



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2021-060

**A BY-LAW UNDER THE BUILDING CODE ACT  
RESPECTING CONSTRUCTION, DEMOLITION AND  
CHANGE OF USE PERMITS AND INSPECTIONS  
“THE BUILDING BY-LAW”**

**WHEREAS** Section 7 of the Building Code Act, 1992 S.O., Chapter 23 as amended, empowers Council to pass certain By-laws respecting construction, demolition, change of use, transfer of Permits, inspections, the setting and refunding of fees, and related matters;

**AND WHEREAS** The Council of the Corporation of the Township of King desires to repeal Bylaw 2008-41, as amended and enact a new Building By-law respecting construction, demolition and change of use Permits and inspections and related matters, including the charging of fees therefore;

**NOW THEREFORE** the Council of the Corporation of the Township of King  
**HEREBY ENACTS AS FOLLOWS;**

**Part 1  
DEFINITIONS**

1.1 Definitions

In this By-Law:

“Act” means the Building Code Act, 1992, S.O. 1992, c.23, as amended.

“Alternative Solution” shall have the meaning set out in the Ontario Building Code.

“Applicant” means the Owner of a Building or property who applies for a Permit, or any person authorized by the Owner to apply for a Permit on the Owner's behalf, or any person or corporation empowered by statute to cause the construction or demolition of a Building or Buildings and anyone acting under the authority of such person or corporation.

“Architect” means the holder of a licence, certificate of practice or a temporary licence under the Architects Act as defined in the Building Code.

“Building” means:

- a structure occupying an area greater than ten (10) square meters consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof including all Works, Plumbing, fixtures and service systems appurtenant thereto;
- a structure occupying an area of ten square meters or less that contains Plumbing, including the Plumbing appurtenant thereto;
- Plumbing not located in a structure;
- a Sewage System, or;

- such other structures as those designated in the regulations passed under the Building Code Act.

“Building Code” means the regulations made under section 34 of the Act.

“Chief Building Official” means a Chief Building Official appointed by Council under section 3 of the Act for purposes of enforcement of the Act.

“Construct” means to Construct as defined in subsection 1(1) of the Act.

“Corporation” means the Corporation of the Township of King.

“Demolish” means to do anything in the removal of a Building or any material part thereof as defined in subsection 1(1) of the Act.

“Farm Building” means a Building or part thereof which does not contain a residential occupancy, and which is associated with and located on land devoted to the practice of farming and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds except marihuana;

“Floor Area”, when used to calculate fees payable under this By-law, means with reference to a Building the total Floor Area within a Building which area is measured between the exterior faces of the exterior walls, including attached garages and finished basement areas, excluding unfinished cellars, or unfinished basements areas; but where the natural terrain permits a walkout basement, twenty-five (25) percent of the unfinished Floor Area of the walkout basement shall be included.

“Forms” means the applicable provincial or municipal prescribed Forms.

“Inspector” means an Inspector appointed by By-law by the Corporation for the purpose of enforcement of the Act.

“Owner” includes, in respect of the property on which the construction or demolition will take place the registered Owner, a lessee, mortgagee in possession, and the authorized agent in lawful control of the property.

“Permit” means written permission or written authorization from the Chief Building Official to perform Work, to change the use of a Building or part thereof, or to occupy a Building or part thereof, as regulated by the Act and Building Code.

“Permit Holder” means the Owner to whom a Permit has been issued or where a Permit has been transferred, the new Owner to whom the Permit has been transferred.

“Plumbing” means Plumbing as defined in section 1(1) of the Act;

“Professional Engineer” means a person who holds a license or temporary license under the Professional Engineers Act.

“Registered Code Agency” means a person or entity that has the qualifications and meets the requirements described in subsection 15.11(4) of the Act.

“Sewage System” means a Sewage System as defined in section 1.4, Division A, part 1 of the Building Code.

“Work” means construction or demolition of a Building or part thereof.

- 1.2 Terms not defined in this By-law, shall have the meaning ascribed to it in the Act or the Building Code.

