



## Sudbury East Building and By-law Services (SEBBS)

### Report for the Consideration by Council

*Shared Services in the Municipalities of French River, Killarney, Markstay-Warren  
and St.-Charles*

<b>Meeting Date:</b> April 16, 2025	<b>Report Date:</b> April 7, 2025
<b>Reason Before Council:</b> For Information Only	<b>Priority:</b> Normal
<b>Department:</b> Planning & Development	<b>Type of Meeting:</b> Regular Meeting

### RE: 2025 Q1 Report - Building Department

**RECOMMENDED RESOLUTION:** To accept the report for information purposes.

#### **BACKGROUND:**

The quarterly activity report was developed to provide interim updates on activities as an ongoing effort to be able to communicate the activities, initiatives, and impact of the Building Control Services to Council and ratepayers.

#### **ANALYSIS:**

The Building Controls Department is responsible for administering and enforcing the *Ontario Building Code Act* and its Regulations and the Zoning By-Law. This is done through plans examination, issuing the appropriate building permits and conducting site visits at various stages of construction. Highlights of activities are included within the report.

#### **LINKS TO STRATEGIC PLANS:**

- Ensure Community Safety
- Ensure timely knowledge of policies, By-Laws, and Building Controls
- Provide personalized and efficient customer service

## BUILDING CONTROLS DEPARTMENT REPORTING

#### **Training, Conferences / Meetings, and Highlights for this quarter**

CBO attended Building Officials and the Law through the OBOA. Course was completed and the exam was passed.

#### **Building Overview**

The Municipality continues to see growth related to the road construction for the new subdivision on King Street East. The department expects more housing starts in that area in 2025 as road construction continues.

## BUILDING PERMITS ISSUED YTD COMPARISON (Jan 1 – Mar 31)

	2025 Permit Information		2024 Permit Information		2023 Permit Information	
Type of Permit	Permits Issued	Construction Value	Permits Issued	Construction Value	Permits Issued	Construction Value
<b><u>Residential Construction</u></b>						
New Building Construction	3	\$1,003,840.00	1	\$63,360.00	0	\$0.00
Secondary Dwelling	0	\$0.00	0	\$0.00	0	\$0.00
New Accessory Structure	1	\$33,600.00	1	\$20,000.00	1	\$22,000.00
New Accessory Structure with plumbing	0	\$0.00	0	\$0.00	0	\$0.00
Install/Erect/Replace	0	\$0.00	0	\$0.00	0	\$0.00
Renovation/Alter/Repair	3	\$21,000.00	3	\$26,000.00	4	\$7,000.00
Renovation/Alter/Repair with plumbing	0	\$0.00	0	\$0.00	0	\$0.00
Demolish	0	\$0.00	2	\$2,000.00	0	\$0.00
Addition	0	\$0.00	1	\$57,000.00	1	\$23,100.00
Addition with plumbing	0	\$0.00	0	\$0.00	1	\$68,625.00
<b>Total Res. Construction</b>	<b>7</b>	<b>\$1,058,440.00</b>	<b>8</b>	<b>\$168,360.00</b>	<b>7</b>	<b>\$120,725.00</b>
<b><u>Other Construction</u></b>						
Commercial	0	\$0.00	0	\$0.00	0	\$0.00
Industrial	0	\$0.00	0	\$0.00	0	\$0.00
Government/Institutional	0	\$0.00	0	\$0.00	1	\$194,000.00
<b>Total Other Construction</b>	<b>0</b>	<b>\$0.00</b>	<b>0</b>	<b>\$0.00</b>	<b>1</b>	<b>\$194,000.00</b>
<b>Total Construction</b>	<b>7</b>	<b>\$1,058,440.00</b>	<b>8</b>	<b>\$168,360.00</b>	<b>8</b>	<b>\$314,725.00</b>
<b>Building Permit Fees</b>	<b>\$11,344.40</b>		<b>\$2,383.23</b>		<b>\$1,997.25</b>	

## PERMIT STATS BY QUARTER

	1 <sup>st</sup> Quarter		2nd Quarter		3 <sup>rd</sup> Quarter		4 <sup>th</sup> Quarter	
Type of Permit	Permits Issued	Value	Permits Issued	Value	Permits Issued	Value	Permits Issued	Value
Residential Construction	7	\$1,058,440	-	-	-	-	-	-
Commercial	0	\$0	-	-	-	-	-	-
Industrial	0	\$0	-	-	-	-	-	-
Government/Institutional	0	\$0	-	-	-	-	-	-
Total Construction	7	\$1,058,440	-	-	-	-	-	-
Building Permit Fees YTD	\$11,344.40		-		-		-	

## BUILDING CONTROLS STATISTICS

Item	Q1	Q2	Q3	Q4	2025 Year to Date	2024 Total	2023 Total	2022 Total	2021 Total
Applications	11	-	-	-	11	48	58	63	67
Permits Issued	7	-	-	-	5	43	50	54	56
<b>House Permit</b> - Average working days to issue	7	-	-	-	7	6.5	6.5	4.5	3.25
Actual House Building Permits issued	7	-	-	-	7	43	48	53	56
<b>Small Building</b> - Average working days to issue	0	-	-	-	0	0	7	0	0
Actual Small Building Permits issued	0	-	-	-	0	0	2	0	0
<b>Large Building</b> - Average working days to issue	0	-	-	-	0	0	0	0	0
Actual Large Building Permits issued	0	-	-	-	0	0	0	0	0
<b>Complex Building</b> Average working days to issue	0	-	-	-	0	0	0	6	0
Actual Complex Building Permits issued	0	-	-	-	0	0	0	1	0
<b>Total Inspections</b>	11	-	-	-	11	207	193	172	266

- Inspections include, but are not limited to, preconstruction site inspection, footings, foundation, drainage/weeping tile, concrete slab, plumbing rough-in, framing, insulation, vapor/air barrier, heating, occupancy, fire protection, final inspection.
- Average working days to issue a building permit are a measure of the service level of the building department. The Ontario Building Code prescribes the maximum time allowable to issue a building permit once the application is complete. House permits are to be issued in 10 business days, Small and Large Buildings are to be issued in 15 business days. Complex buildings are to be issued within 30 days.

### **SHORT TERM RENTAL (STR) LICENSE (January – March)**

The following chart reports on the STR Licenses that are currently being processed.

<b>Type of License</b>	<b>Total Applications Received</b>	<b>Total Permits Issued</b>	<b>Total Number of occupants approved for all licensed STRs</b>	<b>Number of Approved Hosted* STRs</b>	<b>Number of Approved Un-hosted* STRs</b>
Short Term Rental	4	0	0	0	0

\*Hosted STRs are STRs that operate with the property owner living on site.

Un-hosted STRs are operated with the property owner not living on site.

### **TRAVEL TRAILER (TT) LICENSE (January – March)**

<b>Type of License</b>	<b>Applications / Notices</b>	<b>Issued</b>
Travel Trailer	4	0
Special License	0	0
Vacant Land Development License	0	0

**Respectfully submitted by:**      Andrea Tarini, Director of SEBBS / CBO