

Bylaw No. 2024 - 27
R.M. of Edenwold No. 158
A Bylaw Respecting Buildings

Whereas, pursuant to Clause 16(11) of *The Construction Codes Act*, a municipality has a general power to pass bylaws in relation to the administration and enforcement of *The Construction Codes Act*.

The purpose of this Bylaw is to provide for the administration and enforcement of *The Construction Codes Act*, *The Building Code Regulations*, *The National Building Code of Canada*, *The National Energy Code of Canada for Buildings*, *The Energy Code Regulations*, ministerial interpretations, Saskatchewan Construction Standards Appeal Board orders, and building official orders within the Municipality.

The Council of the Rural Municipality of Edenwold No. 158, in the Province of Saskatchewan, enacts as follows:

1. DEFINITIONS

In this Bylaw, including this section:

- 1.1 **Act** shall mean *The Construction Codes Act*, as amended or repealed and replaced from time to time.
- 1.2 **Administrator** shall mean the employee or representative of the Municipality tasked with enforcing this Bylaw, or their delegate.
- 1.3 **Building** shall mean building as defined in the Act and includes part of a building.
- 1.4 **Building official** shall mean building official as defined in the Act and who is appointed by the Municipality pursuant to subsection 16(2) of the Act.
- 1.5 **Building official services** shall mean plan review services, inspection services, and enforcement services carried out by an appointed building official.
- 1.6 **Commitment of Field Review letter** shall mean a letter signed by a competent person and submitted to the Municipality indicating that the permit's plans and specifications comply with the standards of construction and that the competent person shall conduct field reviews of the components during construction.
- 1.7 **Competent person** shall mean a person recognized by the Municipality as having:
 - a. a degree, certificate, or professional designation; or
 - b. the knowledge, experience, and training;necessary to design or review the design of a proposed work.
- 1.8 **Confirmation of Field Review and Compliance letter** shall mean a letter signed by a competent person and submitted to the Municipality upon substantial completion of a building, but before occupancy, indicating that the competent person has fulfilled all obligations for field review required in the permit's Commitment of Field Review Letter and that the work conforms to their design.
- 1.9 **Contractor** shall mean contractor as defined in the Act and includes subcontractors.
- 1.10 **Council** shall mean the Council of the Rural Municipality of Edenwold No. 158.
- 1.11 **Deck** shall mean a flat surface constructed outdoors and elevated from the ground.
- 1.12 **Designated Officer** shall mean an employee or representative of the Municipality, a Development Officer, Administrator, or Building Official.
- 1.13 **Differential grade height** shall mean the distance between the average grade level and floor height or between two different grade levels.

- 1.14 **Dwelling** shall mean dwelling as defined in the RM of Edenwold's Zoning Bylaw, as amended or repealed and replaced from time to time.
- 1.15 **Elevation certificate** shall mean a document prepared and sealed by a licensed Saskatchewan land surveyor providing elevations for structures and defined points within a site.
- 1.16 **Farm Building** shall mean farm building as defined in the Act and include a building that does not contain a residential occupancy, that is located on land used for an agricultural operation as defined in *The Agricultural Operations Act, 1995*, as amended or repealed and replaced from time to time, and is used for:
- a. the housing of livestock;
 - b. the production, storage, or processing of primary agricultural and horticultural crops or feeds;
 - c. the housing, storage, or maintenance of equipment or machinery associated with an agricultural operation; or
 - d. any other prescribed purpose as defined by the Act.
- 1.17 **Geotechnical report** shall mean geotechnical report as defined in the RM of Edenwold Zoning Bylaw, as amended or repealed and replaced from time to time.
- 1.18 **Municipality** shall mean the Rural Municipality of Edenwold No. 158.
- 1.19 **NBC** shall mean *National Building Code of Canada* including revisions, errata, and amendments to it, declared to be in force pursuant to the Act and Regulations.
- 1.20 **NECB** shall mean *National Energy Code of Canada for Buildings* including revisions, errata, and amendments to it, declared to be in force pursuant to the Act and Regulations.
- 1.21 **Occupancy deposit** shall mean a refundable deposit paid to the Municipality allowing it to cover the cost of additional building inspections and other fees.
- 1.22 **Occupancy Deposit Agreement** shall mean an agreement signed by the Owner and Municipality outlining the occupancy deposit amount and the conditions by which an occupancy deposit will be refunded in whole or in part.
- 1.23 **Owner** shall mean:
- a. any person who has any right, title, estate or interest in land, improvements or premises other than that of a mere occupant, tenant or mortgagee;
 - b. any person, firm, or corporation that controls the property under consideration;
 - c. if the building is owned separately from the land on which the building is located, the owner of the building; or
 - d. any person, corporation, employee or contractor who has the authority to act on behalf of the owner.
- 1.24 **Permit** shall mean permit as defined in the Act and shall mean written authorization issued by the Municipality in the form of a building permit.
- 1.25 **Permit application** shall mean an application for a permit in the form provided by the Municipality or building official and includes a minimum of one set of plans and specifications in electronic PDF format of the proposed work.
- 1.26 **Permit fees** shall mean:
- a. fees for the issuance of a permit in accordance with Appendix A;
 - b. SAMA fee, if applicable; and
 - c. all applicable taxes.
- 1.27 **Plan review** shall mean the examination of building drawings and related documents by a building official to ascertain whether those drawings and documents meet the requirement of the standards of construction.

