



Meeting Date: September 6, 2023

Submitted by: Arnie Marsman, Director of Building Services, CBO

Report No: BLD-07-2023

Subject: Proposed New Building By-law

Recommendation:

THAT Report BLD-07-2023. Re: Proposed New Building By-law be received;

AND THAT the By-law attached as Appendix 'A1' be approved, to be effective January 1, 2024.

Purpose:

To present Council with a new Building By-law for consideration.

Background:

Under the Authority of the Building Code Act, a municipality may pass a building by-law to address a number of matters related to building department operations such as types of construction requiring permits, required drawings and specifications, use of specific forms, fees and penalties, inspection details, site fencing and other building permit processes and procedures specific to that municipality.

In 2012, Middlesex Centre Council passed the current Building By-law (By-law 2012-008). Since this date, there have been significant changes in the industry which these changes are being addressed in a new building by-law.

The proposed by-law will include details regarding:

- Option for e-permitting rather than using paper;
- Set fines;
- Remote inspections;
- Option for more detailed review of grading, groundwater and drainage impacts as well as acceptability of local infrastructure.

Analysis:

In 2002, Middlesex Centre entered into a service agreement with the Township of Lucan Biddulph. In 2021, Adelaide Metcalfe, North Middlesex and Southwest Middlesex also joined this service agreement. Each municipality currently has its own building by-law. It is staff's preference to have one consistent Building By-law to apply to all municipalities within our service agreement. As such, the new by-law is not only being put forward before Middlesex Centre Council but to all of the other member municipalities that form the building services agreement.

In order to ensure the by-law will withstand challenges, the proposed by-law has been prepared with the assistance of Middlesex County's Solicitor.

As per the attached by-law, it will come into force and effect on January 1, 2024 and once passed, staff will provide sufficient outreach to the building community.

Financial Implications:

Cost of legal assistance has been agreed to be shared equally by all municipalities of our service agreement.

Strategic Plan:

This matter aligns with following strategic priorities:

- Responsive Municipal Government

This proposal is an example of service-sharing initiatives led by Middlesex Centre. This initiative will also ensure consistency of service delivery across the member municipalities that form part of the building services agreement so that there's uniformity.

Attachments:

A1 – By-law 2023-098 DRAFT Building By-law