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**To:** Mayor and Council

**From:** Scott McLeod, Chief Building Official

**Meeting Date:** April 27, 2026

**Subject:** Report # PB-010-2026 Building Department Activities Report  
January - March 2026

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## Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report # PB-010-2026 (Building Department Activities Report January - March 2026) dated April 27, 2026, for information.

## Background

The Building Department as part of its regular duties provides additional information with the quarterly building permit statistics outlining the activities of the Building Department for Council's information.

## Comments and Analysis

### Building Department Activities Report January - March 2026:

This report serves to highlight for Council the Building Departments activities from January through March 2026.

### Regular Department Duties:

The normal activities of the Building Department include the following:

- Review and approval of permit applications.
- Inspections.
- Enforcement.
- Complaint review and follow up.
- Applicable law determination and review.
- General enquires.
- Fence permits and Pool permits.

- Implementation of Septic Re-Inspection Program as part of Source Water Protection requirements.

### **Clearview Committee Support:**

Building Department staff provide support to various Clearview committees.

Attendance and background support have been provided to the following committees:

1. Clearview Joint Health and Safety Committee (Staff Member and Co-Chair Lori Kennedy).
2. Clearview Accessibility Advisory Committee (Staff Member Scott Pattison).

### **Additional Committee Support:**

1. Simcoe County Chief Building Officials Committee (SCCBOC) (Committee Coordinator Scott McLeod).

### **Highlights:**

#### **1. Building Permit Activity:**

During for the Months of January – March 2026 the Building Department experienced increased permit activity to that of 2025. The year-to-year comparison resulted in a modest increase in number of permits, construction value and revenue comparable with the same period in 2025.

The January – March 2026 Statistics are below for information.

Figure 1 2025/2026 Permit Count by Month

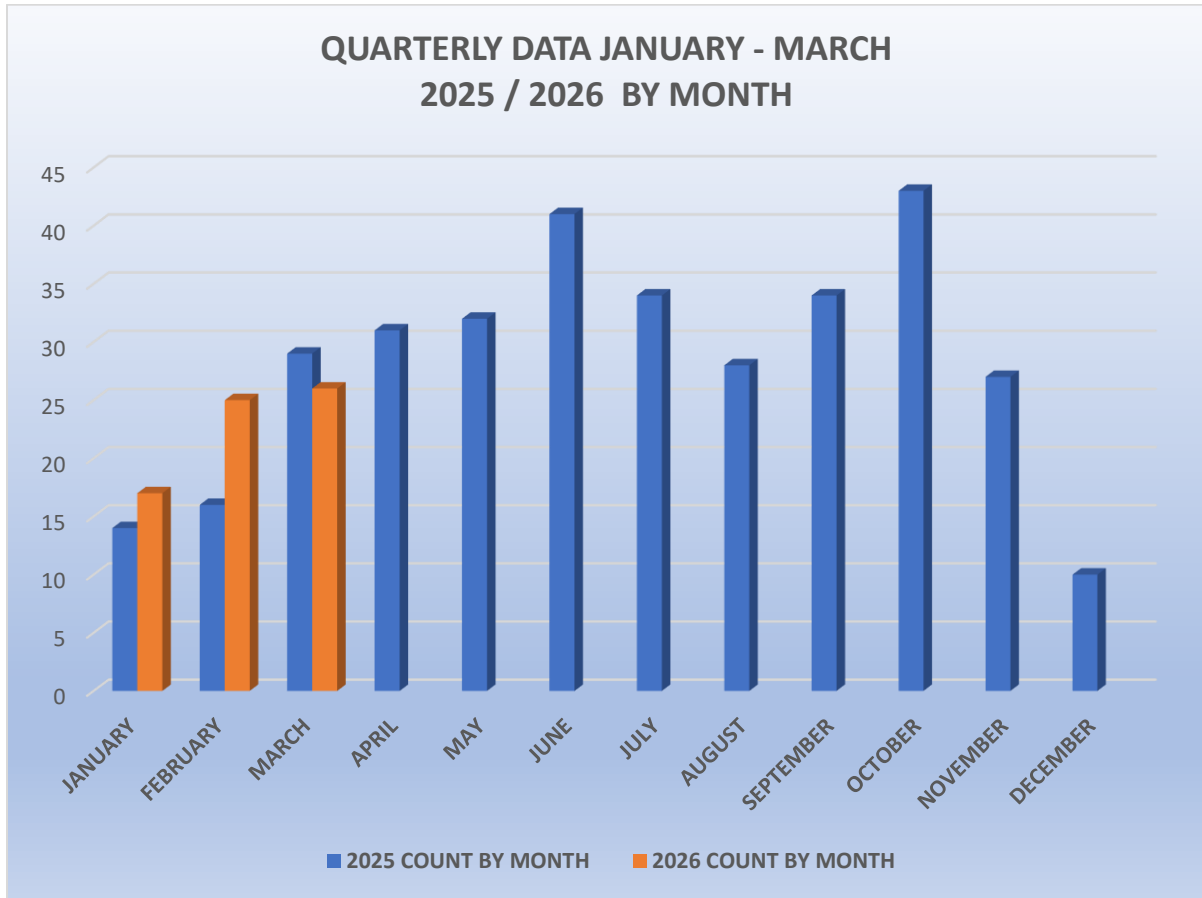


Figure 2 2025/2026 Building Permit Count by Type

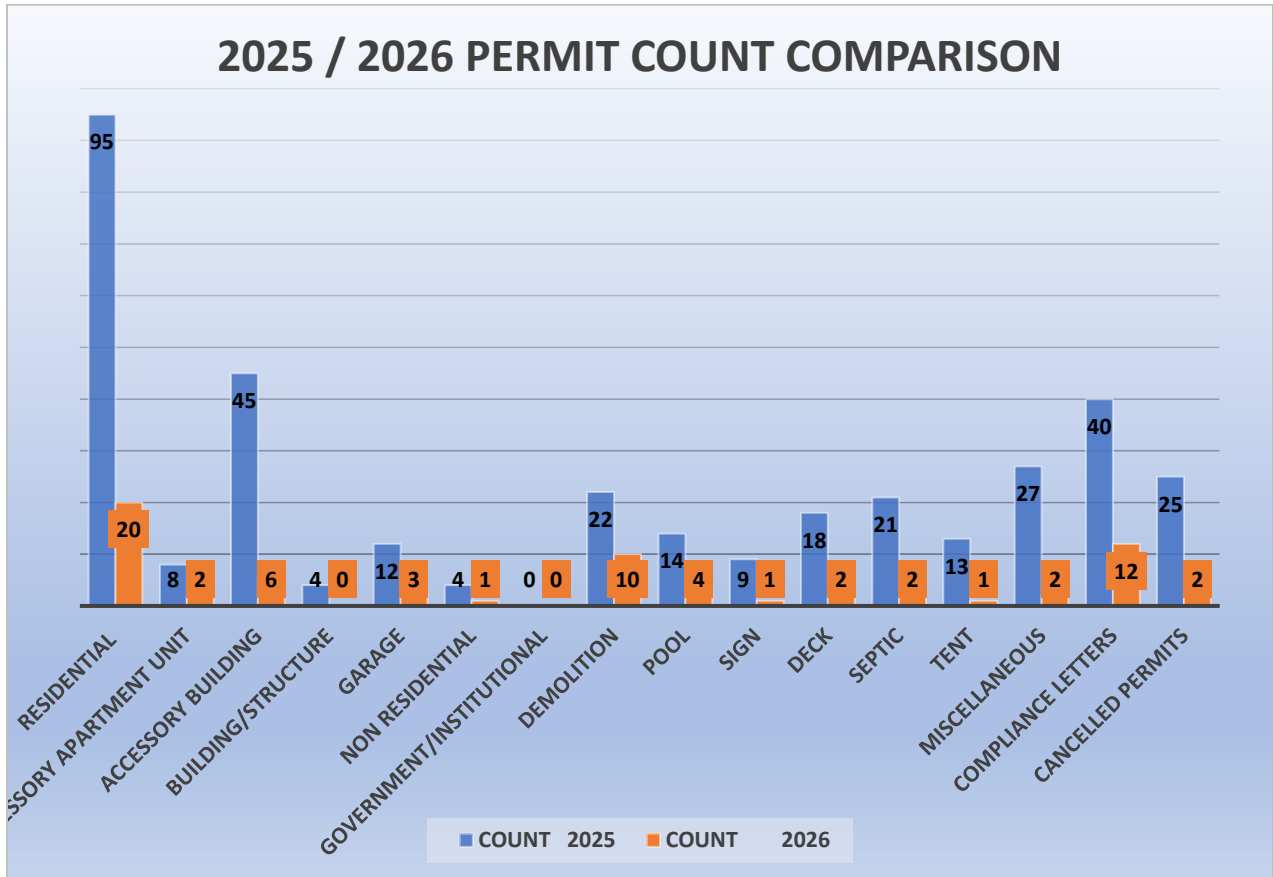


Figure 3 2025/2026 Construction Value

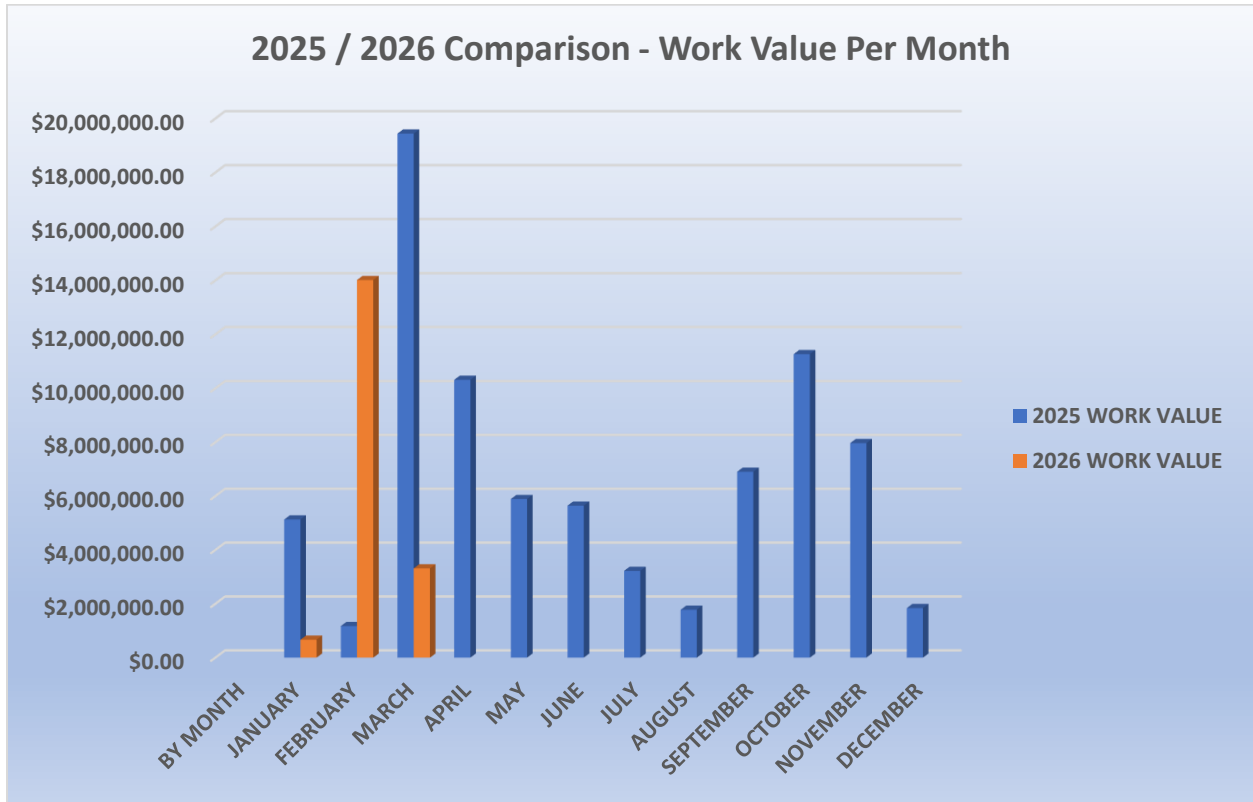


Figure 3 2025/2026 Annual Permit Activity By Type

<b>CLEARVIEW TOWNSHIP</b>		<b>ANNUAL</b>
<b>PERMIT ACTIVITY BY TYPE 2025/2026</b>		
<b>PERMIT TYPE</b>	<b>TOTAL COUNT 2025</b>	<b>COUNT TO DATE 2026</b>
RESIDENTIAL	95	20
ACCESSORY APARTMENT UNIT	8	2
ACCESSORY BUILDING	45	6
BUILDING/STRUCTURE	4	0
GARAGE	12	3
NON-RESIDENTIAL	4	1
GOVERNMENT/INSTITUTIONAL	0	0
DEMOLITION	22	10
POOL	14	4
SIGN	9	1
DECK	18	2
SEPTIC	21	2
TENT	13	1
MISCELLANEOUS	27	2
COMPLIANCE LETTERS	40	12
Cancelled Permits	25	2
<b>TOTAL</b>	<b>357</b>	<b>68</b>

## 2. Training:

The following training was conducted.

- Staff attended regular Chief Building Official (CBO) and Ontario Building Official Association (OBOA) meetings.
- Conducted regular Health and Safety Talks.
- OBOA Foundations – The Ontario Building Code Act.
- 3 staff members completed the Part 2- Large Farm Buildings – 2024 course.
- All staff completed Trench Safety Awareness training.

3. **Septic Re-inspection Program:** As part of the Source Water Protection requirements Clearview is required to re-inspect all properties that have a septic system located within 100 metres of a municipal well as identified by South Georgian Bay Lake Simcoe Source Water Protection Plan. The septic systems located within the 100 metres are considered to be a significant threat.

Septic systems that have been identified by the Source Water Protection Plan as significant threats are required to be inspected within 5 years of the Source Water Protection plans adoption and then re-inspected every 5 years thereafter.

All affected property owners subject to re-inspections have been re-inspected. The third round of inspections has resulted in fewer deficiencies or repair having been identified. This is in large part due to the success of the program's first cycle of inspections having identified minor repairs at that time that have resulted in an increased life expectancy of the septic systems. The success is in large part to the credit of the affected property owner's cooperation participation and awareness of the program.

4. **Review of Existing Open Permit Files:** Building Department staff continue to review existing permit files on an annual basis in an effort to close out existing open building permit files.

## Financial Implications

No effect on the Clearview Budget.

## Clearview's Strategic Plan

The above initiative supports the following strategic pillars:

- Communication

## **Report Appendices**

NA

## **Approvals**

**Submitted by:** A. Scott McLeod, CBCO, Dipl.M.M., Chief Building Official

**Reviewed by:** John Ferguson, CAO

**Financial Implications  
Reviewed by:** Kelly McDonald, Treasurer

**Approved by:** John Ferguson, CAO