- 1.28 **Real Property Report** shall mean a document prepared and sealed by a licensed Saskatchewan land surveyor verifying the location of permanent above-ground buildings, registered easements, setbacks, and property boundaries.
- 1.29 **Regulations** shall mean *The Building Code Regulations*, as amended or repealed and replaced from time to time, and *The Energy Code Regulations*, as amended or repealed and replaced from time to time.
- 1.30 **Required costs** shall mean fees and deposits required for permit issuance.
- 1.31 **Retaining wall** shall mean a wall primarily meant to support soil laterally.
- 1.32 **SAMA fee** shall mean a fee charged to the Municipality by the Saskatchewan Assessment Management Agency with respect to the work.
- 1.33 **Service Provider** shall mean the company providing licensed building official services to the Municipality.
- 1.34 **Sleeping accommodations** shall mean a room or space used primarily for sleeping purposes.
- 1.35 **Standards of construction** shall mean the Act, Regulations, *The National Building Code of Canada* as amended or repealed and replaced from time to time, *The National Energy Code of Canada for Buildings* as amended or repealed and replaced from time to time, ministerial interpretations pursuant to the Act, Saskatchewan Construction Standards Appeal Board orders, interpretations and orders of the building official, this Bylaw, and any other municipal bylaws.
- 1.36 **Stop work order** shall mean a building official order as defined in Section 25 of the Act.
- 1.37 **Sump pump connections** shall mean a connection allowing a submersible pump to pump water from one location to another.
- 1.38 **Value of construction** shall mean the total costs to the owner for the work in its completed form, and includes the cost of design, all building work, materials of construction, building systems, labour, overhead, and profit of the contractor, and may be determined by the building official based on established current construction costs, the Owner's statement of costs or contractor's contract values, or other methods selected by the building official.
- 1.39 **Work** shall mean any design, construction, addition, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, change of use, occupancy or change of occupancy, or reconstruction of a building.

2. GENERAL REGULATIONS

- 2.1 This Bylaw may be referred to as the 'Building Bylaw.'
- 2.2 This Bylaw shall apply to all work within the Municipality.
- 2.3 A building permit is required whenever work regulated by the Act or Regulations is to be undertaken.
- 2.4 No person shall knowingly submit false or misleading information to:
- a building official;
 - the Municipality; or
 - any person employed by the Municipality to administer and enforce this Bylaw.

3. APPLICABILITY

- 3.1. This bylaw shall apply to all buildings with a building area larger than 10 m² (107.6 ft²), except for those buildings otherwise exempt by the Act or Regulations.

