



2022 BUILDING DEPARTMENT ANNUAL REPORT

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Presented to:

MAYOR and MEMBERS of COUNCIL
TOWNSHIP of NORWICH

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2022 ANNUAL BUILDING DEPARTMENT REPORT

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BACKGROUND

The Building Code/Act Requirements

The *Building Code Act of Ontario* requires;

- the total amount of the fees must not exceed the anticipated reasonable costs of the principal authority to administer and enforce this Act in the area of jurisdiction”.
- Every 12 months, each principal authority shall prepare a report that contains such information as may be prescribed about any fees authorized under (the Building By-law) and costs of the principal authority to administer and enforce this Act in its area of jurisdiction, and
- the principal authority shall make its report available to the public in the manner required by regulation

The Ontario Building Code prescribes that the Annual Report required under the Act shall contain the following information in respect of fees authorized under a building by-law:

- **total fees collected** in the 12-month period ending no earlier than three months before the release of the report,
- the **direct and indirect costs** of delivering services related to the administration and enforcement of the Act in the area of jurisdiction of the principal authority in the 12-month period
- a **breakdown of the costs** into at least the following categories:
 - **direct costs** of administration and enforcement of the Act, including the review of applications for permits and inspection of buildings, and
 - **indirect costs** of administration and enforcement of the Act, including support and overhead costs, and
- if a **reserve fund** has been established for any purpose relating to the administration or enforcement of the Act, the **amount** of the fund at the end of the 12-month period

Purpose and Format of the Annual Report and Summary

The format of this Annual Report adheres to the Ontario Building Code Div. C, 1.9. – Fees while providing both the prescribed information as well as additional information and analytics. In providing both the prescribed information and additional analytics staff endeavour to promote understanding and awareness of the Building Department’s operation in context to the Township’s larger operational environment as well as the local construction and development industry in the community.

In contrast to the Operational Budget, **the purpose of the Annual Report is not to forecast future expenses but rather to report on the expenses that have already occurred.**

The Annual Summary Report offers an at-a-glance financial summarization of the total annual operational costs (subdivided into direct costs and indirect costs) and revenues necessary to deliver Building Department services to the public on a year-by-year basis.

The concurrent Analysis to the Summary Report presents council with further information and evaluation of the costs/revenue relationship in context to the services provided by the Building Department, as well as to provide statistical and historic context to the construction occurring within the community over the past calendar year.

In summary, the intent of the Report is to;

- **confirm that the “user pay” approach** to the collection and utilization of Building Permit Fee revenue in the Township is being applied,
- ensure that the Building **Permit fees collected closely reflect the true cost** of delivering the Building Permit-related services to the community, and
- verify that surplus or shortfall in Permit fees **will have minimal affect (approaching zero impact) upon other municipal operational costs.**

SCOPE

OPERATIONAL DESCRIPTION OF BUILDING SERVICES

Building Services consists of 2 primary Departments – the Building Department and the Drainage Department - with additional corporate duties and responsibilities assigned as related to each department services provided. For the purposes of this report work associated to the administration and enforcement of the *Drainage Act of Ontario* are omitted.

This report is reflective of services which are directly-related to the administration and operation of the Building Department in the delivery of services as identified by the legislated requirements of the *Building Code Act of Ontario*.

DIRECT COSTS

Examples of the Direct Costs attributable to services delivered by the Building Department are:

- In-person and digital application services (application intake, review and related correspondence)
- Consultation, correspondence and education of Code-related matters.
- Inspection of permitted work
- Investigation and enforcement (activities directly and indirectly related to the Act and/or Code)
- Information Reporting

INDIRECT COSTS

Provision of the additional services are considered indirect operational costs to the services of the Building Department and are reflected as a component of the Annual Report. These costs are estimated via the methodology established in the 2021 Fees Study report.

In summary, the associated indirect annual operational costs incurred by the building department are calculated to constitute 11.57% of the total annual actual municipal operational costs associated to;

- Norwich Council (salary and payroll burden)
- The Municipal Office building (heat, hydro, internet, phone, etc...)
- Ancillary administrative support services (i.e. Health and Safety committee, HR, counter services, etc...)

ANNUAL REPORT SUMMARY 2022

2022 REVENUES:

Total Fees (Revenues) Direct and Indirect collected for the period January 1st, 2022 to December 31st, 2022.

