

BY-LAW NO. 20

BUILDING BY-LAW

1. All words in this By-law have the same meaning as in the Building Code Act and the Regulations prescribed pursuant thereto.
2. A Building Permit shall be in the form set out in Schedule “A” hereto annexed.
3. An Occupancy Permit shall be in the form set out in Schedule “B” hereto annexed.
4. A Demolition Permit shall be in the form set out in Schedule “A” hereto annexed.
5. To obtain a permit, the owner shall file an application in writing on the form specified in Schedules “A” or “B” hereto annexed as the case may be.
6. Every application for a permit shall:
 6. (a) Identify and describe in detail the work and occupancy to be covered by the permit for which application is made.
 6. (b) Describe the land on which the work is to be done by a description that will readily identify and locate the building lot.
 6. (c) Include plans and specifications as required by the Building Code and show the occupancy of all parts of the building.
 6. (d) State the valuation and square footage of the proposed work and be accompanied by the required fee, and
 6. (e) State the names, addresses and telephone numbers of the owner, architect, engineer or other designer or constructor.
7. (a) When an application for a permit has not been completed in conformance with the requirements of this By-law within six months after it is filed, the application shall be deemed to have been abandoned.
7. (b) A permit is valid for 1 year from the date of issue and is renewable.
8. Any revision to the work to be covered by a permit shall require an application for an amended permit.

9. A permit for a temporary building:
 9. (a) shall state the date after which the condition under which the permit is no longer valid,
 9. (b) may be extended in writing.
10. (1) Where in order to expedite work, approval of a portion of the building is desired prior to the issuance of a permit for the whole project, application shall be made for the complete project and complete plans and specifications covering the portion of the work for which immediate approval is desired shall be filed.
10. (2) Should a permit be issued for part of a building, the holder of the permit may proceed, but without any assurance that the permit for the entire building will be granted.
10. (3) Any permit issued for part only of a building shall be clearly marked as for part only, and shall also indicate that a permit for the entire building is not assured.
11. (1) A permit may be issued at the risk of the owner, with conditions to ensure compliance with the Building Code and any other applicable Regulations, to excavate or to construct a portion of a building before all the plans of the project have been submitted or accepted.
11. (2) The permit shall be clearly marked "At Owner's Risk".
12. (1) A permit for a whole project may be issued conditional upon the submission, prior to commencing work thereon, of additional information not available at the time of issue if such information is of secondary importance and is of such a nature that withholding the permit until the information was available would delay the work unreasonably.
12. (2) The condition shall be set out on the face of the permit.
13. An Occupancy Permit may be issued, subject to compliance with provisions to safeguard persons in or about the premises, to allow the occupancy of a building or part thereof for the accepted use prior to commencement or completion of the construction or demolition work.
14. (a) The authority having jurisdiction may withhold a Building Permit until satisfied that any requirements of the Planning Act and a Land Use By-law or Development Agreement thereunder, which affect the construction of the building, have been complied with, and that any required Development Permit has been issued by the Development Officer.

14. (b) Before issuing a Demolition Permit, the authority having jurisdiction shall be satisfied that the building is not subject to the provision of a By-law passed, pursuant to the Heritage Property Act.
15. Fee for permits shall be set by resolution of Council.
16. Fees shall be refundable in situations and proportions as follows:
 16. (a) Application never completed, permit denied, permit revoked, or abandoned before work commenced 75%.
 17. (1) The authority having jurisdiction shall be notified and given an opportunity to inspect:
 17. (1) (a) the foundation before backfilling, and before a superstructure is placed on a foundation,
 17. (1) (b) the framing, roof, plumbing, and insulation complete before interior wall coverings are installed,
 17. (1) (c) before occupancy.
 17. (2) Such notice shall be by telephone or personal service of notice and shall be given at least 48 hours in advance.

Copy of Schedule “A” and “B” attached.

Amended by Council April 27, 2015.

THIS IS TO CERTIFY THAT the foregoing is a true copy of By-Law No. 20 “Building By-Law” as amended by the Barrington Municipal Council at their meeting held April 27, 2015. Public notice was given by way of publication in the Coast Guard Newspaper on May 5, 2015.

GIVEN UNDER the hand of the Clerk and under the seal of the Municipality of the District of Barrington this 4th day of May 2015.

Brian Holland, Clerk/Treasurer

Clerk's Annotation for Official By-law Book

Date of first reading:	March 23, 2015
Date of advertisement of Notice of Intent to Consider:	April 6, 2015
Date of Second Reading:	April 27, 2015
*Date of advertisement of Passage of By-Law:	May 5, 2015
Date of mailing to Minister a certified copy of By-law:	May 5, 2015

I certify that amendments to Section 15, By-Law No. 20 "Building By-Law", were approved by Council and published as indicated above.

Municipal Clerk

Date

*Effective Date of the By-law unless otherwise specified in the text of the By-law.