- 3.2. One building per site with a building area equal to or smaller than 10 m² (107.6 ft²) shall be exempt from this Bylaw.
- 3.3. Notwithstanding 3.2, buildings with a building area equal to or smaller than 10 m² (107.6 ft²) shall be subject to this bylaw where the building:
 - a. includes sleeping accommodations;
 - b. has two or more storeys; or
 - c. may otherwise create a hazard.
- 3.4. Decks under 0.6 m (2 ft) in differential grade height are exempt from this Bylaw.
- 3.5. This bylaw shall apply to retaining walls attached to buildings, or free-standing, that have differential grade heights greater than 0.6 m (2 ft) between sides and on lands not used for agricultural purposes, and a competent person shall be required to design such structures.
- 3.6. Farm buildings are exempt from this Bylaw.

4. RESPONSIBILITIES OF THE OWNER

- 4.1. The Owner shall be responsible for:
 - a. ensuring the building and work comply with all standards of construction;
 - b. applying for, arranging, obtaining, and receiving all permits, inspections, plan review reports, and certificates required by the Act, Regulations, this bylaw, and all other applicable municipal bylaws, provincial and federal acts and regulations;
 - c. complying with all permit, inspection report, plan review, and certificate terms and conditions;
 - d. not commencing work without first having obtained a permit;
 - e. ensuring copies of all permits, inspections, plan reviews, and certificates are available to the building official and Municipality for review;
 - f. ensuring all required notices are provided to the Municipality;
 - g. ensuring all inspections are scheduled and completed by the building official;
 - h. not enclosing before inspection work requiring inspection by the building official;
 - i. allowing the building official to destroy or remove portions of work requiring inspection;
 - j. paying all costs associated with destroying or removing portions of work;
 - k. paying all costs required to show compliance with the standards of construction;
 - l. not occupying the building before receiving written approval of occupancy from the Municipality;
 - m. obtaining prior written approval from the Municipality before temporarily closing or blocking any road;
 - n. supplying and maintaining, at their expense, all warning signs, barricades, fences, and other services required to warn and protect the public from the work;
 - o. filling and levelling any excavation on the property with clean, non-expansive fill to the correct elevation as required by the Municipality;
 - p. leaving the property in a safe and sanitary condition after the work is complete, including removing all rubbish and building materials;
 - q. not burying any waste material on-site, including concrete from the demolition of a basement, foundation, or below-ground substructure or framework; and
 - r. if constructing a farm building exempt from the Act, providing proof in the manner and to the satisfaction of the Municipality that the building satisfies the definition of 'farm building' in the Act.

5. APPLICATION AND ISSUANCE OF PERMITS

- 5.1. An Owner shall apply for a permit using a permit application.

- 5.2. Where the Municipality or building official believes the proposed building or work requires the technical expertise of a competent person, the drawings and specifications in the permit application shall be prepared, sealed, dated, and signed by a competent person.
- 5.3. By applying for a permit, an Owner consents to use email as the primary communication form between themselves and the Municipality.
- 5.4. Permits shall be subject to any geotechnical requirements outlined by the Municipality pursuant to the RM of Edenwold Zoning Bylaw, as amended or repealed and replaced from time to time.
- 5.5. Where an Owner intends to construct a building subject to Parts 3, 4, 5, 6, or 7 of the NBC, they shall include a Commitment of Field Review letter.
- 5.6. Where an Owner intends to construct a building subject to the NECB, they shall include a Commitment of Field Review letter.
- 5.7. Where an Owner intends to move a building within or through the municipality, they shall include the planned route in their permit application.
- 5.8. Upon receiving a permit application, the Municipality may review, approve, reject, or deny the application.
- 5.9. The Municipality may issue a permit if:
 - a. the Owner has paid all required costs and applicable taxes; and
 - b. to the best knowledge of the Municipality or building official, the work described in the permit application complies with all requirements of the standards of construction.
- 5.10. Should a permit application be approved, the building official shall return an approved plan review showing all required inspections by the building official.
- 5.11. The issuing of a permit shall not:
 - a. entitle the grantee, their successor, assigns, or anyone on their behalf to conduct any work on the property that does not comply with any act, regulation, or this bylaw; and
 - b. make the Municipality or building official liable for damages or losses should the building or work not comply with any act, regulation, or this bylaw, regardless of whether written approval of occupancy has been issued by the Municipality.

