

## BYLAW NO. 2014-9

### A BYLAW OF THE TOWN OF LAMPMAN, RESPECTING BUILDINGS

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The Council of the Urban Municipality of the Town of Lampman, in the Province of Saskatchewan, enacts as follows:

#### SHORT TITLE

1. This Bylaw may be cited as the Building Bylaw.

#### INTERPRETATION/LEGISLATION

2.
  - a. "Act" means *The Uniform Building and Accessibility Standards Act* being Chapter U-1.2 of the Statutes of Saskatchewan, 1983-84 and amendments.
  - b. "Administrative Requirements" means *The Administrative Requirements for Use with The National Building Code*.
  - c. "Authorized representative" means a building official appointed by the local authority pursuant to subsection 5(4) of the Act or the municipal official.
  - d. "Local authority" means the Town of Lampman.
  - e. "Regulations" means regulations made pursuant to the Act.
  - f. Definitions contained in the Act and regulations shall apply in this Bylaw.

#### SCOPE OF THE BYLAW

3.
  - a. This bylaw applies to matters governed by the Act and the Regulations, including the *National Building Code of Canada*, and the Administrative Requirements.
  - b. Notwithstanding subsection 3(a) references and requirements in the Administrative Requirements respecting matters regulated by the Act and Regulations shall not apply.
  - c. Notwithstanding subsection 3(a) references and requirements in the Administrative Requirements respecting "occupancy permits" shall not apply except as and when required by Council or its authorized representative.

**GENERAL**

4. a. A permit is required whenever work regulated by the Act and Regulations is to be undertaken.
- b. No owner or agent of the owner shall work or authorize work or allow work to proceed on a project for which a permit is required unless a valid permit exists for the work to be done.
- c. The granting of any permit which is authorized by this Bylaw shall not:
  - i. entitle the grantee, his successor or assigns or anyone on his behalf to erect any building that fails to comply with the requirements of any building restriction agreement, Bylaw Act and/or regulation affecting the site described in the permit;  
or
  - ii. make either the municipality or any municipal official or Building Official appointed by the municipality liable for the damages or otherwise by reason of the fact that a building, the placement, erection, construction, alteration, repair, renovation or reconstruction of which has been authorized by permit, does not comply with the requirements of any such building restriction agreement, bylaw, act and/or regulation.

**BUILDING PERMITS**

5. a. Every application for a permit to erect, place, construct, alter, repair renovate or reconstruct a building shall be in Form "A" , and shall be accompanied by two sets of the plans and specifications of the proposed building, except that when authorized by the local authority or its authorized representative's plans and specifications need not be submitted.
- b. The local authority or its authorized representative may require submission of an up-to-date plan or survey prepared either before construction begins or upon completion of work by a registered land surveyor, as a condition of permit approval.
- c. If the work described in an application for building permit, to the best of the knowledge of the Council or its authorized representative, complies with the requirements of this Bylaw, the municipality, upon receipt of prescribed fee, shall issue a permit in Form "B" and return one set of submitted plans to the applicant.
- d. The local authority may, at its discretion, have plan review, inspection and other services for the purpose of enforcement of the Act and Regulations provided by building officials designated by the minister to assist the local authority pursuant to subsection 4(4) of the Act.

- e. The local authority may, at its discretion, have a plan review, inspection and other services provided by a person, firm or corporation employed under contract by the municipality and the cost of such services is the responsibility of the applicant.
- f.
  - i. As per the requirements of the Building Permit, the applicant is required to supply a foundation and/or basement plan and real property report to be completed by a survey company contracted to do so by the local authority.
  - ii. Building permits will only be issued for new residential construction that has sump pumps installed in the sump pit according to the following regulations:
    - 1. A sump pump shall be installed in the sump pit.
    - 2. The sump pump discharge shall be piped in a manner so that the ground water is discharged to the street or avenue side of the building. The ground water shall be discharged in a manner so it will not return to the granular layer located directly adjacent to the footing and exterior wall of the basement foundation.
    - 3. The installation of the sump pump and all piping, connectors, couplings, and fasteners shall conform to the requirements of the current plumbing and electrical codes.
    - 4. It is the responsibility of the homeowner to ensure that the sump pump is operational and functioning at all times.
- g. The permit fee for erection, placement, construction, alteration, repair, renovation, reconstruction or demolition of a building shall be based on the fee schedule, as set out in Schedule 1 of this Bylaw.
- h. Approval in writing from Council or its authorized representative is required for any deviation, omission or revision to work for which a permit has been issued under this section.
- i. All permits issued under this section expire;
  - i. six (6) months from the date of issue if work is not commenced within that period; or
  - ii. if work is suspended for a period of six (6) months, or
  - iii. if work is suspended for a period of six (6) months, or longer by prior written agreement of the local authority.
- j. The local authority may, at its discretion, rebate a portion of a permit fee where work is reduced in scope or discontinued, or where other exceptional circumstances occur.

**DEMOLITION OR REMOVAL PERMITS**

6. a. i. The fee for a permit to demolish or move a building - as set out in Schedule 1.
  - ii. In addition, the applicant shall deposit with the municipality such sum as the Council or its authorized representative considers sufficient to cover the cost of restoring the site after the building has been demolished or removed to such condition that it is, in the opinion of the Council or its authorized representative, not dangerous to public safety. If the applicant who demolishes or removes the building restores the site to a condition satisfactory to the Council of its authorized representative, the sum deposited shall be refunded.
- b. Every application for a permit to demolish or remove a building shall be in Form "C".
- c. Where a building is to be demolished and the municipality is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land which the building is situated, the municipality, upon receipt of the fee and deposit prescribed in Schedule 1, shall issue a permit for the demolition in Form "D".
- d. Where a building is to be 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 which the building is situated, the municipality, upon receipt of the fee and deposit prescribed in Schedule 1, shall issue a permit for the removal in Form "D".
- e. Where a building is to be removed from its site and set upon another site in the local authority, and the local authority or its authorized representative 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 local authority or its authorized representative, will conform with the requirements of this bylaw, the local authority, upon receipt of the fee and deposit prescribed in Schedule 1, shall issue a permit for the removal in Form "D".
- f. All permits issued under this section expire six (6) months of the date of issue except that a permit may be renewed for six (6) months upon written application to the municipality.

**ENFORCEMENT OF BYLAW**

7. a. If any building or part thereof, or addition thereto is constructed, erected, placed, altered, repaired, renovated or reconstructed in contravention of any provision of this bylaw, the local authority or its authorized representative may take any measure as permitted by Part V of the Act for the purchase of ensuring compliance with this bylaw including, but not limited to:
  - i. entering a building;

- ii. ordering production of documents, tests, certificates, etc. relating to a building;
  - iii. taking material samples;
  - iv. issuing notices to owners which order actions within a prescribed time;
  - v. eliminating unsafe conditions;
  - vi. completing actions, upon an owner's non-compliance with an order, and adding the expenses incurred to the tax payable on the property, and
  - vii. obtaining restraining orders.
- b. If any building, or part thereof, is in an unsafe condition due to its faulty construction, dilapidated state, abandonment, open or unguarded condition or any other reason, the Council or its authorized representative may take any measures allowed by subsection 7(a).
- c. The owner of a building for which a permit has been issued or for which actions are being taken in compliance with an order shall give notice in writing to the municipality as required in Section 17.2 of the Act including, but not limited to:
- i. on start, progress and completion of construction,
  - ii. of change of ownership prior to completion of construction, and
  - iii. of intended partial occupancy prior to completion of construction

### **SPECIAL CONDITIONS**

8. a. An architect or professional engineer registered in the province of Saskatchewan shall be engaged by the owner for assessment of design and inspection of construction or certification of a building or part of a building where required by the local authority or its authorized representative.
- b. It shall be the responsibility of the owner to ensure that change in property lines will not bring building or adjacent building into contravention of this bylaw.
- c. It shall be the responsibility of the owner to ensure that change in ground elevations will not bring building or adjacent buildings into contravention of this bylaw.
- d. It shall be the responsibility of the owner to arrange for all permits, inspections and certificates required by other applicable acts and regulations.

### **PENALTY**

9. a. Any person who contravenes any of the provisions of this bylaw shall be liable to the penalties provided in Section 22 of the Act.
- b. Conviction of a person or corporation for breach of any provision of this bylaw shall not relieve him from compliance therewith.

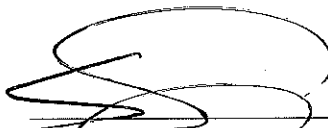
- 10. This Bylaw shall come into force and take effect upon final passing thereof.
- 11. Bylaw No. 2011-3 is hereby repealed.

INTRODUCED AND READ A FIRST TIME THIS 8<sup>TH</sup> DAY OF OCTOBER, 2014.

READ A SECOND TIME THIS 8<sup>TH</sup> DAY OF OCTOBER, 2014.

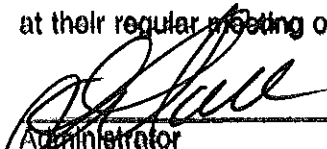
READ A THIRD AND FINAL TIME ON THE UNANIMOUS CONSENT OF THE COUNCIL PRESENT THIS 8<sup>TH</sup> DAY OF OCTOBER, 2014.



  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Administrator

Certified a true copy of Bylaw No. 2014-9  
passed by resolution of the Council present  
at their regular meeting on October 8th 2014

  
\_\_\_\_\_  
Administrator

## Schedule 1 of Bylaw No. 2014-9

### **Building Permit Fee Schedule**

- \$200.00 - House
- \$100.00 - Additions, Attached/Detached Garage/Renovation
- \$50.00 - Outbuildings (over 100 sq. ft.)
- \$50.00 - Decks
- \$50.00 - Fences
- \$50.00 - Building Move Permit
- \$50.00 - Building Demolition Permit
- \$1000.00- Refundable Deposit Fee for Building Move &/or Demolition
- \$300.00 - Commercial Building
- on a new house (or new to the municipality) - the cost of a survey, contracted by the local authority, to stake lot, and basement and/or foundation, and supply a real property report.

# TOWN OF LAMPMAN

## APPLICATION FOR BUILDING PERMIT

I hereby make application for a permit to:

- G Construct
- G Alter
- G Reconstruct

a building according to the information included in the attached Permit Information Form and the plans and documents attached thereto at the following location:

**Owner Name and mailing address** \_\_\_\_\_

**Civic Address or location of work** \_\_\_\_\_

**Legal Description: Lot** \_\_\_\_\_, **Block** \_\_\_\_\_, **Plan** \_\_\_\_\_

I hereby agree to comply with the bylaw(s) of the municipality respecting building and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw(s) of the municipality and applicable Acts and regulations regardless of any review of drawings or inspections that may or may not be carried out by an inspector.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner or Agent



**TOWN OF LAMPMAN, SASKATCHEWAN  
BUILDING DEVELOPMENT PERMIT**

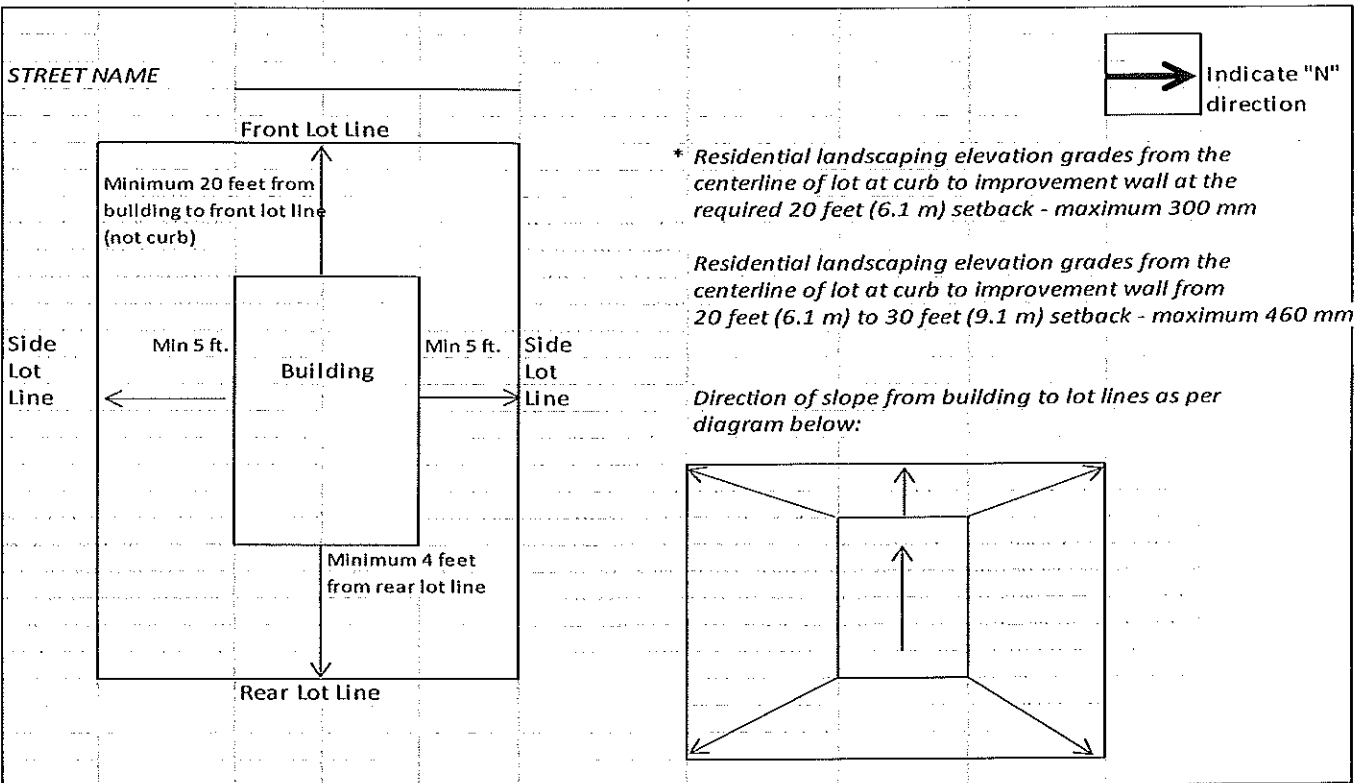
Date \_\_\_\_\_ Permit # \_\_\_\_\_

Permission is hereby granted to \_\_\_\_\_ to construct a(n) \_\_\_\_\_  
to be used as \_\_\_\_\_

on civic address or location of: \_\_\_\_\_

Lot (s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_ as per application dated \_\_\_\_\_

This permit expires six (6) months from the date of issue if construction is not commenced within that period, or if construction is not commenced within that period, or if construction is suspended for a period of six (6) months. Construction commencement is defined as a basement dug and foundation poured, or if no basement, is defined as foundation poured.



*This Permit is issued under the following conditions:*

As per cover letter forming part of this Development Permit.

As per conditions and comments of plan review as provided by Southwest Inspection Services.

Any new construction or re-location of a residence or business requires a full inspection by Southwest Inspection

Services Ltd., Box 2481, Swift Current, SK, S9H 4X7. Phone 306-778-0525; Fax 306-778-3515

Any deviation, omission or revision to the approved application requires approval of Council or its authorized represent

Permit Fee \_\_\_\_\_

Authorized Municipal Official \_\_\_\_\_

### Town of Lampman

## APPLICATION FOR A PERMIT TO MOVE OR DEMOLISH A BUILDING

Date: \_\_\_\_\_

I hereby make application for a permit to demolish a building now situated on civic address or location:

lot \_\_\_\_\_ block \_\_\_\_\_ plan \_\_\_\_\_

The demolition will commence on: \_\_\_\_\_  
and will be completed on: \_\_\_\_\_

**OR**

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

<input type="text"/> civic address _____	lot _____ block _____ plan _____
<b>OR</b>	
<input type="text"/> out of the municipality	

**TO**

<input type="text"/> civic address _____	lot _____ block _____ plan _____
<b>OR</b>	
<input type="text"/> out of the municipality	

This building has the following dimensions: length \_\_\_\_\_ width \_\_\_\_\_ height \_\_\_\_\_

The building mover will be: \_\_\_\_\_

and the date of the move will be: \_\_\_\_\_

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 hereby agree to comply with the provisions of the Building Bylaw of the Town of Lampman and to become responsible and pay 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 Schedule 1 of the said Bylaw. I acknowledge that it is my responsibility to ensure compliance with any other applicable bylaws, Acts and regulations, and to obtain all required permits and approval prior to demolishing or moving the building.

\_\_\_\_\_  
Signature of Owner of Agent

FORM "D"

TOWN OF LAMPMAN, SASKATCHEWAN

PERMIT TO MOVE OR DEMOLISH A BUILDING

DATE: \_\_\_\_\_

Permission is hereby granted to \_\_\_\_\_ to

Move

or

Demolish

a building now situated on:

out of the municipality

or

civic address or location \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
Twp \_\_\_\_\_ Rge \_\_\_\_\_ W2

to civic address or location: \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

In accordance with the application dated \_\_\_\_\_ This permit expires  
six months from the date of issue.

**That the site be in an aesthetically pleasing state within one year.**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit Fee \_\_\_\_\_

Authorized Municipal Official \_\_\_\_\_