

**COMMITTEE OF THE WHOLE APRIL 3, 2006**

**PRE-PERMIT REVIEW SERVICE FOR SINGLE AND SEMI-DETACHED HOMES  
BUILDING STANDARDS DEPARTMENT**

**Recommendation**

The Commissioner of Planning recommends that a new pre-permit review service and fee in the amount of \$1500.00 be approved and that the necessary public notice, as set out in by-law 394-2002, of the proposed amendment to the Fees and Charges By-Law be provided.

**Economic Impact**

If adopted there will be a positive economic impact on the City's operating budget.

It is estimated that the economic impact will be:

Number of requests per year between: 40 to 50 @ \$1500/ per model = \$60,000. to \$75,000

**Purpose**

To consider a report regarding a proposed new service to be provided by the Building Standards Department in advance of formal permit applications.

**Background - Analysis and Options**

Since the time that Bill 124 came into full force and effect (July 1, 2005), the Building Standards Department has received numerous requests from the new home builders to provide a review of model home drawings well in advance of the formal permit applications.

Under Bill 124 the department is constrained to only accept complete applications. That is, the Plans of Subdivision for the development must be registered first, prior to any review of the permit applications. If the City was to accept the incomplete applications prior to the registration of the plan, the Department would not meet the statutory 10 day turn-around time mandated by the provincial regulations. (Ontario Building Code). The new home builders have expressed frustration with this, and further expressed the need for the City to provide a new service.

The Director of the Building Standards Department proposes to provide a new pre-permit review service that operates independent from the requirements of the Building Code Act so as to permit the review of model home drawings at any time. This new service would be voluntary and available to everyone. It is proposed that this new service be provided for a fee charged at a rate of \$1,500 per model home. This new fee is over and above permit fees charged under the provisions of the Building Code Act and is solely for the provision of services beyond those which are legislated. The fee recommended is to ensure that the service is a full cost recovery service.

A By-law amendment is required to include the proposed fee in the City's Fee and Charges By-Law. Notice By-law 394-2002 provides for 14 days notice of the public meeting at which the proposed amendment will be considered.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

**Conclusion**

It is recommended that Committee of the Whole adopt this new pre-permit review service and fee, and the notice be given of the proposed inclusion of the fee in the City's Fees and Charges By-law.

**Attachments**

None.

**Report prepared by:**

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Respectfully submitted,

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John Zipay  
Commissioner of Planning

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Director of Building Standards