6. REQUIRED COSTS

- 6.1. Required costs may include:
 - a. permit fees;
 - b. additional fees determined by the Service Provider;
 - c. occupancy deposits;
 - d. building performance deposits;
 - e. demolition deposits;
 - f. moving deposits; and
 - g. other deposits or fees required pursuant to other bylaws or municipal policies.
- 6.2. The Municipality may invoice the Owner for additional fees as determined by the Service Provider or described in the Service Provider agreement as determined by the Municipality or Service Provider.
- 6.3. The Municipality may rebate a portion of permit fees outlined in 6.1 or additional fees outlined in 6.2 where work is reduced, discontinued, or other exceptional circumstances occur.

- 6.4. Whenever any work for which a permit is required has commenced without a permit, a surcharge of 25% of the permit fee or \$150, whichever is higher, may be charged in addition to the permit fees.
- 6.5. Where a building inspection has not occurred for a period of 6 months or more, the Municipality may initiate a progress report and invoice the Owner for the cost of the inspection.
- 6.6. Permit fees and additional fees are debts owed to the Municipality and may be recovered from the Owner.
- 6.7. If debts owed are not paid within 30 days of the Municipality notifying the Owner of the amount owed, the Municipality may add the debt to the Owner's property tax pursuant to subsection 16(10) of the Act.

7. OCCUPANCY DEPOSIT

- 7.1. Occupancy deposits in the amount specified in Appendix A shall be required for dwellings.
- 7.2. Occupancy deposits in the amount specified in Appendix A may be required for commercial and industrial construction.
- 7.3. Where an occupancy deposit is required, the Owner shall be required to sign an Occupancy Deposit Agreement to ensure compliance with the standards of construction.
- 7.4. The Municipality shall refund the occupancy deposit in whole, or in part, when it is satisfied that the Owner has corrected all outstanding infractions noted in the building official's occupancy inspection report and the Owner has provided the documents specified in the Occupancy Deposit Agreement.
- 7.5. The Municipality may reduce the occupancy deposit refunded to the Owner when one or more of the following occurs:
 - a. the building official requires more building inspections than accounted for when calculating the original permit fee due to the number of infractions;
 - b. an Owner or Contractor calls for a building inspection, and the building official determines that the Owner or Contractor is not ready for the inspection;
 - c. the Owner or Contractor fails to call for a building inspection when required;
 - d. the building is occupied before the Municipality issues written approval of occupancy;
 - e. the Owner or Contractor does not satisfactorily submit the required elevation certificate or Real Property Report, as stated in the Occupancy Deposit Agreement, prior to occupancy; or
 - f. the submitted elevation certificate indicates that the building was constructed at the incorrect elevation, and intervention is required to ensure adequate surface drainage.
- 7.6. If the Owner has not scheduled a final inspection within two years of permit issuance, the building shall be deemed incomplete, and the full occupancy deposit shall be forfeited.

8. DEMOLITION AND MOVING DEPOSITS AND PERMITS

- 8.1. A permit is required whenever work is to be undertaken to move, place, or demolish a building.
- 8.2. An Owner shall apply for a permit using a permit application. Upon receiving a permit application, the Municipality may review, approve, reject, or deny the application.

- 8.3. Deposits may be required when an Owner is applying for a demolition or moving permit. The permit shall stipulate the conditions that need to be met for a full refund of the deposit.
- 8.4. The Municipality may issue a permit if:
 - a. the Owner has paid all required costs and applicable taxes; and
 - b. to the best knowledge of the Municipality or building official, the work described in the permit application complies with all requirements of the standards of construction.
- 8.5. The Municipality shall refund the deposit when the Owner has demolished or moved the building and the Municipality is satisfied that the property is not dangerous to public safety. This shall involve remediation of the site to its pre-work condition, insofar as is practical to the satisfaction of the Municipality.
- 8.6. Where the Owner has not satisfactorily restored the site or has failed to restore the site to a condition where it is not a hazard to public safety within one year of permit issuance, the Municipality may undertake any required work and deduct all costs from the demolition deposit.
- 8.7. Where a building is to be removed from the municipality or removed from its site and placed upon another site in the municipality, a move permit shall not be issued until the Municipality is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated.
- 8.8. Where an Owner intends to move a building, they shall include the planned route through the Municipality in their permit application.