Indirect Revenue: **\$5,541**

Ancillary revenue is generated via fees collected for Service delivered by the Building Department that are not directly related to administration and enforcement of the Act – (services such as Work Order reports, 911 signage and deposit forfeitures)

Direct Revenue: **\$493,715**

SEPTIC-Permit Related revenue

\$ 45,500

Total Fees Collected, Jan. 1st to Dec. 31st, 2022

\$448,215

Grand Total Revenue **\$499,256**

2022 COSTS:

Indirect Costs:

Indirect Costs include an attributable portion (11.57%) of the total 2022 costs related to Members of Council (\$238,326), the Township Office Building (\$45,569), and Occupational Health & Safety (\$5,026) as support and overhead costs

\$27,672

Direct Costs:

Direct Costs include the costs of administration and enforcement of the Act, including the review of applications for permits and inspection of buildings

(Coincides with the reported "2022 Actual Cost" from the 2023 Operational Budget)

\$478,621

CP reports

Grand Total Costs **\$506,293**

STATEMENT OF REVENUE/COSTS - 2022:

	\$499,256
	<u>- \$506,293</u>
<u>Revenues/costs</u> (December 31, 2022)	<u>-\$7,037</u>

STATEMENT OF STABILIZATION RESERVE - 2022:

Year-end Balance continuity (Status of Reserve Fund, December 31, 2022)	<u>\$102,445.06</u>
Transfers to Reserve (January 1, 2023)	<u>-\$7,037.00</u>

Grand Total Reserves (as of January 1st, 2023): **\$96,160.30**

2022 CONSTRUCTION REPORT/ANALYSIS

FINANCIAL ACCOUNTABILITY

2022 at a Glance:

- **overall operational costs were down** in comparison to 2021
- **Operational Permit revenue below Budget projection** (\$551,000 → \$506,293)
- **\$7,034 operational revenue deficit**
- **Operational reserve remains healthy** (\$96,160.30)
- **Net zero impact to municipal levy**

Our operational year end reflects a \$7,034 deficit in permit revenue over costs for the 2022 building year or a 1.4% shortfall in revenue over actual costs. Despite this shortfall there was no net negative impact upon the general levy and the 2023 Operation Budget due to the ability to fund this shortfall from the Building Department Stabilization Reserve fund. More information upon the nature and use of the Stabilization Reserve can be found elsewhere in the report. Permit revenue unprecedented growth experienced in the community throughout the past five years has resulted in small surpluses in permit revenue from 2019 through to 2021 as a result the reserve has been well funded and those revenues put to good use in the 2022 year.

It is of note that though costs were well under budget for the 2022 year certain operational expenses did increase significantly in 2022. These changes are due principally to the market review conducted and implemented in the fall of 2022 and other significant inflationary cost increases to operation expenses such as milage and interdepartmental charges were experienced in the 2022.

As a result of these changes staff have begun to input the adjusted values into our fees study model for purposes of ensuring that the fees schedule to the building by-law reflect the true cost of administration and enforcement of the Building Code related services in the Township. Review of these adjustments will be presented to council by way of the process prescribed in the Ontario Building Code.

In summary it is the opinion of staff that the financial position of the Township Building Department is stable and in a financially accountable position, and in general adherence to the prescriptive requirements of the *Building Code Act of Ontario*.

OPERATIONAL HIGHLIGHTS

Operationally the 2022 construction year was a very busy and successful year from in the overall. Below are some of the major points of change and factors which contributed to the operational

AMANDA/Cloudpermit Transition Completed

The process of transition from the LRIS permitting database to AMANDA was substantially completed in 2021 and final integration of the AMANDA system with Cloudpermit continued over 2022.

Building Code Changes

Significant changes to Ontario's Building Code Occurred in 2022 including;

- Sheds <15 m² permit exemptions
- Tiny Home manufacturing, transit and installation permitting requirements
- Remote visual inspection permissions for prescribed building inspections
- Encapsulated mass timber construction
- Notifications to Fire Services for permitted construction including lightweight floor/ roof systems

Of the above changes 3 of the above had immediate impacts upon Building Department operations. The Inventory for lightweight floor and roof systems was implemented with no operational cost impacts. The Tiny Homes and Shed permit exemptions are implemented but are changes which may also have operation cost implications which require adjustment to the fees structure for building permits under the Building By-law.