## **Part 2 CLASSES OF PERMITS**

- 2.1 Set out in Schedule Fees and Charges Schedule

The classes of Permits set out in [the Building Services Division portion of the Corporation’s Fees and Charges Bylaw as may be amended from time to time Schedule "A" of this By-law](#) are hereby established.

## **Part 3 PERMITS**

- 3.1 File Application - on Forms Prescribed
- 3.1.1 To obtain a Permit, the Owner or an agent authorized in writing by the Owner shall file an Application in writing by completing a prescribed form available from the Chief Building Official or from the Building Code website [www.ontario.ca/page/ontarios-building-code](http://www.ontario.ca/page/ontarios-building-code) . Application Forms prescribed by the Corporation under clause 7(f) of the Act are available from the Corporation’s website [www.king.ca/buildingpermits](http://www.king.ca/buildingpermits) . Websites referred to above may be updated from time to time, including the specific navigation paths noted.
- 3.1.2 Permits or written approval for Work other than that referred to in this By-law, such as road cuts, culverts, driveway entrances, conservation authority, or any other applicable law shall be obtained from the appropriate authority having jurisdiction in accordance with the by-law of the municipality or authority prior to issuance of a Permit.
- 3.1.3 Where a Permit is required under this By-law or the Ontario Building Code, no person shall excavate for, construct, erect, re-erect, alter, repair, remove, wreck or cause, allow or permit the excavation for, construction, erection, re-erection, alteration, repair, removal or wrecking of any Building or structure or any part thereof without first obtaining a Permit. If such Permit is revoked by the Chief Building Official, all such work must cease immediately.
- 3.1.4 No person shall move a Building or structure within the lot which it presently occupies or to a different lot unless a Permit for such change of location has been first obtained.

Such change of location of a Building or structure shall be considered a re-erection subject to the provisions of this By-law and shall be approved by the Chief Building Official.

- 1) No person shall move an existing Building or part of a Building into the Township of King without prior approval of the Chief Building Official;
- 2) The Chief Building Official may require such tests on the Building or part of the Building as they deem necessary to ensure there is no termite infestation; and
- 3) If termite infestation has occurred or if such tests as directed are inconclusive as to infestation, approval shall not be given by Chief Building Official to the moving of the Building or any part of the Building into the Township of King.

3.1.5 Where any person has constructed, erected, altered, repaired, removed, or wrecked any Building or structure or changed the location of any structure without having first obtained a Permit in accordance with the requirements of the Building Code Act, that person shall, notwithstanding any other proceeding which may be taken against them;

- 1) obtain a Permit for the Work done, which may require as-built reports prepared by an Engineer, and
- 2) make the Building or structure or part thereof comply with all the Building Code and/or all the by-laws of the Corporation.

3.2 Information to be Submitted to the Chief Building Official

Every application for a Permit shall be submitted to the Chief Building Official, shall comply with all applicable law, and contain the following information:

- 1) Where application is made for a construction Permit under subsection 8(1) of the Act, the application shall:
  - a) use the provincial application Form, "Application for a Permit to Construct or Demolish", as amended from time to time;
  - b) include complete plans and specifications, documents, and other information as required by Article 1.3.1.3, Division C, Part 1 of the Building Code and as described in this By-law for the Work to be covered by the Permit;
  - c) when sub section 1.2.2., Division C, Part 1 of the Building Code applies, provide a signed statement of the Architect or Professional Engineer, or both, on the Form prescribed undertaking to provide general review of the construction of the Building; and
  - d) include completed qualified designer Form as applicable; and
  - e) pay the required fees as calculated in accordance with the Corporation's Fees and Charges Bylaw as may be amended from time to time.
- 2) Where application is made for a demolition Permit under subsection 8(1) of the Act, the application shall:
  - a) use the provincial application Form, "Application for a Permit to Construct or Demolish", as amended from time to time;
  - b) include complete plans and specifications, documents, and other information as required by Article 1.3.1.3, Division C, Part 1 and Sentence 1.3.1.3 (3) Division C, Part 1 of the Building Code and as described in this By-law for the Work to be covered by the Permit;

