

RESORT VILLAGE OF SASKATCHEWAN BEACH

BYLAW NO. 145

BUILDING BYLAW

Whereas, pursuant to subsection 4(1) of *The Uniform Building and Accessibility Standards Act*, the municipality is required to enforce the provisions of the Act and the regulations made under it within the municipality; and

Whereas section 3 of *The Uniform Building and Accessibility Standards Regulations* declares the National Building Code of Canada, 2015, as modified therein, to be in force in Saskatchewan; and

Whereas, pursuant subsection 14(1) of *The Uniform Building and Accessibility Standards Act*, a council of a municipality is authorized to make bylaws with respect to the matters set out in section 13 of the Act concerning building permits, subject to the approval of the Minister in accordance with section 23.1 of that Act; and

Whereas it is necessary and advisable to provide for a revised system of building permits in the Resort Village of Saskatchewan Beach;

NOW THEREFORE, the Council of the Resort Village of Saskatchewan Beach, in the Province of Saskatchewan, enacts as follows:

Title

1. This bylaw may be referred to as the *Building Bylaw*.

Definitions

2. In this bylaw:

“Act” means *The Uniform Building and Accessibility Standards Act*;

“applicable fee” means the fee set out in Schedule 1;

“authorized representative” means a building official appointed by the municipality pursuant to subsection 5(4) of the Act or the administrator;

“Regulations” means *The Uniform Building and Accessibility Standards Regulations*.

Application of Bylaw

3. This bylaw applies to matters governed by the Act and the Regulations.

Permit required

4(1) A permit is required whenever work regulated by the Act and Regulations is to be undertaken.

(2) No owner or owner’s agent shall work, or authorize or allow work to proceed, on a project for which a permit is required without obtaining a valid permit for the work to be done.

(3) The granting of any permit in accordance with this bylaw does not:

(a) entitle the grantee, the grantee’s successor or assigns, or anyone on the grantee’s behalf to erect any building that fails to comply with the requirements of any building restriction agreement, bylaw, Act, or regulation affecting the site described in the permit; or

(b) make either the municipality or its authorized representative liable for damages or otherwise by reason of the fact that a building, whose construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use or occupancy has been authorized by a permit, does not comply with the requirements of any building restriction agreement, bylaw, act, or regulation affecting the site described in the permit.

BUILDING PERMITS

Application

5(1) Every application for a building permit to construct, erect, place, alter, repair, renovate or reconstruct a building must be in Form A and accompanied by three sets of the plans and specifications of the proposed building.

(2) If the work described in an application for a building permit, to the best of the knowledge of the municipality and its authorized representative, complies with the requirements of the Act, the Regulations and this bylaw, the municipality, upon receipt of the applicable fee, shall issue a building permit in Form B and return one set of the submitted plans to the applicant.

Plan review, etc.

6 The municipality may, in its discretion, have plan review, inspection and other services for the purpose of enforcement of the Act and Regulations provided by:

(a) building officials designated by the minister to assist the municipality pursuant to subsection 4(4) of the Act; or

(b) a person, firm or corporation employed under contract to the municipality.

Deviation etc., from permitted work

7 Approval in writing from the municipality and its authorized representative is required for any deviation, omission or revision to work for which a building permit has been issued.

Expiration of permit

8 Every building permit expires:

(a) six months from the date of its issue if work is not commenced within that period;

(b) one year from the date of its issue, unless an extension for a further period of one year is provided by the municipality on the written application of the permit holder in Form C and payment of the applicable fee.

Completion of construction

9 Building construction must be completed within two years from the date of the issuance of the initial permit.

DEMOLITION OR REMOVAL PERMITS

Application for demolition or removal permit

10(1) Every application for a permit to demolish or remove a building must be in Form D.

(2) The applicant must provide the route of travel for a moving permit and receive permission from council. The applicant is responsible for all fees that is occurred preparing the travel route.

(3) An application for a permit to remove a building from its site and set it upon another site within the municipality must be accompanied by a building permit application in accordance with subsection 5(1).

(4) In addition to the applicable permit fee, the applicant for a demolition or removal permit shall deposit with the local authority the sum of \$2,000 to cover the cost of restoring the site after the building has been demolished or removed to a condition that is, in the opinion of the municipality or its authorized representative, not dangerous to public safety, which sum shall be refunded to the applicant once the applicant has restored the site to that condition.

