



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: August Monthly Report

Prepared By: Matt Farrell, Manager of Building and Planning/CBO

Department: Building and Planning

Date: Sep. 9, 2020

Report Number: BLDG-2020-09-14

File Number:

400 Reports

Attachments:

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BLDG2020-09-14 prepared by Matt Farrell, Building and Planning Manager/CBO

Background:

This is a monthly update of the building activity within the Township

Discussion:

Permit Type	Permit Value	Permit Fee
Addition to Existing Buildings	\$32,000.00	\$288.00
Building Renovations	\$20,000.00	\$275.00
Demolition Permit	\$1,000.00	\$225.00
Detached Accessory Buildings and Decks	\$5,000.00	\$75.00
Installation of Swimming Pool	\$45,000.00	\$100.00
New Farm Buildings and Additions	\$145,500.00	\$1,268.00
New Residential Building	\$1,580,000.00	\$5,661.00
Total	\$1,828,500.00	\$7,892.00

Total Number of Permits: 14

Total Building Area: 18,351 square feet

	2020 Year to Date	2019 Year to Date
Value of Construction	\$13,089,660.00	\$13,789,975
Fees	\$85,352.00	\$97,750.00
Number of Permits	133	128

There were three permits issued for single family dwellings in August; two in Point Clark and one in Bruce Beach.

Point Clark Tornado Damage

There were a total of 7 buildings that sustained damage as a result of the August 28th tornado in Point Clark. The Chief Building Official issued 4 orders for unsafe buildings that will require an engineer to assess the damage to the structure and the owner to make remedial repairs. We have been in discussion already with many of the property owner's insurance companies to obtain building permits and begin the repairs

The remaining three buildings that were not issued orders had light or cosmetic damage that did not affect the structural integrity of the building.

While we waive the permit fee for residences destroyed by fire, the Township does not have the same exemption for buildings damaged by natural causes.

Unsafe Residence

On August 29th, 2020, the Chief Building Official responded to a call in Lucknow from the Fire Department about an unsafe residence. Upon arrival I was advised by the Lucknow Fire Department and OPP that I should not enter the building without the appropriate protective gear. I reviewed photos that were taken of interior of the building that showed the presence of mold and other contaminants that led to the determination that the building should no longer be occupied as it posed an immediate danger to the health and safety of anyone entering the dwelling.

An Emergency Order was issued at that time and the Lucknow Fire Department assisted in have the doors and windows barricaded. We will provide the owner with the actions needed in order to make the residence safe to occupy again.

Financial Impacts:

Permit values and numbers are consistent with previous year signs are pointing towards a very busy fall construction season.

Strategic Alignment / Link:

We are a prosperous community that continues to grow in a sustainable manner by investing in infrastructure.

Respectfully Submitted By:

Matt Farrell, Manager of Building and Planning/CBO

Approved By:

Mary Rose Walden, Chief Administrative Officer