

TOWN OF LA RONGE

BYLAW NUMBER 280/90

**BYLAW OF THE TOWN OF LA RONGE IN THE
PROVINCE OF SASKATCHEWAN RESPECTING BUILDINGS**

By the authority of the Uniform Building and Accessibility Standards Act being Chapter U-1.2 of the Statutes of Saskatchewan, 1983-84, the Council of the Town of La Ronge enacts as follows:

1. This bylaw may be cited as the Building Bylaw.
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) "Regulations" means regulations made pursuant to the Act.

(c) "Administrative Requirements" means The Administrative Requirements for Use with The National Building Code 1985.

(d) "Code" means the edition of The National Building Code of Canada that is declared to be in force pursuant to s. 8(2) of the Act and its amendments.

(e) "Council" means the Council of the Town of La Ronge.

(f) "Town" means the Town of La Ronge.

(g) "Building Inspector" means the Building Inspector of the Town of La Ronge appointed pursuant to s.5 of the Act.

(h) Definitions contained in the Act and regulations shall apply in this bylaw.
3. (a) Subject to subsection (b) the documents described in Appendix "A" together with any revisions, variations, or modifications that may be declared by the Act or regulations thereunder are hereby adopted and form part of this bylaw, and the provisions contained therein are in force in the Town.

(b) Notwithstanding subsection (a), all requirements respecting "occupancy permits" within the Administrative Requirements shall not apply except as and when required by Council.
4. (a) No person shall commence or cause to be commenced:
 - (i) the erection or construction of any building;
 - (ii) the placement, alteration, repair, renovation, use or change of occupancy of any building;
 - (iii) the demolition, relocation, or removal of any building, erection or structure;
 - (iv) the excavation of any land for the purpose or erecting or locating thereon any building, erection or structure;

except in conformity with this bylaw and unless authorized by a permit issued pursuant to this bylaw.

- (b) Where a Development Permit has been issued by the Town which affects all or any part of an undertaking set out in subsection (a), no permit shall be issued pursuant to subsection (a) unless the proposed undertaking authorized by the permit complies with such Development Permit.

5. (a) Every application for a building permit shall be made on the form prescribed by resolution of Council and set out in Appendix "C" to this bylaw; and shall be accompanied by two copies of plans and specifications of the proposed building, erection or structure and a plot plan of the site proposed.
- (b) Where to the best of knowledge of Council, or its authorized representative, an undertaking within the meaning of section 4(a) complies with the requirements of this bylaw, the Town, upon receipt of the prescribed fee, shall issue a permit on the form prescribed by resolution of Council and attached as Appendix "D" to this bylaw.
- (c) The Town 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.
- (d) Council may, at its discretion, have plan review, inspection and other services for the purpose of enforcement of the Act and regulations provided by an inspector designated by the Minister, or may appoint a person, firm, or corporation employed under contract to the Town.
- (e) The permit fee for construction, erection, renovation, placement, addition, extension, reconstruction, alteration, relocation, structural repair, or change of occupancy of any building, erection or structure shall be based on the value of the complete project excluding land values, and shall be as follows:
- (i) for construction costs of five thousand dollars (\$5,000.00) or less the fee shall be ten dollars (\$10.00);
 - (ii) for construction costs of more than five thousand dollars (\$5,000.00) the fee shall be ten dollars (\$10.00) for the first five thousand (\$5,000.00) and one dollar (\$1.00) per every thousand (\$1,000.00) or part thereof over five thousand dollars (\$5,000.00) of value.
- (f) The value of the project shall mean the total monetary worth of all construction or work including but not limited to all painting, papering, roofing, electrical work, plumbing, permanent or fixed heating equipment, elevator equipment, fire sprinkler equipment, and any permanent equipment used in the processing and/or manufacturing for which the use of the building was intended and all labour costs and professional fees, materials and other devices entering into and necessary to the prosecution of the work in its completed form.
- (g) No portion of any building, including mechanical, electrical, and plumbing work, shall be excluded from the valuation for a building permit because of any other permits required by any governing bylaw or agency.
- (h) The value of a building permit in the case of the relocation of a building to a new site shall include but not limited to the cost to move the building, excavation or filling at the new site, cleaning and leaving the former site in the condition specified by Council and all alterations and repairs to the building.
- (i) If the value of the building permit is disputed, the final determination of value or final valuation shall be made by the Council and shall be determined in accordance with sections 5(f) and 5(g), new without depreciation.

- (j) Subject to subsection (k), all permits issued under this section expire automatically and without notice from the Town immediately upon the occurrence of any of the following:
 - (i) work authorized by the permit is not commenced within one month of the issuance of the permit;
 - (ii) if work authorized by the permit is suspended for a continuous period of six months or more;
 - (iii) if the work authorized by the permit is not completed within eighteen months from the date of the issue of the permit.
 - (k) Permits which are subject to expiration pursuant to subsection (j) may be extended at the sole discretion and written consent of the Council provided application for that extension is received fourteen (14) days prior to the expiry date.
 - (l) Expired permits shall be considered abandoned and may be reinstated only by resubmission of application together with the prescribed fee.
 - (m) All permit fees required under this section are not refundable.
 - (n) Where a building or structure is to be relocated and set upon a site within the Town, the building or structure shall conform with the requirements of this bylaw and if the original site of the building or structure is also within the Town, the provisions of subsection 6 (a) through 6 (e) shall apply.
 - (o) Where a building or structure is proposed to be relocated the Building Inspector may require the owner to provide proof that the building or structure is structurally safe and fit for its proposed use at its new location.
 - (p) Council 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.
 - (q) 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.
 - (r) The provisions of this section shall include but not be limited to modular homes, mobile homes, trailers, and portable shacks.
6. (a) Every application for a removal or demolition permit shall be made on a form approved by resolution of Council and attached to this bylaw under Appendix (E) or (F), as applicable.
- (b) Every applicant for a removal or demolition permit shall be responsible for ensuring:
- (i) that upon the removal or demolition of a building, erection or structure, the site is restored to such condition that it is not dangerous to the public safety;
 - (ii) that any damage to Town controlled properties or improvements caused by the removal or demolition is repaired.

6. Continued

(c) The grant of a permit under this section is conditional upon the applicant depositing with the Town such sums as the Town considers sufficient to:

(i) cover the cost of restoring the site to such a condition that it is not dangerous to public safety after a building, erection or structure has been demolished or removed;

(ii) cover the probable cost of damage to Town controlled properties or improvements;

and the said sums are to be in addition to the permit fees set out in section 5 (e) and 6 (i), as applicable.

(d) If the Permit Holder does not comply with the conditions set out in subsection 6 (b), the Town may undertake the necessary work to fulfill those conditions, and such part of the deposit set out in subsection 6 (c) as is equal to the cost of such work shall be forfeited to the Town.

(e) When the Town is satisfied that the conditions of subsection 6 (b) have been complied with, such amount of the deposit required under subsection 6 (c) as has not been forfeited pursuant to subsection 6 (d) shall be refunded to the Permit Holder.

(f) Where a Development Permit has been issued by the Town which affects all or any part of an undertaking to remove or demolish a building, erection or structure, no permit shall be issued pursuant to section 4(a) unless the proposed undertaking authorized by the permit complies with such Development Permit.

(g) No person shall demolish or remove, or engage, employ or give permission to any person to demolish or remove any building in respect of which there are taxes in arrears or outstanding, or that is situated on land in respect of which there are taxes in arrears or outstanding, without the prior written consent of the Council.

(h) No building or structure shall be removed, if in the opinion of the Building Inspector, the building or structure is in such a state of deterioration or disrepair or is otherwise so structurally unsafe that it could not be moved without endangering persons or property.

(i) The fee for a permit to remove or demolish a building, erection or structure shall be ten dollars (\$10.00).

(j) All permits issued under this section expire:

(i) one month following the granting of the permit if the removal or demolition has not been commenced; or

(ii) three months following the granting of the permit if the removal or demolition has not been completed.

unless Council provides written consent to extend the permit prior to the permit expiring.

(k) Expired permits shall be considered abandoned and may be reinstated only by resubmission of application to Council together with the required fee.

(l) All permit fees issued under this section are not refundable.

7. (a) The Building Inspector shall have the authority at all reasonable times to enter on any land to ascertain if provisions of the bylaw are obeyed.
- (b) The Building Inspector shall have the authority to enter and inspect any building, erection or structure during the progress of any construction, erection, renovation, placement, demolition, removal, alteration, relocation, or repair on any such building, erection or structure.
- (c) In addition to, and without limiting, the authority granted under subsections (a) and (b), the Building Inspector shall have the authority to exercise all powers granted to building inspectors pursuant to section 16 of the Act so as to ensure compliance with this bylaw.
8. The granting of any permit which is authorized by this bylaw shall not:
- (a) entitle the grantee, his successors or assigns or anyone in his behalf to erect any building that fails to comply with the requirements of any building restriction agreement, statute, regulations, or bylaw affecting the site described in this permit; or
- (b) make either the Town or any of the Town's officials liable in damages or otherwise by reason of the fact that a building, the erection of which has been authorized by permit, does not comply with the requirements of any such building restriction agreement, statute, regulations or bylaw.
9. (a) If any building, or part thereof, or addition thereto is erected, constructed, reconstructed, altered, or placed in contravention of any provision of this bylaw, the Council or its authorized representative may take any measures as permitted by Part V of the Act for the purpose 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 (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 in ownership prior to completion of construction, and
- (iii) of intended partial occupancy prior to completion of construction.
10. Notwithstanding any of the provisions of the Code, the special provisions of Section 123 (1), (2) and (3) of the Urban Municipality Act (Appendix B) shall apply.