Remote visual inspections is another significant change which may affect the operational capacity of the Building Department. While no adjustments have been made to date to operational policy in relation to these changes, there may be significant to a remote visual inspection policy if created and adopted however further study is required. Staff continue to monitor this topic specifically as relates to the creation/adoption of industry standards which identify and appropriately define the possible limitations to remote visual inspection processes prior to forming policy and implementing for enforcement purposes.

Increases in Enforcement Activity

Though Enforcement Activity initiated under the authority of the Building Code Act has not been previously reported in context to the Annual Report activity has been tracked over the past 10 years. It is of note that enforcement activity relating to the Building Code Act – namely the issuance of orders and enforcement arising from those Orders has dramatically increased in 2022 in comparison to previous years.

Operationally this type of increase is concerning due to the fact that enforcement is very costly from both a financial and operational perspective. The amount of time and money invested in enforcement activity increases with the number of incidences and the ability to capture and recover these enforcement-related expenses is very limited.

It is of note that no procedural changes have been made to related to current enforcement policy, or to staffing levels which would directly correlate to this change. In overview more permits may be expected to beget more incidences of enforcement however, the tracked increases to enforcement in 2022 are significantly higher than the increase in building permits issued.

2022 PROJECT HIGHLIGHTS

- **773451 HIGHWAY 59** (VDK) – Commercial addition to existing warehouse
- **385039 HIGHWAY 59** (Boon) – New Dairy Barn
- **326066 NORWICH RD** – (Schep's Bakery) – New Industrial Cold Storage Warehouse
- **12 WASHINGTON ST.** (formerly 8 Elgin St.) – 28-unit residential development

STATISTIC HIGHLIGHTS

- **323 building permits issued**
 - 4% over the 5-year average (311 permits)
 - 13% over the 10-year average (272 permits)
- **\$510,435 permit fees charged**
 - 20% over the 5-year average (\$404,000)
 - 39% over the 10-year average (\$309,000)
- **\$67 million in Construction Value recorded**
 - 11% over the 5-year average (59.7 million)
 - 29% over the 10-year average (47.8 million)

Includes;

- **85 new Dwelling Units Created** (including 8 multi-unit and 6 semi-detached, 40 units total)
- **25 Demo Permits Issued** (\$238,000 of Demo work value, \$3500 permit fees)
- **41 Septic Permits issued** (\$725,475 of Const. value, \$43,475 permit fees)
- **5 New Livestock Housing Barns and Additions**

STATISTICAL COMPARISON – 2022 TO THE 5-YEAR & 10-YEAR AVERAGES

PERMITS ISSUED

<u>Category</u> <i>(highest to lowest by Sector)</i>	<u>2022</u> <u>Permits Issued</u>	<u>Avg. Permits</u> <u>2018-2022</u>	<u>Avg. Permits</u> <u>2013-2022</u>
Principal Residential	167	146	122
Accessory Residential	83	73	60
Agricultural	55	69	68
Commercial	13	13	12
Industrial	4	7	7
Institutional	1	4	5
Total	323	311	272

CONSTRUCTION VALUE

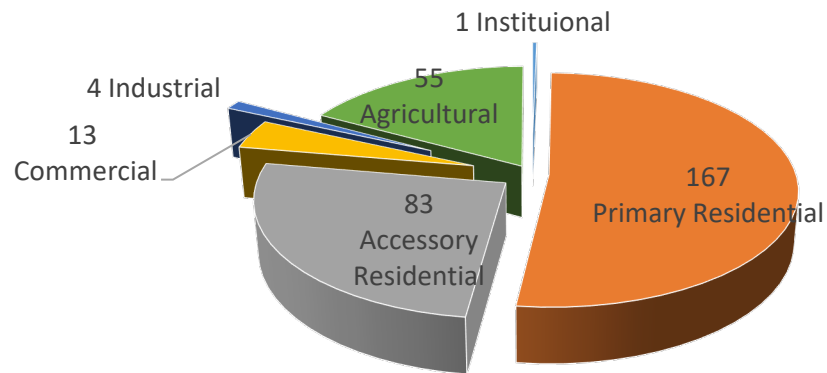
<u>Category</u> <i>(highest to lowest by Sector)</i>	<u>2022</u> <u>Construction Value (\$)</u>	<u>Avg. Const. Value</u> <u>2018-2022</u>	<u>Avg. Const. Value</u> <u>2013-2022</u>
Principal Residential	\$45,990,401.61	\$31,343,585	\$23,363,653
Agricultural	\$10,340,500	\$14,650,175	\$13,638,785
Industrial	\$4,490,000	\$6,146,060	\$4,664,098
Commercial	\$3,310,350	\$4,125,687	\$2,524,375
Accessory Residential	\$2,844,694	\$1,972,652	\$1,454,996
Institutional	\$82,000	\$2,215,883	\$2,160,928
Total	\$67,057,946	\$59,704,642	\$47,806,835

