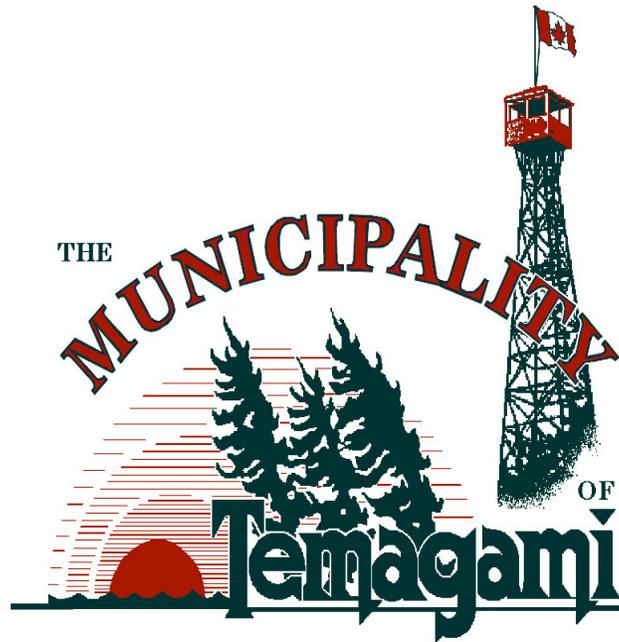


**Report 2015-019**



**BUILDING / BYLAW DEPARTMENT**

**ANNUAL REPORT**

**FOR**

**2014**

## **Introduction**

Mayor and Council:

Please accept the Temagami Building and By-law Department annual report for the year ending December 31, 2014.

Attached to the report is the 2014 annual report of Building Department permit fees.

Respectfully submitted

Monty Cummings  
Chief Building Official  
Municipality of Temagami

### **RECOMMENDATION**

That Report 2015-019, The Building/ By-Law Department Annual Report For 2014, be received for information and whereas the attached report on Building permit fees is filed pursuant to the requirements of Section 7(4) of the Building Code Act, S.O. 1992, c23 and Division C, Sentence 1.9.1.1(1) of the Ontario Building Code Regulations be made available to the public upon request.

## Building Department

Permit numbers were up 9% in 2014; with overall construction value up 55%. This is the highest it has been in three years. The majority of building permits in 2014 were for small projects and minor renovations, with three new cottages and one new home. Two permits were also issued for the replacement of two residence/Lodge offices for the two destroyed by fire in late 2013 and early 2014.

As with previous years, there were active older permits requiring inspection.

In 2014 the Building Department carried out 154 building inspections, 88 on Lake Temagami, 28 in the rural areas, 29 in the urban neighborhood, 9 on remote properties and 0 on the Rabbit and Cassels lakes system.

The following Tables show permit numbers and construction values for the last nine years.

### 10 Year Construction/Demolition Permit Numbers

	Total Permits	New homes	New cottages	Other Residential	Commercial/Industrial	Government
2005	72	2	6	53	8	3
2006	58	4	3	45	5	1
2007	53	1	3	36	11	2
2008	82	0	3	66	12	1
2009	51	0	2	45	2	2
2010	47	1	4	30	10	2
2011	37	3	3	29	2	0
2012	43	1	1	33	4	4
2013	34	0	3	25	3	3
2014	37	1	3	27	6	0

- Other residential includes all renovation and small building permits
- Government includes municipal and provincial

### 10 Year Construction Values by Type

Year	Total Value	New homes	New cottages	Other Residential	Commercial/Industrial	Government
2005	\$8,194,695	\$355,000	\$906,120	\$1,489,200	\$733,800	\$4,710,575
2006	\$3,270,696	\$903,000	\$229,000	\$819,296	\$330,400	\$989,000
2007	\$3,724,620	\$1,100,000	\$322,000	\$490,620	\$602,000	\$1,210,000
2008	\$3,352,843	0	\$268,000	\$986,946	\$147,897	\$1,950,000
2009	\$1,765,463	0	\$300,000	\$1,059,463	\$95,000	\$311,000
2010	\$2,607,699	\$170,000	\$931,400	\$1,153,799	\$296,500	\$56,000
2011	\$2,360,720	\$650,000	\$947,420	\$762,100	\$1,200	0
2012	\$1,655,301	\$225,000	\$299,146	\$842,655	\$147,000	\$141,500
2013	\$1,340,200	0	\$270,000	\$880,600	\$41,000	\$148,600
2014	\$2,088,810	\$139,000	\$500,000	\$914,810	\$535,000	0