- c) where sub section 1.2.2, Division C, Part 1 of the Building Code applies, include completed Form as applicable; and
  - d) include the following:
    - i) a demolition declaration form satisfactory to the Chief Building Official, that arrangements have been made with the proper authorities for the cutting off and plugging of all services;
    - ii) a site plan or survey of the building to be demolished;
    - iii) a refundable Building Division security deposit as calculated in accordance with the Corporation's Fees and Charges Bylaw as may be amended from time to time, to in such an amount as prescribed by the Chief Building Official to ensure that the site will be backfilled and graded with clean fill material and that all private drain connections will be excavated and properly sealed at the property line to the satisfaction of the Chief Building Official.
  - e) pay the required fees calculated in accordance with the Corporation's Fees and Charges Bylaw or securities policies as may be amended from time to time.
- 3) Where application is made for a conditional Permit under subsection 8(3) of the Act, the application shall:
- a) use the provincial application Form, "Application for a Permit to Construct or Demolish";
  - b) include complete plans and specifications, documents, and other information as required by Article 1.3.1.3, Division C, Part I of the Building Code and as described in this By-law for the Work to be covered by the Permit;
  - c) state the reasons why the Applicant believes that unreasonable delays in construction would occur if a conditional Permit were not granted;
  - d) state the necessary approvals which must be obtained in respect of the proposed Building and the time in which such approvals will be obtained;
  - e) state the time in which plans, and specifications of the complete Building will be filed with the Chief Building Official;
  - f) require the Owner and such other persons as the Chief Building Official determines to enter into an agreement with the Corporation; and
  - g) pay the required fees as calculated in accordance with the Corporation's Fees and Charges Bylaw as may be amended from time to time.
- 4) Where application is made for a change of use Permit issued under subsection 10(1) of the Act the application shall:
- a) use the prescribed Form;
  - b) describe the Building in which the occupancy is to be changed by a description that will readily identify and locate the Building;
  - c) identify and describe in detail the current and proposed occupancies of the Building or part of a Building for which the application is made;
  - d) submit Change of Use justification report including complete plans and specifications showing the current and proposed occupancy of all parts of the Building, and which contain sufficient information to establish compliance with the requirements of the Building Code, including:
    - i) floor plans;

- ii) details of wall, ceiling and roof assemblies identifying required fire resistance ratings and load bearing capacities; and
  - iii) details of the existing Sewage System, if any;
  - e) be accompanied by the required fee fees as calculated in accordance with the Corporation's Fees and Charges Bylaw as may be amended from time to time;
  - f) state the name, address, and telephone number of the Owner; and
  - g) be signed by the Owner or his or her authorized agent who shall certify the truth of the contents of the application.
- 5) Where application is made for a Sewage System Permit issued under subsection 8(1) of the Act, the application shall:
- a) use the provincial application Form, "Application for a Permit to Construct or Demolish";
  - b) include complete plans and specifications, documents, and other information as required by the Building Code and as described in this By-law for the Work to be covered by the Permit;
  - c) include a site evaluation which shall include all the following items, unless otherwise specified by the Chief Building Official:
    - i) include the date the evaluation was done;
    - ii) include name, address, telephone number and signature of the person who prepared the evaluation; and
    - iii) include a scaled map of the site showing:
      - (i) the legal description, lot size, property dimensions, existing rights-of-way, easements or municipal/utility corridors;
      - (ii) the location of items listed in Column I of Tables 8.2.1.6.A, 8.2.1.6.B. and 8.2.1.6.C of the Building Code;
      - (iii) the location of the proposed Sewage System;
      - (iv) the location of any unsuitable, disturbed or compacted areas;
      - ~~(v) proposed access routes for system maintenance;~~
      - ~~(vi)~~(v) depth to bedrock, and high ground water level;
      - ~~(vii) depth to zones of soil saturation;~~
      - ~~(viii)~~(vi) \_\_\_\_\_ soil properties, including soil permeability; and
      - ~~(vii)~~ soil conditions, including the potential for flooding;:-
      - ~~(viii)~~ include soil percolation or grain size analysis testing;
      - ~~(ix)~~ provide existing and proposed elevation; and
      - ~~(ix)~~(x) provide longitudinal cross section/profile of proposed construction;
    - and
  - d) pay the required fees as calculated in accordance with the Corporation's Fees and Charges Bylaw as may be amended from time to time.
- 6) Where application is made for a transfer of Permit because of a change of ownership of the land, as permitted under clause 7(1)(h) of the Act, the application shall:
- a) use the prescribed Form;
  - b) provide the names and addresses of the previous and new Owners;
  - c) provide the date that the land ownership change took place;
  - d) describe the Permit that is being transferred; and
  - e) pay the required fees as calculated in accordance with the Corporation's

Fees and Charges Bylaw as may be amended from time to time.

### 3.3 Timelines for Permit Issuance

The Chief Building Official will utilize all reasonable and best efforts to complete necessary reviews and approvals of a complete application in accordance with the timelines for same prescribed in the Building Code Act. Such timelines do not commence until confirmation of compliance with all applicable Zoning bylaws has been received by the Chief Building Official. Where a minor variance is found to be required, such timelines do not commence until after the minor variance has been approved and the time for appeal has lapsed.

### 3.4 Incomplete Application

Where an application is found to be incomplete or insufficient and does not comply with Sentence 1.3.1.3(5), Division C, Part 1 of the Building Code, or the submission requirements of the Chief Building Official, the application may be refused. The application may be accepted if the Applicant acknowledges same and completes the required Form specified by the Chief Building Official.

### 3.5 Inactive Permit Application

Where an application for a Permit remains incomplete or inactive for six months after it is made, the application may be deemed by the Chief Building Official to have been abandoned and notice thereof shall be given to the Applicant. If an application is deemed to be abandoned, a new application and new fees must be filed for the proposed Work.

### 3.6 Changes to Approved Plans

After issuance of a Permit under the Act, notice of any material change to a plan, specification, document, or other information based on which the Permit was issued shall be given in writing to the Chief Building Official together with the details of such change which is not to be made without the prior written authorization of the Chief Building Official. Notification of any change may be in the form of an application for revision to a Permit where changes are major and may take the form of a revision Permit being issued. Applicable fees are payable as calculated in accordance with the Corporation's Fees and Charges Bylaw, as may be amended from time to time.

## **Part 4 PLANS AND SPECIFICATIONS**

### 4.1 Information Sufficient to Determine Conformity

Sufficient information shall be submitted with each application for a Permit to enable the Chief Building Official to determine whether the proposed construction, demolition, change of use or transfer of Permit will conform with the Act, the Building Code, and any other applicable law.

### 4.2 Electronic Document Submission Requirements ~~Two complete sets required~~

~~unless specified~~

Each application shall ~~be~~ ~~unless~~ otherwise specified by the Chief Building Official, be accompanied by ~~electronic documents, plans and drawings in strict accordance with the Corporation's Electronic Building Permit Application Submission Standards as set out on the Corporation's Building Services web page, which may be amended from time to time. All plans and drawings submitted shall be drawn to scale and be provided as specified in the Submission Standards.~~ ~~three complete sets of the plans and specifications as described in this By-law and Schedule "C" of this By-law.~~

#### ~~4.3 Plans drawn to scale on durable material legible~~

~~Plans shall be drawn to scale (min. 1:75 or 3/16"=1') on paper, electronic media approved by the Corporation or other durable material and shall be legible and shall include all working drawings.~~

