

Mayor Dan Carter & Members of Council
City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7

September 20, 2024

Re: CNCL-24-92 – 200 AMP Service Requirement Policy

The Durham Region Home Builders' Association is in receipt of CNCL-24-92 – 200 AMP Service Requirement Policy (All Wards).

On June 21, 2024, DRHBA sent in correspondence in regard to this report. However, the report was not introduced and was instead deferred to the September 23, 2024 council meeting. As such, DRHBA would like to reiterate our position on this report.

The report recommends having City staff prepare and provide a report to council on a 200 amp service requirement policy applying to new residential construction, and provide in the report options available to council.

DRHBA encourages Council to oppose this recommendation. The Ontario Building Code (OBC) already provides the minimum requirements for new home construction, specifically that 100 amp service is required. It is not within the City's scope to mandate building requirements that go above and beyond the OBC.

According to the Ontario Building Code Act:

Municipal by-laws

35(1) This Act and the building code supersede all municipal by-laws respecting the construction or demolition of buildings. 1992, c.23, s. 35 (1).

Different treatments

(2) In the event that this Act or the building code and a municipal by-law treat the same subject matter in different ways in respect to the standards for the use of a building described in section 10 or standards for the maintenance or operation of a sewage system, this Act of the building code prevails and the by-law is inoperative to the extent that it differs from this Act or the building code. 1992, c. 23, s.35 (2); 1997, c. 30, Sched. B, s. 18 (1).



If the City of Oshawa would like to see additional mandatory building requirements, DRHBA respectfully requests that the City do so through the proper channels by bringing those requests to the province for consideration in the next OBC update.

In addition, DRHBA was unable to locate the Kingston policy referenced in the notice of motion and would appreciate if the Councillors or staff would provide us with a copy of it.

Sincerely,

Stacey Hawkins
Executive Officer
Durham Region Home Builders' Association

Cc:
Nick Henley, President, DRHBA
Tiago Do Couto, Chair, GR Committee, DRHBA
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