



Township of Brudenell, Lyndoch and Raglan

July 3, 2024 - Public Meeting - 06:30 PM (Public can attend virtually by Zoom for Teleconference. Zoom Meeting ID: 541 968 4239 Passcode: 2WY40N Teleconference dial: 1-647-374-4685 Meeting ID: 541 968 4239 Passcode: 820260)

- 1 Meeting Called To Order
- 2 Disclosure of Interest
- 3 Adoption of the Agenda
- 4 Purpose of the Meeting
 - 📎 Building Fees Comparison Chart
- 5 Presentations
 - 5.1 Chief Building Official Report
 - 📎 CBO Staff Report
 - 5.2 Clerk-Treasurer's Report
 - Verbal Report
- 6 Comments/Discussion by Council
- 7 Recommendation
- 8 Confirmation By-Law
 - 📎 By-Law 2024-25
- 9 Adjournment

Building Permit Fee's Comparison

Class of Permit	Township of Brudenell, Lyndoch and Raglan	Township of Carlow/Mayo	Township of Madawaska Valley	Township of Killaloe, Hagarty and Richards	Township of Bonnechere Valley	Township of Greater Madawaska
Stats Canada 2021 Population	1552	953	3927	2410	3898	2518
Typical 1500sqft Single Dwelling (1 floor + unfinished basement, 1 Bathroom)	\$450.00	\$1,275.00	\$1,275.00	\$600.00 + \$100.00 deposit	\$1,725.00	\$1,350.00
Typical 1500sqft Detached Garage (no plumbing)	\$300.00	\$425.00	\$1,000.00	\$525.00	\$750.00	\$750.00
Residential Dwelling, Seasonal Dwelling	\$0.30/sqft	\$ 0.75/sqft	\$0.65/sqft	\$0.40/sqft	\$0.75/sqft, \$0.75/sqft of basement area when 50% is out of ground, \$0.40/sqft of basement area when less than 50% out of ground	\$0.70/sqft
Accessory Buildings, Garages, Sheds	\$0.20/sqft	\$ 0.25/sqft	\$0.60/sqft	\$0.35/sqft	\$ 0.50/sqft	\$0.50/sqft
New Class 4 Septic System	\$250.00	\$450.00	\$450.00	\$400.00	\$500.00	\$500.00
Septic System Repair	\$250.00	\$200.00	\$350.00	\$400.00	\$250.00	\$200.00

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Renovations	\$0.24/sqft	\$50.00 + 1% Construction cost	\$0.65/sqft	\$0.40/sqft	\$0.75/sqft	\$0.70/sqft, \$150.00 flat rate for small renos
Farm Buildings	\$0.08/sqft	\$0.30/sqft	\$0.60/sqft	\$0.15/sqft	\$0.30/sqft, \$0.20/sqft for eathen floors	\$0.30/sqft
Commercial/Industrial Buildings	\$0.22/sqft	\$0.50/sqft	\$0.70/sqft	\$0.60/sqft	\$0.75/sqft	\$0.90/sqft
Decks	\$0.12/sqft	\$0.25/sqft	\$100.00 for <201sqft, + \$0.30/sqft for >201sqft	\$0.35/sqft	\$0.30/sqft	\$100.00
Swimming pools	\$100.00	\$100.00	\$100.00	\$100.00	\$200.00	\$100.00
Demolition	\$30.00	\$50.00	\$100.00	\$100.00	\$200.00	\$100.00
Plumbing	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$200.00
Woodstove/Chimney	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
Change of Use	\$75.00	\$50.00 + 1% Construction cost	\$150.00	\$100.00	\$200.00	\$200.00
Occupancy	\$0.00	\$0.00	\$100.00	\$100.00 deposit returned upon project completion	\$0.00	\$100.00
Building without permit penalty	\$0.00	\$300	\$500.00 or 3x value of permit fee	\$0.00 (up for review)	\$0.00 (up for review)	2x permit fee
Administration	\$0.00	\$50.00	\$100.00	\$0.00	\$0.00	\$0.00