(5) Where a building is to be demolished or removed from the municipality and 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, the municipality, upon receipt of the applicable fee and the deposit required in accordance with subsection (3), shall issue a permit for the demolition or removal in Form E.

(6) Where a building is to be removed from its site and set upon another site within the municipality, and 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, and the building when placed on its new site and completed, to the best of the knowledge of the municipality and its authorized representative, will be in compliance with the requirements of the Act, the Regulations and this bylaw, the municipality, upon receipt of the applicable fee and the deposit required in accordance with subsection (3), shall issue a permit for the removal in Form E and a permit for the placement of the building in Form B.

Expiration of permit

11 Every demolition or removal permit expires six months from the date of its issue, unless an extension for a further period of six months is provided by the municipality on the written application of the permit holder in Form C and payment of the applicable fee.

FEES

Applicable fees

12 The fee for a building permit, demolition or removal permit, or an extension permit, is the fee set out in Schedule 1.

GENERAL

Owner to engage architect or engineer

13 An owner shall engage an architect or professional engineer registered in the Province of Saskatchewan for assessment of design and inspection of construction or certification

of a building or part of a building where required by the municipality or its authorized representative.

Plan of survey

14 The owner shall submit an up to date real property report of the site described in a permit or permit application prepared by a registered land surveyor where required by the municipality or its authorized representative.

Owner's responsibilities

- 15(1) The owner of the property in respect of which a permit is issued shall ensure that:
- (a) the permit and any extension of the permit are posted on the property to which they relate;
 - (b) any change in property lines or ground elevations does not bring the building or an adjacent building into contravention of this or any other bylaw; and
 - (c) all permits, inspections and certificates required by other applicable bylaws, Acts and regulations are obtained.

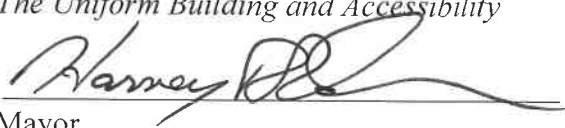
Repeal

16 Bylaw No. 111 is repealed.


Coming into force

17 This bylaw comes into force when it is approved by the Minister of Government Relations in accordance with section 23.1 of *The Uniform Building and Accessibility Standards Act*.





Mayor



Chief Administrative Officer

READ A FIRST TIME this 21 day of July, 2018
READ A SECOND TIME this 25 day of AUG, 2018
READ A THIRD TIME AND ADOPTED this 25 day of AUG, 2018

Certified a True copy of Bylaw No. 145
Read a third time and adopted
this 25 day of August, 2018



Chief Administrative Officer



APPROVED
In accordance with Clause 23.1(3)(a) of
The Uniform Building and Accessibility Standards Act


Executive Director
Building Standards and Licensing
Ministry of Government Relations
September 6, 2018

Date

SCHEDULE 1

Permit Fees

(section 12)

Please note:

This fee schedule is for the Resort Village of Saskatchewan Beach and therefore does not include any inspection or travel fees applied by the Village's Building Officials.

1. New Residential Building, Addition/Renovation to Existing Residential Building:

Up to 139 m² (1,496.18 f²) \$350

Each additional 50 m² (538.2 f²) or part thereof \$100

2. Accessory Building (Garage, Shed, Etc.) Deck:

Accessory building over 9.29 m² (100 f²) \$200

Deck of any size \$150

3. Permit Extension \$350

Plus the cost of additional inspections required.

4. Demolition Permit \$100

Demolition Deposit \$2,000.00

5. Moving Permit \$350

Moving Deposit \$2,000.00

FORM A
Application for Building Permit
 (Subsection 5(1))

Application No: _____
 Application Date: _____

I/WE hereby make application for a permit to : Construct a new building(s)
 Renovate or add to existing building(s)
 according to the information below and the plans and documents attached to this application.

