWNSHIP OF MCKELLAR**

**SCHEDULE 'A' to By-Law No. 2018-\_\_\_\_\_ as amended**

| <b>Type of Structure</b>  | <b>Rate to Determine Fee</b>   | <b>Minimum Fee</b>   |
|---|--|--|
| Dwellings, Sleeping Cabins, Additions, Commercial                             | \$11.50 per \$1,000 of construction value<br>or<br>\$1.43 per sqft or gross floor area as defined in the OBC, whichever is greater | \$350  |
| Boathouses, Garages, Storage Buildings and other similar accessory structures | \$11.50 per \$1,000 of construction value<br>or<br>\$0.54 per sqft, whichever is greater   | \$205  |
| Repairs or Renovations  | Value may be determined by Chief Building Official \$11.50 per \$1,000 of construction value                                       | \$205  |
| New or Renewal of Foundation  | \$11.50 per \$1,000 of construction value  | \$350  |
| Decks   | Flat Fee   | \$205.00   |
| Docks   | \$11.50 per \$1,000 of construction value  | \$100  |
| Plumbing  | Flat Fee   | \$100  |
| Demolition Permits  | Flat Fee   | \$100 (Part 9)<br>\$150 (commercial)   |
| Change of Use   | \$11.50 per \$1,000 of construction value  | \$150  |
| Chimney, Fireplace or Woodstove   | Flat Fee   | \$100  |
| Revised Drawings  |  | \$50/page if plans reviewed only, \$100/page if required after inspection(s) |
| Re-inspection for failed or not ready (at CBO's discretion)                   |  | \$50 per inspection  |
| Temporary Permit  | Flat Rate Tent   | \$85   |
|   | Flat Rate - Construction uses (1 year max.)  | \$150  |
| Farm Buildings on registered farms  | \$11.50 per \$1,000 of construction value<br>or<br>\$0.34 per sqft, whichever is greater   | \$150  |

**Inactive Permit Inspection**

Permits outstanding for five years or more and for which there are no records of an active inspection being done or requested within the previous year

\$200.00 Flat Rate

**Special Provision**

The Chief Building Official may, where a proposed building or structure is not included in the above, or where there is a dispute, calculate the estimated value at his discretion.

**General**

At the discretion of the Chief Building Official, an administrative fee for constructing prior to obtaining a permit may be applied

- |  |          |
|--|----------|
| 1. Any class of permit with a construction value less than \$5,000 | \$100.00 |
| 2. Any class of permit with a construction value \$5,001-\$15,000  | \$250.00 |
| 3. Any class of permit with a construction value \$15,001 or more  | \$400.00 |

## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### SCHEDULE 'A' to By-law No. 2011-14 to amend By-law No. 2008-17

