

**COMMITTEE OF THE WHOLE    JUNE 20, 2005**

**CITY OF VAUGHAN - BUILDING BY-LAW  
BILL 124 – THE NEW ONTARIO BUILDING CODE ACT**

**Recommendation**

The Commissioner of Planning in consultation with the Commissioner of Legal and Administrative Services recommends that the draft Building By-law substantially in accordance with the attached, be forwarded to the Council meeting of June 27, 2005 for enactment.

**Economic Impact**

The economic impact for Bill 124 has been addressed through a series of recommendations that were approved by Council on April 25, 2005. The cost of services provided by the Building Standards Department are recovered through applicable fees.

**Purpose**

To enact a new City Building By-law to comply with the requirements of the New Ontario Building Code Act (Bill 124)

**Background - Analysis and Options**

Council at its meeting of April 25, 2005 considered a report from Staff and approved a series of recommendations regarding The New Ontario Building Code Act (Bill 124). As part of Council's consideration, the following recommendation was approved respecting the City's existing Building By-law:

- 2) That the Building Standards Department adopt a sequential approach to permit application processing and that necessary amendments to the City's Building By-law and other By-laws be prepared for submission to Council;

Building Staff have now drafted a new Building By-law that incorporates Council's directions and the requirements of the new Act.

This new Building By-law includes:

- adopting a sequential approach to permit processing,
- the introduction of prescribed City forms,
- minimum application requirements,
- minimum Plan and Specification requirements,
- mandatory building inspections and required notices,
- maintaining existing building permit fees in accordance with previous Council's approvals, and
- adopting a Code of Conduct for the City's building officials.

The City has a Code of Conduct for City employees that has been modified to comply with the requirements of the new Act.

The draft by-law contains effective dates in accordance with the recent Building Code amendments.

Attached hereto as Appendix 1, is a copy of the Draft Building By-law.

**Relationship to Vaughan Vision 2007**

In compliance with Corporate Strategic Objective D-1-21, "Undertake a review to determine an optimum level of service to meet the minimum legislative requirements of the Ontario Building Code".

**Conclusion**

That the attached draft Building By-law be forwarded to Council meeting of June 27, 2005 for enactment.

**Attachments**

Appendix 1 – Draft Building By-law (Mayor and Members of Council and Commissioners only.)  
Copies are also available from the City's Clerks Department.

**Report prepared by:**

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Respectfully submitted,

John Zipay  
Commissioner of Planning