In 2014 the majority of permits were for minor renovations to existing structures with the construction of three new cottages, two of which were for the shell only with no interior finish, a few sleep cabins, boat houses and garages. One new small modular home was installed in Temagami South.

### 10 Year Permit Distribution by Neighborhood

Year #	Urban	Lake Temagami	Rural	Remote	Rabbit Cassels Lakes	Industrial
2005 72	16 22%	35 49%	13 18%	6 8%	2 3%	0
2006 58	15 26%	24 41%	8 14%	5 9%	6 10%	0
2007 53	15 28%	16 30%	13 25%	5 10%	3 5%	1 2%
2008 82	41 50 %	20 24 %	14 17 %	3 4 %	4 5 %	0
2009 51	14 27%	24 47%	12 24%	1 2%	0	0
2010 47	13 28%	18 38%	9 19%	4 9%	3 6%	0
2011 37	11 30%	12 32%	5 14%	7 19%	2 5%	0
2012 43	16 37%	12 28%	11 26%	3 7%	1 2%	0
2013 34	8 23%	18 53%	6 18%	2 6%	0	0
2014 37	4 11%	11 30%	17 46%	5 13%	0	0

- Remote properties include those properties not located on municipally maintained roads or on lakes other than Rabbit, Cassels or Temagami
- Rural properties are those properties accessible by Highway 11 or municipal roads including the Marten River area
- The majority of permits were on rural, remote or water access properties, as with previous years these areas make up the largest proportion of permits. In 2014 the rural neighborhood had the highest number of permits.

## **By-Law Enforcement Activities**

Parking enforcement in 2014 was the same as other years for the department. Staff dealt with the usual parking issues at the access point and the town waterfront. Again in 2014 the majority involved individuals illegally parked in reserved parking spots at the Mine Landing and Commercial vehicles parked in the train station parking lot.

Other By-Law enforcement activities during the year included a few animal complaints predominantly in regards to dogs running at large. Most of these were referred to the animal control officer unless there was an immediate danger to the animal or persons. Two noise complaints were investigated and resolved after the initial contact with the parties involved.

As per our agreement with the MNR, staff carried out three inspections of the Cross Lake Access Point in Torrington Township. These inspections were carried out by boat through Cross Lake. As with previous years the access point appeared to have been used very little. The signs in the parking area are in good shape and there was no garbage to be removed this year.

## **Property Standards**

There was one property standards complaint which was resolved after one phone call to the property owner. There were also several phone complaints that were not followed up in writing.

## **Fire Prevention/Investigation**

In 2014 Building Department staff carried out a limited amount of Fire Prevention and Education activities. Some of these activities included following up on smoke alarm surveys carried out by Fire department staff , investigating illegal daytime burning complaints and the inspection of the Temagami Non Profit Housing Buildings.

Fire Prevention Staff visited the Temagami Public School as part of fire prevention week to distribute educational material to students and staff. The fire department also carried out a coloring contest in which a student won a ride to school in a fire truck. This was the third year for this type of event and again it was well received by the students.

As in previous years, Building Department staff conducted Smoke Alarm surveys in conjunction with other Building department duties.

## **Planning**

Building Department staff spent 20% of their time in 2014 assisting the Clerk and CAO with Planning Department duties in the absence of a Planner from April to October. These duties included answering telephone inquiries, meeting clients at the counter, preparing correspondence for information requests, reviewing applications and completing field inspection and site visits as required.