Staff Recommendation

Class of Permit	Current	Average of 5 Neighboring Townships	Proposed
Residential Dwelling, Seasonal Dwelling, Hunt camp	\$0.30/sqft	\$0.73/sqft	\$0.70/sqft
Accessory Buildings (Garages, Sheds, Carports)	\$0.20/sqft	\$0.44/sqft	\$0.40/sqft
Decks	\$0.12/sqft	\$0.27/sqft	\$0.25/sqft
Additions, Alterations and Renovations	\$0.24/sqft	\$0.53/sqft	\$0.50/sqft
Commercial/Industrial/Institutional	\$0.22/sqft	\$0.69/sqft	\$0.70/sqft
Farm Buildings	\$0.08/sqft	\$0.33/sqft	\$0.30/sqft
Demolition	\$30.00	\$110.00	\$100.00
Swimming Pools	\$100.00	\$120.00	\$100.00
Change of Use	\$75.00	\$160.00	\$75.00
Plumbing	\$0.00	\$80.00	\$100.00
Woodstove/Chimney	\$0.00	n/a	\$100.00
Occupancy	\$0.00	n/a	\$100.00
Administration	\$0.00	n/a	\$100.00
Building Without Permit Penalty	\$0.00	n/a	2x Permit Fee
Building Permit Renewal	\$0.00	n/a	\$100.00
Minimum Permit Fee	\$150.00	n/a	\$150.00
Class 2, 3, 4, 5 Septic System	\$250.00	\$460.00	\$400.00
Septic System Repair	\$250.00	\$280.00	\$200.00

Proposed fee's are based on slight adjustments to average of surrounding townships.

Comparison prices listed are as of April 2024, after speaking with a few other townships it should be noted that most are also in the process of updating permit fee's in the coming months.



INFORMATION REPORT TO COUNCIL

Report Date:	June 21, 2024
Date of Council Meeting:	June 5, 2024
Prepared By:	Eddy Whitmore
Approved By:	Virginia Phanenhour
Agenda Item:	Staff Reports
Attachment(s):	Building Permit Fee Comparisons

Reason for this Report

To provide Council with Information regarding updating our Township Permit Fee's

Recommendation

That Council reviews and approves attached description of current and proposed building permit fees, and further sets a Public Meeting for July 3th at 6:30pm to meet OBC requirements and directs staff to advertise.

Information

Our Township building permit fees were last updated to the current pricing today in 2011. The prior permit fee amendments were very minor adjusts from 2005, and before that 1999. For example, our residential building permit fees have only been raised a total of \$0.08 from 1999 to our current price.

The recommended permit fee changes, found in attachment, are based on slight adjustments to the average price that our neighboring Municipalities are charging.

**THE CORPORATION OF THE TOWNSHIP
OF BRUDENELL, LYNDOKH AND RAGLAN**

BYLAW NO. 2024-25

Being a By-Law to confirm the proceedings of the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan at its Special Council Meeting of July 3, 2024.

WHEREAS Section 5(3) of the Municipal Act, 2001, Chapter 25 provides that, except where otherwise provided, the powers of the Council shall be exercised by bylaw;

AND WHEREAS it is deemed expedient and desirable that the proceedings of the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan at this meeting be confirmed and adopted by by-law.

NOW THEREFORE the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby enacts as follows:

1. THAT the actions of the Council at its Special Council Meeting of July 3, 2024, in respect of each motion, resolution and other action passed and taken by the Council at its said meeting, is, except where the prior approval of the Ontario Municipal Board or other body is required, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this bylaw.
2. THAT the Head of Council and proper officers of the Corporation of the Township of Brudenell, Lyndoch and Raglan are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain appropriate approvals where required, except where otherwise provided, and to affix the Corporate Seal of the Corporation of the Township of Brudenell, Lyndoch and Raglan to all such documents.
3. This bylaw takes effect on the day of its final passing.

Read and adopted by Resolution 2024-07-03-XX this 3rd Day of July, 2024.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour