

RESORT VILLAGE OF LUMSDEN BEACH

BYLAW NO. 2013 / 13

A BYLAW RESPECTING BUILDINGS

The Council of the Resort Village of Lumsden Beach (RVLB) in the Province of Saskatchewan enacts as follows:

1. INTERPRETATION / LEGISLATION

1. “Act” means The Uniform Building and Accessibility Standards Act of the Statutes of Saskatchewan.
2. “Regulations” means regulations pursuant to the Act.
3. “Authorized Representative” means a building official appointed by RVLB Council.
4. Definitions contained in the Act and Regulations shall apply in this Bylaw.

2. GENERAL

1. RVLB Zoning Bylaw must be adhered to prior to any work proceeding on any property within RVLB.
2. RVLB Development Permit must be granted and remain valid prior to any work occurring.
3. A permit is required whenever work regulated by the Act and Regulations is to be undertaken. ‘Work’ includes building, construction, erection, placement, alteration, repair, renovation, demolition, relocation and/or removal.
4. No property owner shall work or authorize work to proceed on a project for which a permit is required.
5. The granting of any permit shall not entitle anyone to erect any building that fails to comply with the requirements of the Act and/or Regulations or cause RVLB or its authorized representative to be liable in any way.

3. BUILDING PERMIT

1. Applications for a permit must be made on RVLB Building Permit Forms including two sets of plans and specifications of the proposed work, except when the authorized representative indicates that no Forms are necessary.
2. RVLB may have the plans reviewed and the building site inspected, for the purpose of enforcement of the Act and Regulations, by authorized building officials. The owner of the property in question, if required, shall pay the cost of the inspection.
3. RVLB authorized representative shall grant a Building Permit and return one set of plans if the work described complies with the requirements of this Bylaw and the prescribed fee, as laid out in the annual RVLB Schedule of Fees, has been paid.
4. Approval in writing from the authorized representative is required for any deviation, omission or revision to work for which a permit has been issued.
5. After a Development Permit has been approved, a Building Permit may not be required for deck structures that are less than 0.6 m (2 ft.) above grade.
6. All permits issued expire eighteen (18) months from the date of issue.

4. DEMOLITION/REMOVAL PERMIT

1. Application for a permit to demolish or remove a building must be made on RVLB Demolition/Removal Permit Form, except when the authorized representative indicates that no Forms are necessary.
2. A Demolition Permit will only be granted if the authorized representative is satisfied that:
 - a. There are no debts or taxes outstanding with respect to the building or land on which the building is situated and/or on RVLB land the building is being moved to.
 - b. All owners of the buildings and lands are in agreement with the permit application.
 - c. The work described complies with the requirements of this Bylaw.
 - d. The prescribed fee, as laid out in the annual RVLB Schedule of Fees, has been paid.
3. All permits issued expire eighteen (18) months from the date of issue.

4. When deemed necessary by the authorized representative, the Demolition Permit applicant shall deposit with RVLB a sum, determined by RVLB Council, to cover:
 - a. The cost of restoring the site to such condition that it is not dangerous to public safety.
 - b. The cost of repairing damage sustained to other RVLB or private property during the demolition / removal of the building.
 - c. Any costs incurred in having any utilities, structures or landscaping moved or altered in order to successfully complete the demolition/removal process.
5. If the permit applicant restores the site and covers any damages incurred to the satisfaction of the authorized representative the sum deposited, or portion thereof, shall be refunded.

5. ENFORCEMENT OF BYLAW

1. If any construction of or changes to a building take place in contravention to this bylaw, RVLB may take any measures as permitted by the Act for the purpose of ensuring compliance.
2. If any building is deemed by the authorized representative to be unsafe, RVLB may take any measures as permitted by the Act for the purpose of ensuring safety.

Read a third time and adopted
This 21st day of May 2013