### **Department Responsibilities in 2014**

- |   |             |
|---|-------------|
| - Enforcement of the Ontario Building Code Act      | 53% of time |
| - Property Standards enforcement                    |             |
| - By-law enforcement                                | 11% of time |
| - Monitoring of the Cross Lake Access Point         |             |
| - Enforcement of the Noxious Weeds Act              |             |
| - Assisting with the planning department            | 20% of time |
| - Fire prevention Inspections and public education. | 5% of time  |
| - Other duties as assigned                          | 11% of time |

## **Staff**

Monty Cummings, CBCO

- Chief Building Official
- Municipal Law Enforcement Officer
- Property Standards Officer
- Fire Prevention Officer
- Weed Inspector

# **Municipality of Temagami**

## **Building Department 2014 Annual Report on Permit Fees**

This report is filed pursuant to the requirements of Section 7(4) of the Building Code Act, S.O. 1992, c23 and Division C, Sentence 1.9.1.1(1) of the Ontario Building Code Regulations

### **Revenues**

Total revenues from permits collected for the period, January 1, 2014 to December 31, 2014 under By-Law No. 08-782 ..... \$ 27,466  
*file search fees cannot be included in revenues*

### **Indirect costs:**

Indirect costs are deemed to include the costs for support and overhead services to the Building Department of the Municipality of Temagami. The value is based on estimates for time spent by front desk and other administration staff as well as building maintenance and operations.

Sub Total – Indirect Costs.....\$ 2,500.00

### **Direct costs:**

Direct costs are deemed to include the costs of Building Department of the Municipality of Temagami for the processing of building permit applications, the review of plans, conducting inspections and building related enforcement duties.

Total Administrative Cost (training and memberships).....\$ 2,856.84

Total Enforcement Costs.....\$ 54,735.59

Sub-total – Direct costs.....\$ 57,592.43

Grand Total Indirect and Direct Costs.....\$ 60,092.43

Revenues over costs as of December 31, 2013 .....\$ NIL

Statement of Reserves for Building Department ..... \$ NIL  
(to December 31, 2013)

In summary, the 2014 revenue collected through permit fees did not exceed the municipality's costs for administration of the Building Code statutory responsibilities.

**Dated This 25<sup>th</sup> day of March, 2015**

## Municipality of Temagami Building Department 2014 Summary

<b>2014 revenues</b>	Area based travel fee	\$ 4,745.00
	Building permits	\$22,721.00
	File searches	<u>\$ 600.00</u>
	Total collected	<b>\$28,066.00</b>
<b>2014 Indirect costs</b>	Building maintenance	\$ 750.00
	Admin costs	<u>\$ 1,750.00</u>
		<b>\$ 2,500.00</b>
<b>2014 Direct costs For Enforcement</b>	Salary	\$33,175.10.
	Benefits	\$ 9,231.74
	Travel expenses	\$12,328.75
		<b>\$54,735.59</b>
<b>Admin</b>	Training	\$ 1,734.48
	Supplies/materials/phone snowmobile	\$ 947.36
	Memberships	<u>\$ 175.00</u>
		<b>\$ 2,856.84</b>
<b>Total costs for 2014</b>		<b>\$60,092.43</b>

Permit numbers increased in 2014 by 9%, permits for new cottages and homes contributed to a larger revenue then projected. These two factors contributed greatly to the lower cost to the Municipality in 2014.

A wage adjustment accounts for the spike in costs in 2013 and in 2014 a large portion of staff hours were spent working on planning department business which contributed to the lower operating costs.

The cost to the Municipality in 2009 was \$35,707.92 above revenues.

The cost to the Municipality in 2010 was \$32,758.71 above revenues.

The cost to the Municipality in 2011 was \$28,059.49 above revenues.

The cost to the Municipality in 2012 was \$30,218.85 above revenues.

The cost to the Municipality in 2013 was \$35,835.86 above revenues.

The cost to the Municipality in 2014 was \$32,026.43 above revenues