APPENDIX "A"
BYLAW 280/90

1. National Building Code of Canada 1985 (except part 7 Plumbing Services).
2. Supplement to the National Building Code of Canada, 1985.
3. Administrative Requirements for use with the National Building Code, 1985.
4. Accessibility Standards, 1987.
5. Building Standards, 1987.

APPENDIX "B"
BYLAW NO. 280/90

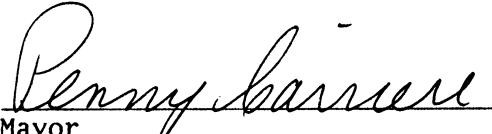
123(1) The owner of any proposed building or structure that;

- (a) is to be used as a place of public assembly with an occupant load, as defined in the National Building Code of Canada 1980, in excess of 125 persons;
- (b) costs more than \$75,000 to construct or erect;
- (c) has an area in excess of ^{6000 ft²} 560 square meters;
- (d) has spans which exceed six meters in length or, if six meters in length or less, are not in accordance with the standards provided for in the span tables of the document entitled "Residential Standards Canada"; or
- (e) is more than two storeys in height, exclusive of its basement level;

shall submit to the urban municipality, prior to the issuance of a building permit, any plans, drawings and specifications with respect to the construction or erection of the building or structure, which plans, drawings and specifications are required to be prepared by, or in collaboration with, and certified by an architect or professional engineer authorized at the time the plans are submitted to practice as such under the laws of Saskatchewan.

- (2) If any addition, alteration or repair to any building or structure mentioned in subsection (1) affects the supporting structure of the building or structure, the owner of the building or structure shall prepare and submit any plans, drawings and specifications in accordance with that subsection.
- (3) This section does not apply to a detached, semi-detached or duplex dwelling unit.

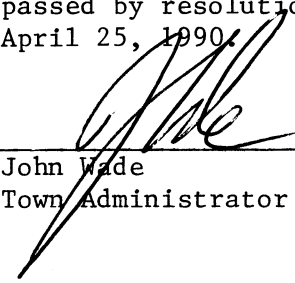
11. Any person found guilty of an infraction of any of the provisions of this bylaw shall be liable to the penalties provided in Section 22 of the Act.
12. Conviction of a person or corporation for breach of any provision of this bylaw shall not relieve him from compliance therewith.
13. Bylaw Number 255/89 is hereby repealed.
14. This bylaw shall come into force and take effect on the date of final passing thereof.


Mayor


Town Administrator

Read a third time and adopted this 25 day of APRIL, A.D. 1990.
**BYLW9

Certified a true copy of Bylaw No. 280/90
passed by resolution of Council on
April 25, 1990.


John Wade
Town Administrator

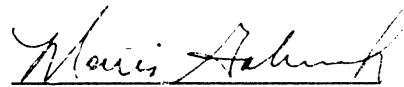
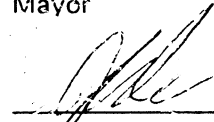
TOWN OF LA RONGE

BYLAW NO. 325/94

A BYLAW OF THE TOWN OF LA RONGE IN THE PROVINCE OF SASKATCHEWAN
TO AMEND BYLAW NO. 280/90 KNOWN AS
THE BUILDING BYLAW

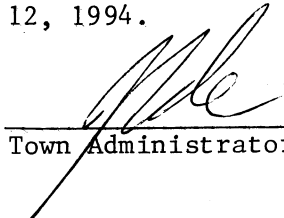
The Council of the Town of La Ronge in the Province of Saskatchewan in open meeting hereby enacts as follows:

1. Bylaw No. 280/90 is amended as hereinafter set forth.
2. Section 5 (e) (i) and (ii) are hereby repealed and the following substituted:
 5. (e) (i) where the value of construction of the building is \$100,000.00 or less, the greater of:
 - (a) \$2.00 for each \$1,000.00 of the value of construction; or
 - (b) \$20.00; and
 - (ii) where the value of construction of the building is greater than \$100,000.00, the total of:
 - (a) \$200.00 for the first \$100,000.00 of the value of construction; and
 - (b) \$1.50 for each \$1,000.00 of the value of construction in excess of \$100,000.00
 - (iii) In addition to the fees required in sub-clause (i) or (ii) there shall be an administration fee of 10% of the required building permit fee.
3. Bylaw 316/93 is hereby repealed.
4. This Bylaw comes into force and takes effect on, from and after the final passing thereof.


Mayor

Town Administrator

Read a third time and adopted this 12 day of Jan. 1994.

Certified a true copy of Bylaw No. 325/94
passed by resolution of Council on January
12, 1994.


Town Administrator