9. BUILDING DESIGN REQUIREMENTS

- 9.1. The Owner shall receive approval in writing from the Municipality or building official before making any deviation, omission, or revision to work described in the permit.
- 9.2. Subject to Clause 15(1) of the Regulations, an Owner that constructs a building subject to Parts 3, 5, 6, or 7 of the NBC shall have a competent person who is an architect or engineer:
 - a. complete the design or design review and inspection of the building and all building systems;
 - b. provide a Commitment of Field Review letter as part of the permit application; and
 - c. provide a Confirmation of Field Review and Compliance letter on completion of the work, assuring that the work conforms to the competent person's design and the standards of construction.
- 9.3. Subject to Clause 15(2) of the Regulations, an Owner that constructs a building subject to Part 4 of the NBC shall have a competent person who is an architect or engineer:
 - a. complete the design or design review of the building;
 - b. complete an inspection of construction of the structure to ensure compliance with the design;
 - c. complete the reviews required by the NBC;
 - d. provide a Commitment of Field Review letter as part of the permit application; and
 - e. provide a Confirmation of Field Review and Compliance letter on completion of the work, assuring that the work conforms to the competent person's design and the standards of construction.
- 9.4. Foundations for residential buildings, including modular homes with A277 certification, shall be designed pursuant to Clause 15(2) of the Regulations.

- 9.5. An Owner that constructs a building subject to Part 9 of the NBC shall have a competent person complete the design or review of designs of the building.
- 9.6. Subject to Section 6 of *The Energy Code Regulations*, an Owner that undertakes to or has constructed a building with a structure that is within the scope of the NECB shall have a competent person who is an architect or engineer:
 - a. complete the design or design review of the structure;
 - b. complete an inspection of construction of the structure to ensure compliance with the design;
 - c. complete the reviews required by the NECB;
 - d. provide a Commitment of Field Review letter as part of the permit application; and
 - e. provide a Confirmation of Field Review and Compliance letter on completion of the work, assuring that the work conforms to the competent person's design and the standards of construction.
- 9.7. Sump pump connections to municipal sewer systems shall be prohibited.
- 9.8. An Owner shall not cause or allow the ground elevation of a building to change such as to place it in contravention of the NBC. This includes the building or part of the building, or an adjacent building.
- 9.9. If the property boundaries of a building lot are changed so as to place a building or part of a building in contravention of the NBC, the regulations or bylaws, the Owner shall immediately alter the building or part of the building to bring it into compliance with the NBC.

10. REFUSAL TO ISSUE PERMITS

- 10.1. The Municipality may reject or deny a permit application if:
 - a. the work described in the application contravenes the standards of construction;
 - b. the building is subject to Part 9 of the NBC and the person who completed the design or design review of the building is not a competent person;
 - c. the building is subject to the NECB and the person who completed the design or design review of the building is not a competent person;
 - d. the permit is for demolition purposes and the Owner has not demonstrated compliance with section 27-2 of *The Occupational Health and Safety Regulations*, as amended or repealed and replaced from time to time;
 - e. the permit application is incomplete;
 - f. any required cost is not paid;
 - g. the work contravenes accessibility standards as outlined in Part 9 of the Regulations;
 - h. the issuance of a permit, the work described in the permit application, or any plans or specifications supporting the application would contravene the Act, Regulations, this Bylaw, or any other applicable municipal bylaw, provincial and federal act, or regulation;
 - i. the permit is for a property with an expired permit with outstanding requirements; or
 - j. a building official order has been registered to the title of a property for which a permit is being sought.
- 10.2. Where the Municipality rejects or denies a permit application, they shall:
 - a. provide written notice to the Owner as to the reasons for the rejection or denial; and
 - b. refund any fee, deposit, or tax paid as part of the permit application, less any fees paid for plan review or permit administration.