| <b>1.</b> | <b>Class of Building/Structure</b>  | <b>Cost per Square Foot</b>             |
|-----------|---|---|
| 1.1       | Residential Buildings/Seasonal Dwellings & Cabins   |   |
|           | Single Storey Dwellings & Additions   | \$100.00                                |
|           | Single Storey finished basement & Additions   | \$140.00                                |
|           | Two Storey or more & Additions - based on ground floor coverage   | \$140.00                                |
|           | Accessory Buildings   |   |
|           | Garages, Storage Buildings, Boathouses  | \$ 35.00                                |
|           | Porches, Carports   | \$ 25.00                                |
|           | Sundecks, Balconies   | \$ 20.00                                |
|           | Solariums, Sunrooms, Saunas   | \$ 50.00                                |
| 1.1       | Commercial & Industrial Buildings   | \$100.00                                |
|           | Accessory Buildings   | \$ 35.00                                |
| 1.2       | Farm Buildings  | \$ 15.00                                |
| 1.3       | Full Foundation (Perimeter)   | \$ 18.00                                |
|           | Crawl Space (Perimeter)   | \$ 14.00                                |
|           | Piers   | \$ 7.00                                 |
| <b>2.</b> | <b>Levies</b>   |   |
|           | The rate to be levied against each \$1,000 of construction value (material & labour) shall be \$14.00   |   |
|           | Minimum fee for all structures in 1.1, 1.2, 1.3 & 1.4 shall be \$120.00.  |   |
| <b>3.</b> | <b>Class of Permit</b>  | <b>Permit Fee</b>                       |
|           | Construction, Addition  | As determined from Sections 1 & 2 above |
|           | Alteration & Repair   | \$100.00                                |
|           | Chimney, Fireplace, Woodstove   | \$100.00                                |
|           | Demolition  | \$100.00                                |
|           | Change of Use   | \$100.00                                |
|           | Other   | \$100.00                                |
|           | Plumbing (if not Part of Section 1 or 2 above)  | \$100.00                                |
|           | Dock  | \$ 50.00                                |
| <b>4.</b> | <b>Inactive Permit Inspection</b>   |   |
|           | Permits outstanding for five years or more and for which there are no records of an inspection being done or requested within the previous year.                                    |   |
|           |   | \$200.00 Flat rate                      |
| <b>5.</b> | <b>Special Provision</b>  |   |
|           | The Chief Building Official may, where a proposed building or structure is not included in the above, or where there is a dispute, calculate the estimated value at his discretion. |   |
| <b>6.</b> | <b>General</b>  |   |
|           | At the discretion of the Chief Building Official an Administration Fee for constructing prior to obtaining a permit may be applied  |   |
| 1.        | Any class of permit with construction value less than \$5,000   | \$100.00                                |
| 2.        | Any class of permit with construction value \$5,000-\$15,000  | \$200.00                                |
| 3.        | Any class of permit with construction value \$15,000 or more  | \$300.00                                |

Permit Fee analysis

| Type of building  | McKellar(2011)   | McKellar(2018)                | Seguin      | McDougall         | Archipelago**    | Bracebridge       | Gravenhurst | Lake of Bays | Whitestone       | Carling    |
|---|------------------|-------------------------------|-------------|-------------------|------------------|-------------------|-------------|--------------|------------------|------------|
| 40x30 one storey bungalow with unfinished basement and 10x40 covered                      | \$1,820.00       | \$2,288.00                    | \$1,870.00  | \$2,538.00        | \$1,980.00       | \$2,281.00        | \$2,320.00  | \$2,100.00   | \$1,820.00       | \$2,090.00 |
| 60'x40' 2 storey with finished basement, 12x16 screened porch and 400sf of attached decks | \$4,883.00       | \$7,339.00                    | \$22,404.00 | \$13,836.00       | \$4,250.00       | \$10,706.00       | \$9,498.00  | \$7,544.00   | \$4,883.00       | \$6,560.00 |
| 16'x32' addition with finished basement   | \$717.00         | \$732.00                      | \$1,415.00  | \$1,925.00        | \$845.00         | \$732.00          | \$1,178.00  | \$768.00     | \$717.00         | \$986.00   |
| 24'x32' garage with storage above   | \$376.00         | \$414.00                      | \$760.00    | \$406.00          | \$634.00         | \$407.00          | \$591.00    | \$576.00     | \$376.00         | \$338.00   |
| 16'x40' open deck   | \$179.00         | \$205.00                      | \$246.00    | \$263.00          | \$211.00         | \$205.00 Flat fee | \$358.00    | \$320.00     | \$179.00         | \$183.00   |
| 646 sqft dock   | \$50.00 Flat fee | \$100.00                      | \$249.00    | \$150.00 Flat Fee | \$50.00 Flat Fee | Min \$155.00      | \$362.00    | \$323.00     | \$50.00 Flat fee | \$75.00    |
| Minimum permit fee  | \$120.00         | Based on type of construction | \$150.00    | \$200.00          | \$100.00         | \$155-360         | \$204.00    | \$135.00     | \$120.00         | \$150.00   |

\*\*See section 1.1 of the Township of the Archipelago Schedule "a"

\* Parry Sound fees based solely on value of construction at \$9 per \$1000