

**THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2022-XX**

Being a By-law to Amend By-law 2014-26 a By-law to Regulate Construction, Demolition, and Change of Use Permits for Buildings, Structures, and All Other Related Services within the Township of South Frontenac and to repeal By-law 2015-05

WHEREAS pursuant to section 9 of the Municipal Act, 2001 S.O. 2001, chapter 25 a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS pursuant to section 8. (1) of the Municipal Act, 2001 S.O. 2001, chapter 25 the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 7 of the *Building Code Act, 1992*, S.O. 1992, c.23, as amended, authorizes municipal council to pass By-laws respecting construction, demolition and change of use permits, inspections and related matters including fees;

AND WHEREAS notice was given and a Public meeting held on April 12, 2022 in accordance with the *Building Code Act, 1992*, S.O. 1992, c.23, as amended in relation to proposed amendments to the Building By-law 2014-26, as amended with respect to building related fees;

NOW THEREFORE, the Council of The Corporation of the Township of South Frontenac enacts as follows:

1. **THAT** section 7, Fees and Refunds, is amended by deleting the following provision:

7.4 *The Fees set out in Schedule "C" shall be adjusted annually on and effective the 1st of February based upon the 3rd quarter Statistics Canada Non-Residential Cost Index: Ottawa; where such index indicates negative growth, the fees shall remain at the level established for the prior year. The Chief Building Official shall update Schedule "C" as of February 1st each year, rounding the fees to the nearest dollar. Where the annual adjustment is not sufficient to result in a change to Schedule "C", the result shall serve as the basis for the next year's calculation. Where the annual adjustment is sufficient to result in a change to Schedule "C" then this new figure shall be the basis for the next year's calculations. In all situations, no amendment to the by-law shall be required to give effect to the fee changes.*

2. **THAT** section 7, Fees and Refunds, is hereby further amended by adding the following provision:

7.4 *The Fees set out in Schedule "C" shall be adjusted annually on and effective the 1st of February based upon the October Bank of Canada Total CPI (<https://www.bankofcanada.ca/rates/price-indexes/cpi>) to a maximum increase of 4%; where such index indicates negative growth, or if the building reserve exceeds the annual building services operating costs based on a rolling three (3) year average, the fees shall remain at the level established for the prior year. The Chief Building Official shall update Schedule "C" as of February 1st each year, rounding the fees to the nearest dollar. Where the annual adjustment is not sufficient to result in a change to Schedule "C", the result shall serve as the basis for the next year's calculation. Where the annual adjustment is sufficient to result in a change to Schedule "C" then this new figure shall be the basis for the next year's calculations. In all situations, no amendment to the by-law shall be required to give effect to the fee changes.*

3. And **THAT** By-law 2015-05 that previously amended By-law 2014-26 shall be repealed.

4. THIS BY-LAW shall come into force and take effect upon the date of passage, April XX, 2022.

Dated at the Township of South Frontenac this XX day of April, 2022

Read a first and second time this XXth day of April, 2022

Read a third time and finally passed this XXth day of April, 2022

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENC**

Ron Vandewal, Mayor

Angela Maddocks, Clerk

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