11. REVOKING OF PERMITS

- 11.1. The Municipality may revoke a permit pursuant to Clause 11(1) of the Regulations.
- 11.2. Pursuant to Clause 11(1)(f) of the Regulations, the Municipality may revoke a permit if:
 - a. work has not commenced, and the Owner requests in writing that the permit be revoked;
 - b. the permit was issued based on mistaken, false, or incorrect information;
 - c. the permit was issued in error; or
 - d. there is a contravention of any condition under which the permit was issued.
- 11.3. Where the Municipality revokes a permit, they shall:
 - a. provide written notice to the Owner as to the reasons for the revocation; and
 - b. refund any fee, deposit, or tax paid as part of the permit application, less any fees paid for:
 - i. plan review;
 - ii. permit administration; and
 - iii. Building Official inspection.

12. PERMIT EXPIRY AND EXTENSION

- 12.1. All permits shall expire on the date stated in the permit, or if no date is specified, the earliest of the following:
 - a. 24 months from the date of issue;
 - b. 6 months from the date of issue for permits issued for demolition or moving;
 - c. 6 months from the date of issue if work has not commenced within that period; or
 - d. 6 months from the date of the last inspection by a building official where work has not progressed to the satisfaction and discretion of the building official without prior authorization from the Municipality.
- 12.2. Pursuant to Clause 12(1) of the Regulations, the expiry of a permit does not relieve the Owner of their obligation to complete the work approved by the permit, to put the work into a safe condition, or to demolish the work.
- 12.3. The Owner may apply to the Municipality in writing to remove their obligation to complete the work, to put the work into a safe condition, or to demolish the work, and the Municipality shall have final approval.
- 12.4. Prior to the permit expiry date, an Owner may apply to the Municipality in writing to request that a permit's expiry date be extended.
- 12.5. In consultation with the building official, the Municipality may extend a permit's expiry date to a maximum of 24 months.
- 12.6. An Owner may apply to the Municipality in writing to request that a permit's conditions be varied or modified.
- 12.7. The Municipality may charge additional fees for extending or modifying a permit.

13. NOTIFICATIONS

- 13.1. Before commencing work, the Owner shall give notice to the Municipality in writing of:
 - a. the name of the Contractor or other person in charge of work;
 - b. the designer of the work;
 - c. the date the work is intended to commence; and
 - d. when excavation is to commence, if applicable.

- 13.2. During the course of work, the Owner shall give notice to the Municipality in writing of:
 - a. change in any person or firm listed in 13.1;
 - b. change in Owner;
 - c. change in Owner's contact information;
 - d. the intent to do any work requiring inspection by the building official;
 - e. intent to enclose any work requiring inspection by the building official;
 - f. any required inspection listed in the plan review;
 - g. change in project scope requiring additional inspections by the building official;
 - h. change in project scope requiring the building official to conduct an inspection before enclosing any work;
 - i. proposed or undertaken change from the plans approved and permitted by the Municipality; and
 - j. completion of work.
- 13.3. The Owner shall give notice to the Municipality in writing of the occurrence of any of the following that causes or has the potential to cause serious injury or loss of life:
 - a. structural failure of the building or part of the building; or
 - b. failure of any equipment, device, or appliance that is regulated by the Act or the regulations.
- 13.4. Pursuant to 13.3, the Owner shall submit to the Municipality in writing within 15 days of an occurrence:
 - a. the name and address of the Owner;
 - b. the address or location of the work involved in the occurrence;
 - c. the name and address of the Contractor; and
 - d. the nature of the occurrence.
- 13.5. Upon receiving notice, the Municipality may require the Owner to:
 - a. provide other information that the Building Official or Municipality may consider necessary; and
 - b. complete any additional work required to ensure immediate compliance with the standards of construction.

