

**TOWN OF WHITE CITY
BYLAW NO. 443-05**

M-11 (a)

**A BYLAW OF THE TOWN OF WHITE CITY RESPECTING
BUILDINGS.**

The Council of the Town of White City in the Province of
Saskatchewan enacts as follows:

SHORT TITLE

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

INTERPRETATION/LEGISLATION

2. (1) "Act" means The Uniform Building and Accessibility Standards Act being Chapter U-1.2 of the Statutes of Saskatchewan, 1983-84 and amendments.
- (2) "Regulations" means regulations made pursuant to the Act.
- (3) "Administrative Requirements" means The Administrative Requirements for Use with The National Building Code.
- (4) "Municipality" means the Urban Municipality of the Town of White City.
- (5) "Council" means the council of the Urban Municipality of the Town of White City.
- (6) "Authorized representative" means a building official appointed by the local authority pursuant to subsection 5 (4) of the Act or the municipal official.
- (7) Definitions contained in the Act and regulations shall apply in this bylaw.

SCOPE OF THE BYLAW

3. (1) This bylaw applies to the matters governed by the Uniform Building and Accessibility Standards Act and Regulations and the Administrative Requirements.
- (2) Notwithstanding subsection (1) references and requirements in the Administrative Requirements respecting matters regulated by the Act and Regulations shall not apply.



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GENERAL

4. (1) A permit is required whenever work regulated by the Act and Regulations is to be undertaken.
- (2) 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.
- (3) The granting of any permit which is authorized by this bylaw shall not:
- (a) 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
 - (b) make either the Council* or its authorized representative liable for damages or otherwise by reason of the fact that a building, the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use or occupancy of which has been authorized by permit, does not comply with the requirements of any building restriction agreement, bylaw, act and/or regulation affecting the site described in the permit.

*Amended by Bylaw No. 450-05

BUILDING PERMITS

5. (1) 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 Council or its authorized representative, plans and/or specifications need not be submitted.
- (2) A Council 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.
- (3) 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 the prescribed fee, shall issue a permit in Form "B" and return one set of submitted plans to the applicant.

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- (4) Council 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 municipality pursuant to subsection 4(4) of the Act.
- (5) Council may, at its discretion, have plan review, inspection and other services provided by a person, firm or corporation employed under contract to the municipality.
- (6) The permit fee for erection, placement, construction, alteration, repair, renovation or reconstruction of a building shall be based on the following fee schedule.

Building Permit Fee Schedule

(AS PER ATTACHED "SCHEDULE A")

- (a) Minimum permit fee of 30% based on attached Schedule "A" plus;
- (b) Maintenance Service Fee as required by Saskatchewan Assessment Management Agency (SAMA) plus;
- (c) The fees as per attached Schedule "A";
- (d) The attached Schedule "A" can be amended through an agreed upon process without affecting the Bylaw*.

*Amended by Bylaw No. 579-14

- (7) 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.
- (8) All permits issued under this section expire:
 - (a) two years from date of first issuance, or
 - (b) six months from date of issue if work is not commenced within that period, or
 - (b) if work is suspended for a period of six months, or longer by prior written agreement of the Council.
- (9) 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.
- (10) All active permits issued under the previous bylaw will be granted a one year extension from date of enactment of this bylaw.
- (11) Upon expiration of the permit, if any work is not completed, acceptable for occupancy or deemed not fit for human habitation, the building and/or site will be deemed a Nuisance and/or in need of Maintenance under The Urban Municipality Act, and appropriate action taken as per The Urban Municipality Act. As of January 1, 2006, the relevant Act would be The Municipalities Act.

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DEMOLITION OR REMOVAL PERMITS

6. (1) (a) The fee for a permit to demolish or move a building be at a set fee of \$100. Pre Move and Post Move Inspections fees to be charged as per Schedule A attached to this bylaw.*
- *Amended by Bylaw No. 450-05
- (b) In addition, the applicant shall deposit with the Town of White City, 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. The deposit amount shall be \$1000*. If the applicant who demolishes or removes the building restores the site to a condition satisfactory to the Council or its authorized representative, the sum deposited or a portion thereof shall be refunded.
- *Amended by Bylaw No. 450-05
- (c) In addition, the applicant must provide a copy of a bond or insurance coverage to the municipality stating person responsible for moving has sufficient insurance to cover costs for damage caused to utilities, roads, and private property, municipal utilities and property.
- (2) Every application for a permit to demolish or remove a building shall be in form "C".
- (3) 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 on which the building is situated, the municipality, upon receipt of the fee and deposit prescribed, shall issue a permit for the demolition in Form "D".
- (4) 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 on which the building is situated, the municipality, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in Form "D".

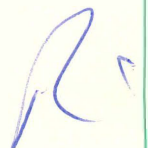


M-11 (a)

- (5) (a) Where a building is to be removed from its site and set upon another site in 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 Council or its authorized representative, will conform with the requirements of this bylaw, the municipality, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in Form "D".
- (b) In addition, the local authority upon receipt of the fee prescribed in section 5 (5), shall issue a permit for the placement of the building in Form B.
- (6) Notwithstanding subsections (3), (4) and (5), where there are taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated, a permit for demolition or removal may be issued with the written consent of Council.
- (7) Where a building is demolished or removed, all concrete and other building materials shall be removed from the site and any basement or excavation shall be back filled with approved materials.

OCCUPANCY PERMITS

7. (1) Occupancy Permit
- (a) The municipality may issue a Temporary Occupancy permit for part of a building, provided that such temporary occupancy or use would; not jeopardize life or property. Temporary Occupancy permits may be renewed for a period of thirty days but no building shall be occupied under a Temporary Occupancy permit for more than six months.
- (b) The fee for each issuance of a Temporary Occupancy permit shall be \$100.



ENFORCEMENT OF BYLAW

8. (1) 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:
- (a) entering a building,
 - (b) ordering production of documents, tests, certificates, etc. relating to a building.
 - (c) taking material samples,
 - (d) issuing notices to owners which order actions within a prescribed time,
 - (e) eliminating unsafe conditions,
 - (f) completing actions, upon an owner's non-compliance with an order, and adding the expenses incurred to the tax payable on the property, and
 - (g) obtaining restraining orders.
- (2) If any building, or part thereof, is in an unsafe conditions 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 (1).
- (3)* 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:
- (a) on start, progress and completion of construction,
 - (b) of change in ownership prior to completion of construction, and
 - (c) of intended partial occupancy prior to completion of construction.

*Amended by Bylaw No. 450-05

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Supplemental Building Regulations

9. Void.

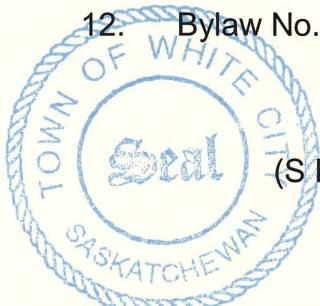
SPECIAL CONDITIONS

10. (1) Notwithstanding the requirements of the Regulations, 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 Council or its authorized representative.
- (2) It shall be the responsibility of the owner to ensure that change in property lines will not bring the building or an adjacent building into contravention of this bylaw, or the Town of White City Zoning Bylaw, by providing a real property report, if requested to do so by the municipality.
- (3) It shall be the responsibility of the owner to ensure that change in ground elevations will not bring the building the building or an adjacent building into contravention of this bylaw.
- (4) It shall be the responsibility of the owner to arrange for all permits, inspections and certificates required by other applicable acts and regulations.

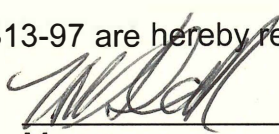
PENALTY

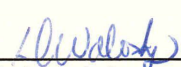
11. (1) Any person who contravenes any of the provisions of this bylaw shall be liable to the penalties provided in Section 22 of the Act.
- (2) Conviction of a person or corporation for breach of any provision of this bylaw shall not relieve him from compliance therewith.

12. Bylaw No. 157-93, 267-97 and 313-97 are hereby repealed.



(S E A L)



Mayor

Administrator

Enacted pursuant to Section 14
to the Uniform Building and Accessibility
Standards Act.



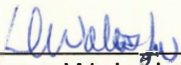
M-11 (a)

INTRODUCED AND READ A FIRST TIME THIS 1st DAY OF NOVEMBER, 2005.

READ A SECOND TIME THIS 1ST DAY OF NOVEMBER, 2005.

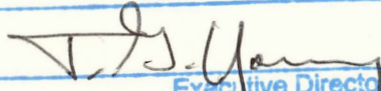
READ A THIRD TIME AND ADOPTED THIS 1ST DAY OF NOVEMBER, 2005.

Certified a true copy of Bylaw No. 443-05
adopted by resolution at a meeting duly
held on the 1st day of November, 2005.



Darlene Woloshyn, Administrator



APPROVED	
	
Executive Director Protection and Emergency Services Saskatchewan Corrections and Public Safety	
DATE	Nov 25/05

TOWN OF WHITE CITY

BYLAW 450-05

BUILDING PERMIT FEE SCHEDULE – SCHEDULE “A”*

The following is the building permit fee schedule for the erection, placement, construction, alteration, repair, renovation, or re-construction of dwelling and all other buildings, as referred to in Section 5(6) of Bylaw 443-05. All fees cover inspection, administration costs, and plan review.

1. **NEW BUILDINGS (ONE AND 2 UNIT DWELLINGS):**

- a) Minimum Charge – Principal Building \$1200.
Additional charge for each additional 50 sq. meters over 150 m2 \$ 110.
\$600. is a refundable portion of the permit (as per agreement for Refundable Portion of Building Permits Bylaw No. 451-05).

2. **ADDITIONAL/RENOVATIONS TO EXISTING ONE AND TWO UNIT DWELLINGS:**

- a) Living Space Addition \$360.
- b) Attached Garages \$280.
- c) Accessory Buildings \$100.
- d) Decks \$ 90.
- e) Basement Development/Non Structural Renovations \$180.
- f) Structural Renovations \$360.
- g) Re-Inspection \$ 90.
- h) Moveable Shed up to 12.54 M2 with 6 ft. walls \$ 35.

3. **COMMERCIAL/INDUSTRIAL/INSTITUTIONAL (All Other Buildings):**

Minimum charges:

- i) All Buildings \$5.00/\$1,000 (Maximum)
- a) Principal Buildings (5 Inspections) \$550.
- b) Accessory Buildings (4 Inspections) \$150.
- c) Additions (3 Inspections) \$350.
- d) Renovations (2 Inspections) \$250.

4. **STRUCTURES TO BE MOVED FROM WITHIN OR OUTSIDE THE TOWN OF WHITE CITY**

- a) Pre-Move Inspection \$280. plus \$1./km travel time, if applicable
- b) Post-Move Inspection \$280.(fees under Section 1, 2, and 3 apply)

5. The permit fees shall increase by the greater of 10% or \$50. if construction begins prior to the permit being issued.

*Amended by Bylaw No. 450-05



Schedule A*
Town of White City
 Rates Effective January 1, 2014 to December 31, 2014

RECEIVED
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Inspection Fees & Charges

Residential: PBI charges an inspection fee of \$840 for a five-part inspection program (first part consists of two billing units for the Plan Review Drawing) and then one billing unit each for four on-site inspections) for all new residential buildings that are one or two family dwellings and do not exceed 139 m² of developed living space. Buildings greater than 139 m² of developed living space (m² includes walk-outs and finished basements) are charged \$140 per each additional 50 m² or part thereof. The fees for additions, renovations and accessory buildings are listed below.

Commercial: All non-residential buildings, residential buildings that are not one or two family dwellings, and single dwellings that are larger than 600 m², would be charged at \$4.50 per \$1,000 construction cost (although minimum fees do apply). The number of inspections required is dependent upon the size, usage (restaurant, school, etc.), and method of construction (prefab, wood, concrete block, etc.). PBI would assess the number of inspections required at the time of the plan review prior to issuance of a permit. This number is typically between 5 and 15 inspections, except for larger projects. This fee/\$1,000 may be reduced for projects over 20 million dollars (please inquire, if applicable.)

(1 residential billing unit = \$140.00)

	<u>Inspections</u>	<u>PBI Fee</u>
1) New Residential Dwellings		
a) Developed living space (up to 139 m ²) (6 units)	[2Dwg, Fdn, Frame, Other/Pre-Occ, Final]	\$ 840.00
b) Undeveloped basement		incl.
c) Attached garage		incl.
Grade beam inspection for attached garage (optional) (1 unit)		\$ 140.00
d) Deck (if completed when the home is completed)		incl.
e) Additional fee per each 50 m ² of developed living space (incl. basement development)		\$ 140.00
RTM Home (up to 139 m ²) [Items a) to e) above apply] (4 units)	[Dwg, Fdn, Other/Frame, Final]	\$ 560.00
Additional fee per each 50 m ² of developed living space (incl. basement development)		\$ 140.00
Mobile Home (3 units)	[Dwg, Other, Final]	\$ 420.00
Duplex (treated as two independent dwellings. A PBI permit number should be assigned for each address.)	2 x [2Dwg, Fdn, Frame, Other/Pre-Occ, Final]	
2) Additions & Renovations to Existing Residential Properties		
a) Addition (4 units)	[Dwg, Fdn, Frame, Final]	\$ 560.00
b) Attached Garage (insulated) (3 units)	[½Dwg, Fdn, Frame, ½Final]	\$ 420.00
c) Attached Garage (not insulated) (2 units)	[½Dwg, Fdn, ½Final]	\$ 280.00
d) Detached Garage (insulated) (2 units)	[½Dwg, Frame, ½Final]	\$ 280.00
e) Detached Garage (not insulated) (1 unit)	[½Dwg, ½Final]	\$ 140.00
f) Renovation (2 units)	[½Dwg, Frame, ½Final]	\$ 280.00
g) Basement Development (2 units)	[½Dwg, Frame, ½Final]	\$ 280.00
h) Deck (1 unit)	[½Dwg, ½Final]	\$ 140.00
i) Accessory Building (insulated) (2 units)	[½Dwg, Frame, ½Final]	\$ 280.00
j) Accessory Building (not insulated) (1 unit)	[½Dwg, ½Final]	\$ 140.00
k) Pole Building (equivalent to an Accessory Building)		
l) Boathouse (equivalent to a Detached Garage)		
m) New Foundation (2 units)	[½Dwg, Fdn, ½Final]	\$ 280.00
n) Optional Service (e.g. Insulation & Vapour Barrier inspection for new dwellings and insulated building projects)		\$ 140.00

Notes for 1 & 2 above:

- If **extra** (exceeds units allotted), **non-customary** (e.g. missed inspections, stop work orders, affidavit review, registered letters, nuisance complaints, etc.) or **non-disclosure** (not notifying the Building Official of a change of plans) inspections are required, **an additional \$140.00 per inspection will be charged.**
- Travel fees do not apply.
- GST is payable and not included in these rates.

3) Houses to be Moved from Within or Outside of the Town of White City

Pre-move inspection (* PBI invoices the applicant directly)		* \$ 420.00
Post-move inspection (4 units)	[Dwg, Fdn, Other, Final]	\$ 560.00

Notes:

- Travel fee to do a pre-move inspection will be assessed at \$1.00/km return.
- GST is payable and not included in these rates.

(1 minimum fee commercial billing unit = \$180.00)

4) Commercial / Industrial / Institutional / Multi-Unit Residential		<u>PBI Fee</u>
All Buildings (* minimum fees apply)		\$4.50 / \$1,000 construction cost
* Minimum fees:		
a) Principal Building (larger than 20 m ²) (5 units)	[2Dwg, Fdn, Frame, Final]	\$ 900.00
b) Addition (4 units)	[Dwg, Fdn, Frame, Final]	\$ 720.00
c) Renovation (3 units)	[Dwg, Frame, Final]	\$ 540.00
d) Accessory Building (insulated) (up to 20 m ²) (3 units)	[Dwg, Frame, Final]	\$ 540.00
e) Accessory Building (not insulated) (up to 20 m ²) (2 units)	[Dwg, Final]	\$ 360.00

Notes:

- If extra inspections are required on minimum fee projects, \$180.00 per inspection will be charged.
- Travel fees do not apply.
- GST is payable and not included in these rates.