#### 4.3 Site Plans and Grading Plans to be Referenced to Plan of Survey

~~Where required, an up-to date survey which has been certified by a registered Ontario land surveyor shall form the basis of any site plan or grading plan, or combined site plan and grading plan submitted as part of an Application. A copy of such unaltered survey shall also be submitted to the Chief Building Official in addition to the Site Plan/Grading Plan. Site plans shall be referenced to an up-to-date survey certified by a registered Ontario land surveyor and, when required to demonstrate compliance with the Act, the Building Code or other applicable law, a copy of the survey shall be submitted to the Chief Building Official. Site/grading plans shall be drawn upon the survey, and show:~~

- 1) lot size and dimensions of property lines and setbacks to any existing or proposed Buildings, dimensions of all buildings, and distances between such buildings;
- 2) existing topography and finished-proposed ground levels or grades extending a minimum of thirty (30) metres beyond areas to be excavated or disturbed;
- 3) location and details of any existing and proposed storm water drainage systems and natural drainage patterns;
- ~~2)4) location and details of private services (wells/septic systems) including connections thereto;~~
- 5) existing rights-of-way, easements and municipal services; and
- ~~3)6) all pertinent compliance information with the applicable Zoning By-law.~~

~~Where required, site plans and grading plans form part of a complete application.~~

#### 4.4 As Constructed Plans – Foundation Control Certificate and Topographic Survey

Upon completion of the construction of the Building foundation, the Chief Building Official ~~requires~~ ~~may require a set of~~ as-constructed plans, including a plan of survey showing the location of the Building on the property, and top of wall and underside of footing elevations to confirm and verify Zoning and grading compliance.



Upon completion of the final grading, the Director of Public Works may at ~~their~~his/her discretion require an as-built topographic survey and/or letter of certification from a qualified professional to confirm grading compliance and that the storm water drainage systems are working as intended.

#### 4.5 Plans ~~Retained by property of~~ Corporation

Plans and specifications furnished according to this By-law or otherwise required by the Act ~~become~~shall be retained by the ~~the property of the~~ Corporation and will be disposed of or retained in accordance with all applicable legislation.

### **Part 5** **ALTERNATIVE SOLUTIONS**

5.1 Where a person proposes the use of an Alternative Solution as set out in the Ontario Building Code, an application for authorization shall be made to the Chief Building Official and the application shall:

- 1) use the application form prescribed by the Chief Building Official;
- 2) include documentation that identifies applicable objectives, functional statements and acceptable solutions as set out in the Building Code;
- 3) include documentation that establishes that the proposed Alternative Solution will achieve the level of performance required under Article 1.2.1.1 of Division A of the Building Code; and
- 4) be accompanied by the required fees for work covered by the permit and the required administrative fee for the Alternative Solution as calculated in accordance with the Corporation's Fees and Charges Bylaw, as may be amended from time to time.

5.2 The Chief Building Official may refuse to authorize the use of an alternative solution if they are not satisfied that the level of performance required under Article 1.2.1.1 of Division A of the Building Code will be achieved by the proposed alternative solution.

### **Part 6** **REGISTERED CODE AGENCIES**

#### 6.1 Registered Code Agencies Hired by Chief Building Official

Pursuant to section 4.1(1) of the Act, the Chief Building Official is authorized to enter into and sign contracts for service agreements with Registered Code Agencies and appoint them to perform any or all specified functions described in section 15.15 of the Act from time to time.

### **Part 7** **FEES AND REFUNDS**

#### 7.1 Fees Payable Upon Application

Upon submission of a Permit application, the Chief Building Official shall determine the required fees for the Work and Permit proposed as calculated in accordance with the

Corporation's Fees and Charges Bylaw as may be amended from time to time, and the Applicant shall pay such fees. The Permit application will not be processed further and statutory time frames for review will not commence until such time as confirmation of payment is received and zoning and grading approvals have been confirmed. Where the Chief Building Official determines, upon a full review of permit drawings submitted, that additional fees are applicable based on the scope of work and floor area for the class of permit, the amount of outstanding fees shall be payable prior to permit issuance. Fees, development charges, and/or security deposits required of other Corporation departments or divisions may also apply depending on the work planned and must be paid or provided prior to permit issuance.

## 7.2 Indexing and Changes to Fee Schedule

The fees for permits, services, and documents for the Building Services Division of the Corporation, as set out separately in the Fees and Charges Bylaw may be indexed by not more than the Construction Price Index for the Toronto area, or the Consumer Price Index for the Toronto area, whichever is greater. Further, changes to the fee schedule may be made at any time to add a new item, clarify, or modify an existing item, or to delete an item listed. Such indexing or changes to the schedule is not automatic and must be approved by Council by Bylaw amendment at a public meeting for which public notice has been given.

## 7.3 Work without Permit

Any person or corporation who commences construction, demolition or changes the use of a Building before a Building Permit is submitting an application for a Permit or before 14 calendar days have elapsed from the date on which an application for a Permit has been accepted by the municipality unless the Permit has already been issued, issued shall, in addition to any other penalty under the Act, Building Code, or this By-law, pay an additional fee equal to 100% of the amount calculated as the regular Permit fee but in no case shall the additional fee exceed \$5,000.00 in order to compensate the Corporation for the additional costs and efforts incurred by such early start of Work.

## 7.4 Refunds

Upon written application by the Applicant within six months of the withdrawal or cancellation of the application, the deemed abandonment of the application under Section 3.5 of this By-law, abandonment of all or a portion of the work, the non-commencement of the work, or the refusal or revocation of a permit, the Chief Building Official shall determine the amount of paid permit fees that may be refunded to the Applicant, if any. Pursuant to Subsection 7.1 of this By-law the fees that may be refunded shall be a percentage of the fees payable under this By-law, calculated as follows:

- 1) 75 percent if administrative functions only have been performed;
- 2) 60 percent if administrative and zoning functions only have been performed;
- 3) 45 percent if administrative, zoning and plan examination functions have been performed;

- 4) 35 percent if the Permit has been issued and no required inspection as set out in the Building Code has been performed, in field or virtually, -after the Permit issuance;
- 5) 5 percent shall additionally be deducted for each required inspection that has been performed after the Permit has been issued.
- ~~6) —In no case shall the refund exceed the amount which reduces the net retained fee to below either the stated minimum fee for the permit or \$400, whichever is less. If the calculated refund is less than the minimum fee application to the work or one year has passed, no refund shall be made of the fees paid.~~

#### 7.5 Corporation Exempt from Fees

Notwithstanding the foregoing, no application fee and/or Permit fee shall be required for any class of Permit or renewal of a Permit obtained by or on behalf of the Corporation or any Board of Committee thereof.

### **Part 8 TRANSFER OF PERMITS**

#### 8.1 Application Completed by New Owner

A Permit may be transferred if the new land Owner completes the Permit application Form in accordance with the requirements of Part 3 of this By-law.

#### 8.2 Fee Payable

A fee shall be payable on an application for a transfer of Permit calculated in accordance with the Corporation's Fees and Charges Bylaw as may be amended from time to time, and the Applicant shall pay such fee, in addition to providing applicable replacement required security deposits. The transfer of permit will not be issued until such fee and applicable deposit are received by the Corporation. Any security deposit of the former Permit Holder will be returned upon receipt of the replacement security deposit.

#### 8.3 New Owner- Permit Holder Upon Transfer

The new Owner shall, upon a transfer of a Permit, be the Permit Holder for the purpose of the Act and the Building Code.

### **Part 9 REVOCATION OF PERMITS**

#### 9.1 Notice of Revocation

Prior to revoking a Permit under subsection 8(10) of the Act, the Chief Building Official may serve a notice by personal service or registered mail to the last known address to the Permit Holder and following a thirty (30) day period from the date of service, the Chief Building Official may revoke the Permit if grounds to revoke still exist, without any further notice.

#### 9.2 Request for Deferral of Revocation

A Permit Holder may within thirty (30) days from the date of service of a notice under this Part, request in writing the Chief Building Official to defer the revocation by stating reasons why the Permit should not be revoked. The Chief Building Official having regard to any changes to the Act, Building Code or other applicable law, shall may allow or disallow the deferral in writing within 15 days, and shall include the period of deferral allowed.

9.3 Fee for Request for Deferral of Revocation

A request for deferral shall be accompanied by the non-refundable fee calculated in accordance with the Corporation's Fees and Charges Bylaw as may be amended from time to time.

9.4 Unlawful to Continue Work of Revoked Permit

Where a Permit has been revoked by the Chief Building Official, it is unlawful to continue work on such project without a Permit. Before continuing any work on the project, the Owner shall obtain a new permit under this By-law, including the payment of such fees as are applicable to such new application and permit.

-

**Part 10  
NOTICE REQUIREMENTS FOR INSPECTIONS**

10.1 Notice at Each Stage

The Permit Holder shall notify the Chief Building Official or the Registered Code Agency where one is appointed, of each stage of construction for which a mandatory notice is required under Article 1.3.5.1, Division C Part 1 of the Building Code. In addition to the notice of completion as prescribed by Section 11 of the Act, the Permit Holder shall provide another mandatory notice after the completion of demolition Work to ensure the completion of site grading and other works.

10.2 Additional Notices and Inspections

In addition to the prescribed notices and inspections set out in the Building Code and in accordance with 1.3.5 of Division C of the Building Code, the Chief Building Official may require the Permit Holder to give notice to the Chief Building Official or a Registered Code Agency of additional stages of construction or demolition for purposes of inspection.

10.3 Notice Effective When Received by Chief Building Official

Notice shall be given as required by Article 1.3.5.1, Division C Part 1 of the Building Code Act. A notice pursuant to this Part of this By-law is not effective until notice is actually received by the Chief Building Official, or the Registered Code Agency and the Permit Holder receives a confirmation number issued by the Corporation or the Registered Code Agency.

#### 10.4 Time Periods for Inspections

Upon receipt of proper notice, the Inspector, or a Registered Code Agency, if one is appointed, shall undertake a site inspection of the Building to which the notices relate in accordance with the time periods stated in Article. 1.3.5.3 Division C. Part 1 of the Building Code and section 11 of the Act.

### **Part 11 VALIDITY**

#### 11.1 Severability

If any provision of this By-law is declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the remaining provisions of this By-law.

### **Part 12 CONTRAVENTION OF BY-LAW OFFENCE**

#### 12.1 Every Person who Contravenes By-Law Guilty of an Offence

Every person who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to a fine as provided in section 36 of the Building Code Act, 1992, S.O. 1992, c.23, as amended:

- 1) on a first conviction to a fine of not more than \$25,000.00, and
- 2) on any subsequent conviction to a fine of not more than \$50,000.00.

#### 12.2 Where the person convicted is a corporation, the maximum fines are \$50,000.00 on a first offence and \$100,000.00 for any subsequent conviction.

### **Part 13 REPEAL-ENACTMENT**

#### 13.1 Repeal of Previous By-law

By-law 2008-41 and all its amendments are hereby repealed.

#### 13.2 Application Prior to July 1, 2021

Notwithstanding Section 13.1 of this By-law, for any complete application received by the Corporation by 4:30 p.m. on June 30, prior to June 29, 2021, the submission requirements and fees upon application shall be governed by By-law 2008-041 as it was in effect at that time. This new By-law shall govern the compliance, inspection, enforcement, and any additional fees of all Permits outstanding and applications pending permit upon its passing.

#### 13.3 Effective Date

This By-law comes into force July 1, 2021.

#### 13.4 Short Title

This By-law may be referred to as the "Building By-law".

READ a FIRST and SECOND time this 28th day of June, 2021.

READ a THIRD time and FINALLY PASSED this 28th day of June, 2021.

---

Steve Pellegrini  
Mayor

---

Kathryn Moyle  
Director of Corporate Services  
Township Clerk

*(Ref.: Joint Report - Report No.: JR-2021-003,  
C.O.W. June 14/21)*