

THE CORPORATION OF
NORTH ALGONA WILBERFORCE TOWNSHIP

COPY

BY-LAW No. 99 - 27

A BY-LAW TO PROVIDE BUILDING REGULATIONS FOR NORTH ALGONA WILBERFORCE TOWNSHIP.

WHEREAS it is deemed expedient to pass this By-Law as the Building By-Law for North Algona Wilberforce Township.

THEREFORE the Municipal Council of the Corporation of North Algona Wilberforce Township enacts as follows:

1. **TITLE**

This By-Law shall be known and may be cited as "The Building By-Law of North Algona Wilberforce Township".

2. **DEFINITIONS**

As used in this By-Law the following terms shall have the meaning hereinafter ascribed to them;

Corporation – Corporation shall mean the Corporation of North Algona Wilberforce Township.

Officer – Officer shall mean By-Law Enforcement Officer.

Building Inspector – Building Inspector shall be the Chief Building Official.

3. **ADOPTION OF ONTARIO BUILDING CODE**

The Ontario Building Code is hereby adopted for the purposes of this By-Law and shall be deemed to be part of this By-Law.

4. **SCOPE**

This By-Law shall apply to:

- (a) the construction or demolition of every building or addition to or alteration which involves a structural change
- (b) any structures moved into or moved within North Algona Wilberforce Township
- (c) any excavation in preparation for construction

5. **BUILDING PERMITS**

No work, as described in Section 4, shall be commenced until the owner of the property, or his agent has obtained a building permit from the Building Inspector.

6. **DUTIES OF BUILDING INSPECTOR**

As described in Job Description for Building Inspector.

7. **POWERS OF BUILDING INSPECTOR**

The Building Inspector may:

- (a) with the owner's permission, enter any building or premises at all reasonable hours in the performance of his duties;
- (b) direct any dangerous or unsafe condition to be immediately corrected at the expense of the owner of the property; and
- (c) direct the tests of a material, device or construction be made, or sufficient evidence of proof be submitted, at the expense of the owner or his agent when it appears such tests, evidence, or proof are necessary to determine whether the material, device or construction meets the requirements of this By-Law.

8. REVOKING OF PERMITS

A permit issued under this, or any other By-Law, may be revoked if:

- (a) construction is not commenced within a period of six months from the date of issuing of the permit and not carried on continuously for a period of at least two months; or
- (b) construction is discontinued for a period of one year; or
- (c) there is violation of any of the provisions of this or any other By-Law.

9. DUTIES OF THE OWNER

The owner of the property or his agent shall:

- (a) prior to the commencement of any of the works described in Section 4:
 - (i) file with the Building Inspector a signed application on the prescribed form which shall include a statement of the intended use of the building, together with duplicate copies of specifications and of drawings to scale of the building or buildings included in the proposed work and showing whatever information is required by the administrative official including the dimensions of such buildings, the designated uses of all rooms or floor areas, the dimensions of the lot to be built on, the grades of the streets and sewers abutting, the position, height, horizontal dimensions of all existing buildings on the lot, and any other information which is required by this By-Law;
 - (ii) obtain from the appropriate authority permits relating to buildings, zoning, grades, sewers, water mains, plumbing, signs, blasting, street occupancy, electricity, highways, and all other permits required in connection with the proposed work;
 - (iii) farmers proposing to build new livestock buildings are required to receive a certificate of compliance issued jointly by the Ontario Ministry of Environment and the Ontario Ministry of Agriculture and Food. This must be presented to the Building Inspector before a building permit may be issued;
 - (iv) on established undersized lots in the Township, all provisions shall apply except the application shall show that any building is at least the same distance from the centre line of a Township Road Allowance as the established building line on the same side of the street (but no less than 15 metres), and at least 1.0 metres from any side lot line;
 - (v) give reasonable notice to the Building Inspector of the intention to start work.
- (b) obtain the written approval of the Building Inspector before doing any work at variance with the documents set out in 9 (a) (i) after the permit has been issued;
- (c) notify the Building Inspector in writing with 30 days of completion of the work described in the permit;

10. DOCUMENTS ON SITE

The applicant for a permit shall keep posted in a conspicuous place on the premises a copy of the permit applicable thereto, or a poster or placecard in lieu thereof.

11. FEES FOR PERMITS

Building permit fees shall be paid by the owner or agent and shall be as described on "Schedule A" attached.

A \$20.00 administrative fee will be withheld from the Building Permit fee for cancellation of a Building permit by the owner or agent up to thirty (30) days from the date of issuance.

The fee is non-refundable for cancellation of a Building permit by the owner or agent after thirty (30) days from date of issuance.

12. INTERFERENCE

No person shall interfere with, hinder or molest the Building Inspector of the Corporation in the

13. PENALTIES

As provided in Section 36 of the Building Code Act as from time to time amended, any person who contravenes any provisions of this By-Law shall be guilty of an offence and upon conviction thereof shall be subject to a fine not exceeding the sum of \$25,000.00 for a first conviction and up to \$50,000.00 on a subsequent conviction, exclusive of costs, and all such fines shall be recoverable under the provisions of the Provincial Offences Act.

14. REPEALS

All By-Laws of the Corporation inconsistent herewith are hereby repealed.

15. EFFECTIVE DATE

This by-law shall come into force and be effective as of January 1, 1999.

READ A FIRST AND SECOND TIME THIS 20th DAY OF September 1999.

Irene Antayo
REEVE

[Signature]
CLERK TREASURER

READ A THIRD TIME AND FINALLY PASSED THIS 20th DAY OF September 1999.

Irene Antayo
REEVE

[Signature]
CLERK TREASURER

SCHEDULE "A"
TO BY-LAW No. 99-27

<u>Class of Permit</u>	<u>Permit Fee</u>
a) Residential Buildings, Mobile Homes and additions (living area)	\$0.15/sq. ft.
b) Commercial/Industrial Buildings or Structures including additions	\$0.20/sq. ft.
c) Structural Renovations from \$2,000.00 - \$5,000.00 value	\$ 50.00
\$5,000.00 and over value	\$100.00
d) Garages, Carports, Sheds, Decks over 100 sq. ft.	\$0.10/sq. ft. \$30.00 minimum
e) Pools (fence required immediately)	\$50.00
f) Agricultural Buildings, Barns, Machine Sheds, excluding Homes and Garages	\$0.08/sq. ft.
g) Demolition of Buildings	\$10.00