Site Information

Civic Address: _____

Number of Existing Buildings: Dwelling w' attached Garage _____ Dwelling _____ Garage _____
 Legal Description: Lot(s) _____ Separate or Amalgamated Block _____ Plan _____
 Registered Owner(s): _____ Phone # _____
 Mailing Address: _____

Design and Construction Contractors

Property Survey: Geotechnical By: _____ Land Survey By: _____
 Excavation: Contractor: _____
 Foundation: Engineering By: _____ Constructed By: _____
 Building Framing: Designed By: _____ Constructed By: _____

Description of work to be undertaken

Brief Description of proposal _____

Site Preparation Information

Site Excavation: Estimated Depth of Excavation: _____ Note: Current Geo-Tech Report is Required.
 Site Fill: Estimated Amount of Fill: _____
 Driveway/Culvert: Type of Material/Construction: _____

Building Size & Location on Property

	Bldg		Yard Clearances (Distance Building to Property Lines)			
	Area	Max. Height	Side 1	Side 2	Street Side	Back/ Lake
Residence:						
Garage:						
Boat House:						
Other :						

Minimum Yard Size:				Residence Height			
	Front	Side	Rear	Side 1	Side 2	Street Side	Back/ Lake
Zone R	20'	7'	20'				

Residence Max Height: 7.5 m (greatest distance from ground to peak) Garage Max Height: 6 m

Construction Material: (List size, type, and materials used for the construction)

Piles	_____
Footings	_____
Grade Beam	_____
Foundation	_____
Exterior Walls	_____
Roof	_____
Studs	_____
Floor Joists	_____
Girders	_____
Rafter	_____
Chimneys	_____
Insulation	_____

Services	Plumbing:	<input type="text"/>	# of Bathrooms	<input type="text"/>	Size of Septic Tank	Note: Plumbing Permit Required
	Electrical:	<input type="text"/>	New Service	<input type="text"/>	Connect to Existing	Note: Electrical Permit Required
	Heating:	<input type="text"/>	Hot Air Furnace	<input type="text"/>	Electric	Note: Services must meet Provincial Codes.

Estimated Cost of construction FOR COMMERCIAL USE ONLY

Site Work	\$	_____
Building Construction/relocation/renovation	\$	_____
Other	\$	_____
Total	\$	<input type="text"/>

"I/WE hereby acknowledge that:

1. it is my/our responsibility to ensure compliance with ALL bylaws of the Resort Village of Saskatchewan Beach and all other applicable Acts and regulations that may apply;
2. development plans and specification must meet the approval of the Village's Building Official before a building permit may be issued; and
3. the cost of review of this application and inspections (if and when a permit is issued) by the Village's Building Official are at my/our expense.

I/We hereby solemnly declare, in accordance with the *Canada Evidence Act*, that the information contained in this application is true and correct to the best of my/our information and belief, and I/we make solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath".

Signed by Owner/Applicant

Date

Signed by Co-owner/Applicant

Date

Council Approval

Date

Enclosure: The following drawings and reports are attached:

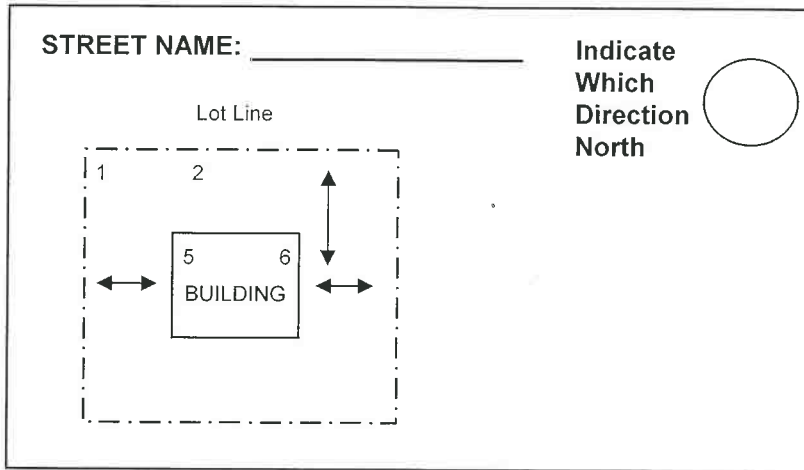
<input type="checkbox"/>	Geo-technical Report	(Complete report showing approved building sites and/or allowable lot alterations)
<input type="checkbox"/>	Site Plan	(Showing lot size, location of buildings, yard clearances)
<input type="checkbox"/>	Foundation Plan	(Showing location/size of piles, footings, foundation walls)
<input type="checkbox"/>	Floor Plan(s)	(Basement floor plan, main floor plan, second floor plan)
<input type="checkbox"/>	Elevations	(Front elevation, Rear elevation, Left side elevation, Right side elevation)
<input type="checkbox"/>	Building Sections	(Showing construction details, materials used for walls, floors, roof etc.)

FORM B
Building Permit
(Subsection 5(2) or 10(4))

Resort Village of Saskatchewan Beach, Saskatchewan
BUILDING PERMIT # _____

Permission is hereby granted to _____
to build a _____
at civic address _____
Lot _____ Block _____ Plan _____ in accordance with
the application dated _____.

This permit expires six months from the date of issue if work is not commenced within that period, or one year from the date of issue if work has commenced, unless a permit extension is granted by the Village. Building construction must be complete in two years from the date of issue.



This permit is issued subject to the following conditions:
Building Permit Council Resolution:

Any deviation, omission or revision to the approved application requires approval of the local authority or its authorized representative.

Estimated value of construction \$ _____ Permit fee \$ _____
FOR COMMERCIAL USE ONLY

Date

Signature of Authorized Representative of
The Resort Village of Saskatchewan Beach

NOTE: THIS PERMIT SIGNED BY THE AUTHORIZED REPRESENTATIVE OF THE RESORT VILLAGE OF SASKATCHEWAN BEACH MUST BE POSTED AT THE BUILDING SITE.

FORM C
Application for Permit Extension
(Clause 8(b) and Section 11)

Resort Village of Saskatchewan Beach, Saskatchewan

I/We request a one-year extension on _____

Permit # _____ dated _____.

Civic address _____

Lot _____ Block _____ Plan _____

Printed Name

Signature

Extension Permit fee \$350.00

THIS EXTENSION PERMIT IS VALID UNTIL _____

Date

Date

Signature of Authorized Representative of
The Resort Village of Saskatchewan Beach

NOTE: THIS PERMIT SIGNED BY THE AUTHORIZED REPRESENTATIVE OF THE RESORT VILLAGE OF SASKATCHEWAN BEACH MUST BE POSTED AT THE BUILDING SITE.

FORM D
Application for Demolition or Moving Permit
(Subsection 10(1))

Resort Village of Saskatchewan Beach, Saskatchewan

I/We hereby make application for a permit to demolish a building now situated at

Civic address _____

Lot _____ Block _____ Plan _____

The demolition will commence on _____, 20 _____.

and will be completed on _____, 20 _____.

OR

I/We hereby make application for a permit to move a building now situated on

Civic address _____

Lot _____ Block _____ Plan _____

to Civic address _____

Lot _____ Block _____ Plan _____

or Out of the municipality _____

The building has the following dimensions: length _____ width _____ and height _____

The building mover will be _____

and the date of the move will be _____, 20 _____.

The building will be moved over the following route: _____

The site work (filling, final grading, landscaping, etc.) which will be done after removal of the building includes _____

I/We hereby agree to comply with the Building Bylaw of the local authority and to be responsible and pay for any damage done to any property as a result of the demolition or moving of the said building, and to deposit such sum as may be required by Section 6(1)(b) of the Building Bylaw. I acknowledge that it is my responsibility to ensure compliance with all other applicable bylaws, acts and regulations, and to obtain all required permits and approvals prior to demolishing or moving the building.

Date

Signature of Owner or Agent

FORM E
Demolition or Moving Permit
(Subsection 10(3) or 10(4))

Resort Village of Saskatchewan Beach, Saskatchewan

DEMOLITION OR MOVING PERMIT # _____

Permission is hereby granted to _____

_____ Demolish **OR** _____ Move

a building now situated at

Civic address _____

Lot _____ Block _____ Plan _____

to Civic address _____

Lot _____ Block _____ Plan _____

or Out of the municipality

in accordance with the application dated _____, 20____.

This permit expires six months from the date of issue.

Any deviation, omission or revision to the approved application requires approval of the local authority or its authorized representative.

Demolition Permit fee \$100.00 Deposit fee \$2,000.00

Moving Permit Fee \$350.00

Date

Signature of Authorized Representative of
The Resort Village of Saskatchewan Beach

NOTE: THIS PERMIT SIGNED BY THE AUTHORIZED REPRESENTATIVE OF THE RESORT VILLAGE OF SASKATCHEWAN BEACH MUST BE POSTED AT THE BUILDING SITE.

Moving Permit Council Resolution: