



## **STAFF REPORT**

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**Meeting Date: December 9, 2024**

**Title: Building By-law**

**Prepared By: Pam Skillen, Chief Building Official**

**Department:** Building and Planning

**Report Number: Building & Planning-2024-030**

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### **Recommendation:**

**THAT Council accept the attached updated Building By-law which aligns with all current legislation.**

**AND THAT Council give First, Second and Third reading to the attached by-law, and upon the third and final reading thereof, rescinds and replaces By-law 3662-2009.**

### **Background:**

The current Building By-law for the City of Dryden was adopted in 2009, at which time municipal building regulations and permit fees were revised from a previous version dated 1995. The Building Code Act regulates that a proposed Building By-law must be presented at a public meeting of which a regular Council meeting qualifies.

### **Discussion:**

A building by-law describes the type of building permits needed for specific construction projects, along with the application of fees and the document submission requirements to support a building permit application. The by-law provides a standardized framework for both property owners and developers to follow.

The Building By-law contains the regulations for building within the municipal limits of the City of Dryden and contains all the applicable authorities granted by the Building

Code Act. The Building Code Act (BCA) is the legislative framework governing construction, renovation and change of use of a building.

The Ontario Building Code is a regulation under the BCA that establishes detailed technical and administrative requirements as well as minimum standards for building construction. The purposes of the Ontario Building Code include, public health and safety, fire protection, resource conservation, environmental integrity and accessibility although its primary purpose is the promotion of public safety through the application of appropriate uniform building standards.

The fees and charges included in the existing Building by-law have been incorporated into the Fees and Charges By-law which was approved at the November 25, 2024 regular council meeting for implementation January 1<sup>st</sup>. The fees included in the Fees and Charges By-law and the approval of this associated Building by-law will ensure our building regulations and fees charged will be competitive with our neighbouring communities and bring fee revenues closer to the municipality's actual cost of administering and enforcing the Ontario Building Code. The building permit fee structure will be reviewed annually through the update to the Fees and Charges By-law to keep fee rates in line with current municipal administration costs. The regulations of the building by-law will be updated as required to maintain alignment with legislative requirements.

The draft by-law attached for your review aligns with the provisions and changes contained in the new 2024 Ontario Building Code which comes into effect January 1, 2025. The 2024 Building Code attempts to streamline processes and increases the harmonization with the National Construction Codes by eliminating at least 1,730 variations between the provincial and national requirements. However, the National Code was not adopted fully and does include many Ontario specific requirements.

The essence of the Building Code Act, which the building by-law is generated from has not changed greatly so there are many similarities between existing building by-law and the proposed. I have attempted to re-organize and re-word the sections for clarity and conciseness and to reflect the types of construction our community is currently developing and will continue to in the future.

### **Financial Implications: Increase to permit revenue**

#### **Current Budget Allocation:**

#### **Account #:**

### **Attachments (Reference Material):**

Existing Building By-law #3662-2009  
Draft Proposed Building By-law