14. ENFORCEMENT AND PENALTIES

- 14.1. The administration and enforcement of this Bylaw is hereby delegated to the Administrator.
- 14.2. This Bylaw may be enforced by a Designated Officer.
- 14.3. The Designated Officer may take any measure permitted in the Act or Regulations for the purpose of ensuring compliance with the standards of construction, including, but not limited to:
 - a. entering a building;
 - b. requiring the Owner to provide permits, tests, certificates, or other documents relating to the work;
 - c. taking material samples;
 - d. eliminating unsafe conditions;
 - e. ordering that the Owner completes certain actions within a prescribed time;
 - f. upon an Owner's non-compliance with an order, completing certain actions and adding all expenses incurred to the parcel's tax roll pursuant to Clause 369(1)(c) of *The Municipalities Act*, as amended or repealed and replaced from time to time; and
 - g. obtaining restraining orders.
- 14.4. Failure to obtain a permit or uphold the terms and conditions of a permit, including ensuring that all inspections are scheduled and completed by the building official,

may result in the issuance of a building official's order pursuant to Section 25 of the Act.

- 14.5. Orders may be registered on title no less than 61 days after the landowner being served with the order.
- 14.6. Interests registered on title pursuant to Section shall be removed no more than 30 days after the conditions of the order have been met.
- 14.7. The Municipality may take any action permitted in the Act or Regulations to make a building that is in an unsafe condition due to faulty work, dilapidation, abandonment, open or unguarded condition, or for any other reason, safe.
- 14.8. Pursuant to Section 14 of the Act, the Municipality shall cause an interest to be discharged within 30 days of a discipline order being issued.
- 14.9. Any person contravening any provision of this Bylaw may be subject to the penalties provided for in the Act.
- 14.10. Conviction of a person or corporation for breach of any provision of this Bylaw shall not relieve the person or corporation from their requirements to comply with the standards of construction.

15. SEVERABILITY

- 15.1. This Bylaw shall not be construed to hold the Municipality or its agents responsible or liable for any damage to persons or property caused through the administration of this Bylaw.
- 15.2. If a court of competent jurisdiction should declare any part, section, sentence, clause, phrase, or other portion of this Bylaw to be invalid, that portion shall not be construed as having persuaded or influenced Council to pass the remainder of this Bylaw. The part, section, sentence, clause, phrase or other portion of this Bylaw is to be deemed a separate, distinct, and independent provision, and the holding of the Court shall not affect the validity of the remaining portions of this Bylaw.

16. REPEAL

- 16.1. Bylaws No. 2015-26 and No. 2020-36 are hereby repealed.
- 16.2. All agreements entered into pursuant to Bylaw 2020-36 shall remain in effect after the passing of this bylaw.

17. COMING INTO FORCE

- 17.1. This Bylaw shall come into force on the date that it is approved by the Building Standards and Licensing Branch of the Ministry of Government Relations. If this Bylaw is approved by the Building Standards and Licensing Branch before January 1, 2025, this bylaw shall come into force on January 1, 2025.

18. TRANSITIONAL

- 18.1. Every order, permit, license, contract, agreement or other document issued or entered into pursuant to Bylaw 2015-26 that is valid on the day before the coming into force of this Bylaw continues in force until its expiry date, if any, and may be dealt with pursuant to this Bylaw as if it were issued pursuant to this Bylaw.

1st Reading:

2nd Reading:

3rd Reading:

SEAL

Reeve: _____

Administrator: _____

DRAFT

Permit Fees and Deposits

1. One and two-unit residential dwellings (Class 1):

- a. Service fees charged to the Municipality by the Service Provider engaged in reviewing, inspecting, and enforcing the standards of construction; and
- b. administrative fees paid to the Municipality for the processing, handling, and issuance of a permit calculated as 15% of the service fees charged by the Service Provider.

2. All other projects not including one and two-unit residential dwellings:

- a. The greater of:
 - i. the value of construction x \$6/\$1000; or
 - ii. service fees charged to the Municipality by the Service Provider engaged in reviewing, inspecting, and enforcing the standards of construction; and
 - iii. administrative fees paid to the Municipality for the processing, handling, and issuance of a permit calculated as 15% of the service fees charged by the Service Provider.

3. Moving and Demolition Permits

- a. Agricultural buildings: \$25.00
- b. Residential buildings: \$125.00
- c. Accessory buildings: \$25.00
- d. Commercial/industrial buildings: \$250.00

4. Residential Occupancy Deposit

- a. Residential: \$2000.00
- b. Commercial or industrial: \$3000.00