PERMIT FEES

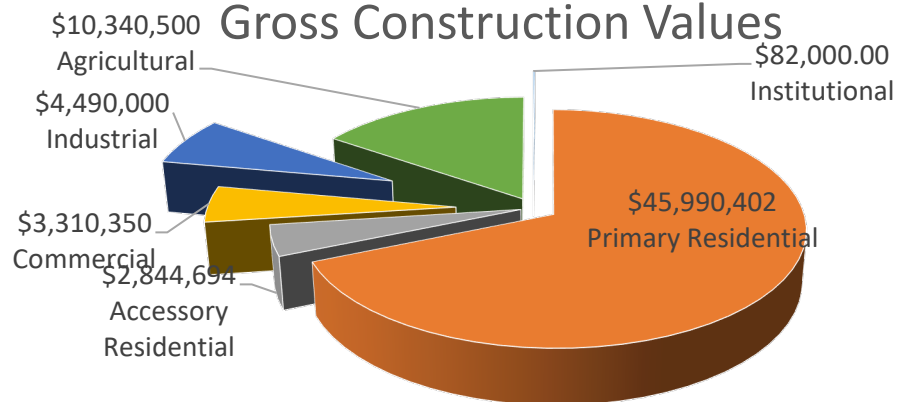
<u>Category</u> <i>(highest to lowest by Sector)</i>	<u>2022 Permit Fees</u> <u>(\$)</u>	<u>Avg. Permit Fees/yr.</u> <u>2018-2022</u>	<u>Avg. Permit Fees/yr.</u> <u>2013-2022</u>
Principal Residential	\$364,076.45	\$228,570.27	\$160,947.82
Agricultural	\$63,300.00	\$101,885.90	\$82,700.01
Accessory Residential	\$32,892.55	\$25,230.54	\$18,605.91
Commercial	\$29,201.00	\$20,883.64	\$13,684.86
Industrial	\$19,229.00	\$18,838.98	\$20,595.61
Institutional	\$1,640.00	\$9,030.87	\$12,591.57
Total	\$510,435.45	404,440	309,126

Below (next page) are graphic representations of how these three major indices (Number of Permits Issued, Gross Value of Construction, and Permit Fees Collected), distributed among the 6 major sectors of construction – being Primary Residential, Accessory Residential, Agricultural, Institutional, Industrial and Commercial Construction sectors - within the Township throughout the 2022 year:

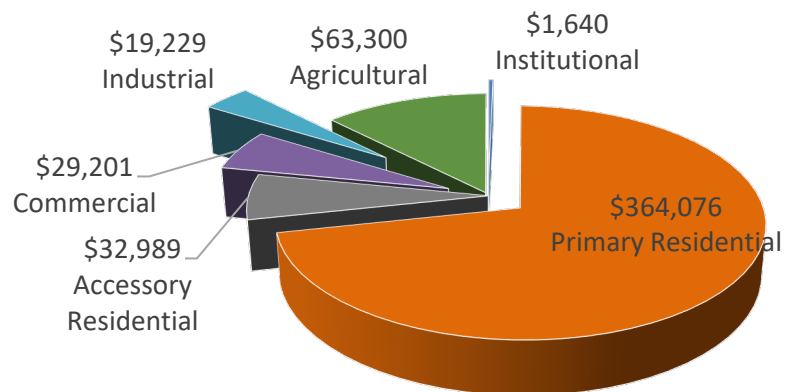
Number of Permits Issued



Gross Construction Values



Permit Fees Collected



Zoning Reports & Work Order Reports

The Building Department draws an indirect source of revenue from fees collected related to consultation and reporting to inquiries from various parties including solicitors, planners, Insurers, and other various financial and legal stakeholder interests. In 2022 the Building Department responded to 48 requests for Zoning and Work Order confirmations (clearance letters) and 6 request for septic information. The total (indirect) revenue attributable to this service was \$4900 in 2022.

