



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Delegated Authority Conditional Building Permit – 50 Queen Street

Date: Jan. 8, 2025

Report Number: BLD-2025-02

Department: Building & Planning

File Number: C11 BLD 25

Prepared By: Brett Pollock, Manager of Building and Planning/CBO

Attachments: None

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information the report BLD-2025-02 prepared by Brett Pollock, Manager of Building and Planning/CBO;

AND FURTHER THAT Council, by By-law, delegate to the Chief Building Official the power to enter into agreements described in clause (3)(c) of the Building Code Act for the purpose of issuing a Conditional Building Permit.

Background:

The owner of the property at 50 Queen Street is in the process of obtaining a Building Permit for repairs required to a structure on the property. As a result of the design, type of construction, and existing condition of the structure it has been determined that a Conditional Building Permit is required. Further, due to the importance of having the work completed in a timely, efficient and safe manner staff are requesting Council delegate the authority to the Chief Building Official to enter into an agreement with the owner as outlined in the Building Code Act.

Discussion/Analysis/Overview:

A Conditional Building Permit is a type of permit issued under the Building Code Act that allows construction to begin under certain conditions. The Chief Building Official can issue a Conditional Building Permit for various reasons, in this case it due the unique state of the structure, the nature of the construction proposed and the importance of seeing the work completed in a timely manner.

The agreement for the subject property may include but not limited to the following conditions:

- On going maintenance requirements;
- Timeline for compliance with property standards orders and directives;
- Timeline for more permanent repairs to be put in place, and if not feasible at that time, requirements for further engineer review to determine if temporary measures permitted are still adequate;
- Other requirements deemed necessary by the Township.

It is important to note that staff generally do not support issuing a conditional building permit however given the circumstances leading up to the application it appears as the best way to ensure the structural integrity of the structure and safety of the public.

Financial Impacts:

The costs of the agreement and permit are covered by the owner.

Strategic Area:

- Embrace a thriving rural lifestyle
- Enhance Municipal Service Delivery
- Prepare for Inclusive Growth
- Ensure Financial Stability

Strategic Goal: Strive for continuous improvement and increased efficiency

Respectfully Submitted By:

Report Approved By:

Jodi MacArthur, Chief Administrative Officer