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Attention Building Professionals,

The Staff at the Town of The Blue Mountains Building Department hopes that you are enjoying the first few weeks of spring. As the days grow longer and warmer temperatures return, we are starting to see an increase in building and construction in our area. With these increases, it is critical that we continue to focus on the health and safety of our workers.



Workplace Health and Safety

Safety training reduces the number of unnecessary accidents and injuries on worksites. It is critical that managers ensure that their staff are always alert while on the job, that safety awareness and education is promoted, that staff are adequately trained, and that safety hazards are minimized. Where a construction site may present a hazard to the public, the construction site shall be suitably fenced to prevent public access.

Trends in the Building and Construction Industry in the Town of The Blue Mountains

The rapid pace of construction in the past few years has outpaced the construction and creation of serviced residential properties. Several large subdivision developments are presently under construction and several others are expected to commence early this year, which should help to alleviate the shortfall of serviced land. Residential growth in 2023 is expected to continue in Lora Bay, Peak's Ridge, Bayside, Neighbourhoods of Delphi, and Windfall.



Bill 23, More Homes Built Faster Act,

What is Ontario bill 23?

Bill 23 was passed by the Ontario Legislature on November 22, 2022. The Bill amends the previous Ontario Heritage Act (OHA) and reduces barriers to new home construction, with a goal to build 1.5 million homes by 2031. The broad range of initiatives rolled into the bill include tax incentives and measures to deregulate and streamline development and planning processes. The Bill proposes that these measures will incentivize private market investment in housing,

in turn increasing the supply of housing in the province. Bill 23 amends the Planning Act to create a new provincial threshold for what is permitted to be built by strengthening the additional residential unit framework and moving toward “as-of-right” zoning to meet planned minimum density targets near major transit stations. Bill 23 will help facilitate small scale residential development and intensification (up to three units per lot) by exempting the builder from development charges. With Bill 23 in mind, residential properties within the Town are now permitted to contain one single detached dwelling and two accessory apartments. The accessory apartments may be contained within the dwelling or in a detached building. All accessory apartment provisions within the zoning by-law still apply. (i.e., floor area, number of bedrooms, lot coverage, setbacks etc.) Site plan approval is no longer required for accessory apartments in a detached structure.

Backwater Valve

Builders and designers are reminded that all new or renovated buildings that contain plumbing below the level of the adjoining street, which are connected to municipal sanitary services, will require a backflow valve. Backwater valves shall be installed as per OBC Sentence 7.4.6.4.(3).

Truss & Engineered Placement Diagrams

Engineered floor system and truss placement diagrams are required to be submitted to the Building Services Division at the building permit application stage. Floor system and truss placement drawings shall contain the *BCIN* number and name of the qualified designer or be sealed by an architect or professional engineer. Placement drawings contain important information for member support, truss/joist hangers and point loads which are required to be designed by a qualified designer. Placement diagrams are often prepared by building supplier and truss manufacturer staff that don't have the required building code qualifications.

Entrance Permits - Construction

The Building Division issues Entrance Permits for construction on municipal land for new entrances, temporary entrances, private plumbing, planters, headwalls etc. Applications require a Site Grading Plan designed and stamped by a Professional Engineer or Ontario Land Surveyor showing existing conditions, drainage patterns and all proposed works. A \$2,705.00 damage deposit is required for all permits.

Entrance Permits - Maintenance

Entrance permits for maintenance are required for any maintenance work performed on or under town land such as paving, surface restoration, culvert replacement, headwall repairs, etc. Applications shall include a detailed site plan showing all proposed works. A damage deposit is not required.

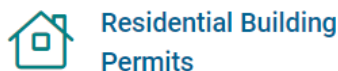
Entrance permits are no longer required for any construction activity occurring on private property where access to the property is gained through an existing entrance.

Private Pool Permits

The Building Division issues permits for all private residential pools. Applications shall include a site plan identifying the location of all property lines, swimming pool location, pool equipment, fence locations, gates, and all setback dimensions.

If the grading of the property has not been certified by a professional engineer, or the property is located on a street that has not been assumed by the Town, a site-specific grading plan prepared and stamped by a Professional Engineer or Ontario Land Surveyor is required and shall be designed in accordance with the approved subdivision grading plan. The engineered plan shall include the location of all property lines, swimming pool location, pool equipment, fence locations, gates, setback dimensions and proposed grades.

A completed Memorandum of Understanding and Indemnity for the installation of private pools shall be signed by the applicant. The memorandum ensures that any damages to municipal roads or infrastructure is the responsibility of the applicant, and they may be liable for any repair costs.



Building Permit Stats – update

Building Division year-end statistics report 744 building permits issued in 2022, with an estimated construction value near \$229 Million. The numbers are a slight decrease compared to the 807 permits in 2021 with an estimated value of \$332 Million. New dwelling construction was down to 250 units compared to 394 in the previous year. The limited supply of serviced land and fewer apartment dwelling units played a role in the lower number of new dwellings created.

Year	Permits Issued	Construction Value	Inspections	Dwelling Units	Zoning Reports
2019	584	\$181,611,294	3917	320	148
2020	649	\$214,022,941	4035	429	171
2021	807	\$332,058,248	5062	394	195
2022	744	\$228,741,488	4873	250	99

Staffing changes in the Building Division

The Building Services Division experienced several staff resignations in 2022. All staff vacancies were filled by the end of 2022.

The department is staffed by the following professionals:

Nancy Laythorpe	Deputy Chief Building Official
Natalie Dalzell	Administrative Assistant – Building Services
Kim Dobbin	Zoning & Compliance Coordinator
Ruth White	Permit & Inspections Assistant
Dylan Eaton	Building Inspector
Ryley Plewes	Building Inspector
Cat Cooper	Building Inspector
Christophe Raffy	Building Inspector
Manish Kumar	Building Inspector
Dylan Hanson	Building Inspector



Building Staff welcome your inquiries.

Please feel free to contact any members of our staff through our build@thebluemountains.ca email address or by calling 519-599-3131 ext. 239 if you have questions.

Sincerely

Tim Murawsky, CBCO
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Manager, Building Services.
Town of The Blue Mountains, ON