FINAL ANALYSIS

In final analysis 2022 was yet another busy and productive year for the construction sector in Norwich.

RESIDENTIAL

In overview the Township carried an annual permitted construction growth rate of approximately **2.4%/year** when calculated over the 5-year period, and around **2.8%/year** rate when measured against the 10-year average. This growth was lead by the unprecedented growth in the residential construction. 85 new dwelling units accounting for 46 million const. valued at \$360,000 in permit fees. Accessory Residential construction in 2022 also set new record numbers for the third consecutive year.

AGRICULTURAL

Despite the growth in the residential sector there was a significant recession in the agricultural construction sector. The value of construction and fees collected were down significantly in approximately 25% to 28% above the 5-year average

COMMERCIAL/INDUSTRIAL

Permit fees collected for Commercial and Industrial construction was generally consistent with previous years, while the number of permits issued and the value of construction permitted cooled slightly to just below the 5 and 10 year averages

INSTITUTIONAL

Institutional continued its downward trend in 2022 with new construction projects down significantly over the 5 and 10 year averages.

Looking forward...

Into the 2023 construction year the overall growth numbers experienced consistently over the past 5 years appears to now be weakening due to a variety of factors. It is reasonable to assume that new residential construction may be down significantly in comparison to the record-breaking years previous with accessory-related construction potentially continuing its current upward trend. It is expected that the Agricultural construction values will also rebound slightly from the 2022 numbers. As such it is forecast that growth will slow in general with limited exceptions through the 2023 construction year.

BILL 23

In late 2022 amendments to a variety of laws which affect development approvals processes were made to existing Regulation and Statutes under these Provincial Bills. A summary of the changes made and the intention of those change may be found in the Appendix B to this report, nevertheless to highlight the changes with the most immediate related affect upon the Building Dept. operations in the 2022 year;

- Zoning and OP changes to encourage and regulate Accessory Residential Units (ARU's)
- Changes to Limit and exempt DC's for certain types of residential development
- Changes to Site Plan Control Process excepting residential development creating 10 units or less

Though the Building Code Act was not directly affected via these changes a number of the amendments did directly affect the development approvals processes that are listed forms of applicable law to the issuance of a building permit under the Act and the Building Code. As a result of the changes and their context to the applicable law to the issuance of permits.

It can be expected that significant change to some of the perfunctory processes to Building Permit application submissions have been made or are being made as a result of Bill 23. It is staff's expectation that the level, timeliness and complexity of services required of the Building Department can be expected to increase over the following months and years as a result of these changes.

From a "user pay" and cost recovery related perspective, the processes for which services are provided by the Building Department attributable to these changes, and for which fees are or may be collected, may not align with true costs of the services delivered. Where so, it is appropriate that staff stay abreast of the proposed changes as they continue to roll out with an eye to the "user pay" arrangements assumed to fund these changes. New fees and changes to existing fees charged commensurate to these changes commensurate to the new expected levels of service may be required. In any case it is staff's opinion that a review of the current fees arrangements for services provided commensurate to these changes will be appropriate in the near future.

RECOMMENDATIONS

It is recommended that;

1. Council receive Report **BB 2022-05**, Titled; **“2022 Building Department Annual Report”** as information
2. Staff be directed to proceed with undertaking **interim adjustments to the 2021 Fees Study**, and provide a report and initiate proceedings to amend Building Permit Fees prescribed in SCHEDULE “A” to BY-LAW 16-2019 (the “Building By-law”) forthwith.

ATTACHMENTS

Appendix A

Appendix B

Prepared by:

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Manager, Building Services/Chief Building Official

Approved by:

Kyle Kruger
CAO / Clerk

APPENDIX A

DIRECT COSTS, INDIRECT COSTS and RESERVE FUNDS

As outlined in the Background, below is a brief explanation of the distinctions between Direct Costs, Indirect Costs and Building Reserve funds as related to the administration and enforcement of the Ontario Building Code Act.

The differences between Direct Costs and the Indirect Costs of administration and enforcement of the Act are essentially drawn between costs associated to the administration and enforcement of the Building Code and Act, and the costs for services that facilitate the administration and enforcement of the Act and Code.

Indirect Costs are costs related principally to the overhead and support of Building Department operations. These costs mostly relate to support services provided within the Municipality by other Departments which are necessary to the operation of the Building Department but not necessarily directly related to the review of permit application or the inspection of work under permit. These costs predominately consist of utilities, maintenance, phones, and insurance as well as consulting costs for legal and professional services. **As such, Indirect Costs are predominately considered to be overhead costs that tend to remain relatively steady on a year-over-year basis.** For this reason, indirect costs are not generally adjusted or re-evaluated on an annual basis except where they may be tied or related to factored macroeconomic indicators; such as fuel cost indexing or inflationary indexing.

Direct Costs are the costs associated with the delivery of the Building Department related services – principally, the provision of permit review and construction inspection services to the public. Examples of Direct Costs are considered to be costs directly related to the delivery of permitting, inspection and enforcement such as building permit application intake, plans review, field inspections, and the issuance of orders and related court costs.

Direct Costs are often extremely variable, as they mostly consist of operational staffing costs and are tied most closely with activity resulting from application review, inspection of the permitted construction. The calculation of these costs are predominately salaried costs and are meant to account for the time and resources required to review, issue, inspect and enforce the construction under permit by qualified personnel.

BUILDING STABILIZATION RESERVE FUND

As with other types of reserve funds, Building Reserves are intended to be used in order to set aside adequate money in years of surplus building permit fee revenue in order to offset cost in years where building permit fee revenues are less than the costs of delivering the building services. The Code prescribes that a Building Reserve may be created for the purpose of offsetting the cost of operational administration and enforcement of the Building Code. It does not prescribe that this reserve may be used for any other purpose.

APPENDIX B

Effective Dates for Bill 23, the More Homes Built Faster Act, 2022

Schedule	Effective Date
Schedule 1: City of Toronto Act, 2006	<p>All of the changes in Schedule 1 (City of Toronto Act) came into force on the day the bill received Royal Assent.</p> <p>Note: The legislative changes to the City of Toronto Act include amendments that give the Minister of Municipal Affairs and Housing authority to make regulations imposing limits and conditions on how municipalities can regulate the demolition and conversion of residential rental properties of six units or more. No regulations have been made at this time.</p>
Schedule 2: Conservation Authorities Act	<p>Changes in Schedule 2 (Conservation Authorities Act) came into force the day the bill received Royal Assent, except for:</p> <ul style="list-style-type: none"> On January 1, sections related to streamlining disposition of lands for CAs comes into force which would allow CAs to sell or lease land without Minister's approval provided they follow rules around public consultation and notifications. Also on January 1, sections that enable the Minister's ability to issue direction to freeze fees and ability to scope CA commenting on development applications and land use planning policies through regulation, would come into force but only have effect when the Minister issues direction on fees or if a regulation prescribing Act under which CA commenting roles is restricted is made. Changes related to CA permitting (including removal of "conservation of land" and "pollution", adding "unstable soil and bedrock", regulation making powers to exempt development from a CA permit where it has been authorized under the Planning Act, etc.) take effect on a later date (upon proclamation) once a new regulation under Section 28 of the CA Act is in effect. MNRF continues to consult on that regulation through the Environmental Registry (#019-2927).
Schedule 3: Development Charges Act, 1997	<p>All of the changes in Schedule 3 (Development Charges Act) came into force on the day the bill received Royal Assent, with the exception of provisions relating to development charge exemptions for affordable and attainable housing units, which would take effect upon proclamation.</p>
Schedule 4: Municipal Act, 2001	<p>All of the changes in Schedule 4 (Municipal Act) came into force on the day the bill received Royal Assent.</p> <p>Note: The legislative changes to the Municipal Act give the Minister of Municipal Affairs and Housing authority to make regulations imposing limits and conditions on how municipalities can regulate the demolition and conversion of residential rental properties of six units or more. No regulations have been made at this time.</p>
Schedule 5: New Home Construction Licensing Act, 2017	<p>Many of the amendments in Schedule 5 (New Home Construction Licensing Act) came into force on the day the bill received Royal Assent.</p> <p>The amendments regarding the maximum fine that a court may impose for a subsequent conviction, as well as most of the amendments related to administrative penalties, will come into force on February 1, 2023.</p>

Schedule	Effective Date
Schedule 6: Ontario Heritage Act	<p>Most of the amendments to the Ontario Heritage Act (OHA) made through the bill will be proclaimed into force on January 1, 2023. These include:</p> <ul style="list-style-type: none"> • The new authorities under Part III.1 of the Act that relate to the Standards and Guidelines for Conservation of Provincial Heritage Properties. • Most of the changes to procedures related to municipal registers, including the process and requirements around inclusion of non-designated properties on the municipal registers. However, the requirement for municipalities to make their municipal registers available on a publicly accessible website will not come into force until July 1, 2023 to provide municipalities with time to ensure compliance. • Limiting the ability to issue a Notice of Intention to Designate a property subject to a prescribed event to only those properties included on a municipal register. • The authority to prescribe criteria for determining cultural heritage value or interest for the purposes of including non-designated properties on the municipal register and designating a Heritage Conservation District (HCD). • The authority to set out processes to amend and repeal HCD bylaw in regulation. Note, the Ministry of Citizenship and Multiculturalism will consult on the development of these processes to be set out in regulation in 2023. <p>Regulatory amendments to O.Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest will also come into force on January 1, 2023. These changes establish that non-designated properties included on a register must meet one or more of the criteria outlined in the regulation, and that individual properties and HCDs must meet two or more of the criteria included in the regulation in order to be designated. The regulation also includes transitional provisions to address matters underway at the time of the changes coming into force.</p> <p>The outstanding amendments to the OHA made through Bill 108, the More Homes, More Choice Act, 2019, will also be proclaimed into force on January 1, 2023. The amendments speak specifically to the demolition or removal of an attribute that is not a building or structure within an HCD.</p> <p>Regulatory amendments to O.Reg. 358/21: General will come into force on January 1, 2023. These amendments include consequential housekeeping amendments and transition provisions related to the above legislative amendments coming into force.</p> <p>Bill 23 included some minor housekeeping amendments to the OHA that came into force upon Royal Assent. These included repealing the alternative definition of “alter”.</p>
Schedule 7: Ontario Land Tribunal Act, 2001	<p>The changes in Schedule 7 (More Homes Built Faster Act, 2022) will come into force on proclamation.</p>

Schedule	Effective Date
Schedule 8: Ontario Underground Infrastructure Notification System Act, 2012	The changes in Schedule 8 (Ontario Underground Infrastructure Notification System Act, 2012) came into force on the day the bill received Royal Assent.
Schedule 9: Planning Act	<p>The changes in Schedule 9 (Planning Act) all came into force on the day the bill received Royal Assent, with the following exceptions:</p> <ul style="list-style-type: none"> • provisions related to removal of planning responsibilities from certain upper-tier municipalities, which would come into force on a day to be named by proclamation. • provisions related to the exemption of community benefits charge and parkland dedication requirements for affordable and attainable housing units • provisions related encumbered land to be conveyed to municipalities by developers for park or other recreational purposes • provisions related to Conservation Authorities (linked to the changes in Schedule 2) will take effect January 1, 2023
Schedule 10: Supporting Growth and Housing in York and Durham Regions Act, 2022	<p>Except as otherwise provided, the Act set out in Schedule 10 came into force on the day bill received Royal Assent.</p> <ul style="list-style-type: none"> • Sections 7 to 10, subsection 11 (5) and section 14 come into force on a day to be named by proclamation of the Lieutenant Governor. Once in force, these sections will require a prescribed municipality to develop, construct, and operate the Lake Simcoe phosphorus reduction project and allow the Ontario Clean Water Agency to undertake some or all of that project if ordered to do so by the Lieutenant Governor in Council. The project will also be exempt from the Environmental Assessment Act. • Subsection 85 (1) comes into force on the later of the day subsection 44 (1) of this Act comes into force and the day section 2 of Schedule 5 to the Accelerating Access to Justice Act, 2021 comes into force. Subsection 85 (1) makes consequential changes to the Act arising out of changes to the Expropriations Act in respect of alternative hearings processes. • Subsection 85 (2) comes into force on the later of the day section 61 of this Act comes into force and the day section 42 of Schedule 4 to the Comprehensive Ontario Police Services Act, 2019 comes into force. Subsection 85 (2) makes consequential changes to the Act arising out of the Comprehensive Ontario Police Services Act, 2019 consistent with other Ministry of the Environment, Conservation and Parks legislation. The change would allow a person undertaking an inspection to obtain the assistance of the local police force rather than the Ontario Provincial Police Force.