All fees are payable to: Professional Building Inspections, Inc.

*Amended by Bylaw No. 579-14

Town of White City, Saskatchewan

APPLICATION FOR BUILDING PERMIT

I hereby make application for a permit to _____ Construct
 _____ Alter a building
 _____ Reconstruct
 according to the information below and to the plans and documents attached to this application.

Civic address or location of work _____

Legal description: Lot _____, Block _____, Plan _____

Owner _____ Address _____ Telephone _____

Designer _____ Address _____ Telephone _____

Contractor _____ Address _____ Telephone _____

Nature of work _____

Intended use of building _____

Size of building _____ Length _____ Width _____ Height _____

Storeys – No. _____ Fire Escapes _____

If public building, state width of stairways _____ No. _____

Width of exists _____ No. _____

Construction Details:

Footings _____	Material _____	Size _____
Foundations _____	Material _____	Size _____
Exterior Walls _____	Material _____	Size _____
Roof _____	Material _____	Size _____
Studding _____	Material _____	Spacing _____
Floor Joists _____	Material _____	Spacing _____
Girders _____	Material _____	Spacing _____
Rafters _____	Material _____	Spacing _____
Chimneys _____	No. _____	Size _____
Heating _____	Material _____	Thickness _____
Lightening _____	Plumbing _____	
Foundation Soil classification and Type _____		

Estimated cost of building (excluding site) \$ _____

Floor area of building (excluding unfinished basement) _____ square metres.

Business License:	\$ _____
Ditch Maintenance Deposit Fee:	\$ _____
Building Permit Fee:	\$ _____
Refundable Permit Fee:	\$ _____
Water Meter Deposit:	\$ _____
Sewage Installation Deposit:	\$ _____
Water Charge:	\$ _____
Total Fee	\$ _____

I hereby agree to comply with the bylaw of the municipality respecting building and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw 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.

 Signature of Owner or Agent

Building Permit Approval:

_____, 20_____
 Date

 Authorized Agent



_____ of _____, Saskatchewan

BUILDING PERMIT # _____

_____, 20_____

Permission is hereby granted to _____

to _____ a building to be used as a _____

on civic address or location _____

Lot _____ Block _____ Plan No. _____ in accordance with the

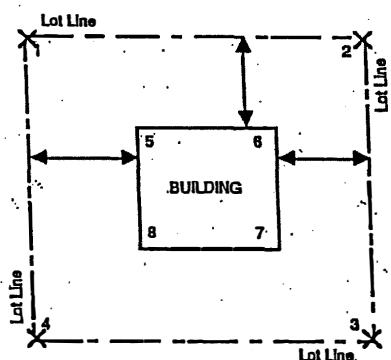
application dated _____. This permit expires 2 years from the date of issue

if work is not commenced within that period or if work is suspended for a period of six months.

Grade lines of the building site are to be indicated below and as show on the diagram.

STREET NAME: _____

Indicate Which Direction North 



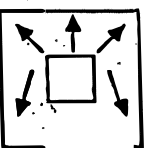
STREET ELEVATION

ELEVATIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

NOTE: If Street Elevation Unknown, use Elev. 100.0'

1. Minimum clearance (if required) from Lot Lines are as per diagram.
2. Direction of slope from building to Lot Lines are as per diagram.

e.g. 

This permit is issued under the following conditions:

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

Estimated cost of building \$ _____ Permit fee \$ _____

Authorized Municipal Official

Handwritten signature

_____ of _____, Saskatchewan

APPLICATION FOR A PERMIT TO MOVE OR DEMOLISH A BUILDING

_____ 20 _____

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 _____ 20 _____, and will be completed on
_____ 20 _____.

OR

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

civic address or location _____

lot _____ block _____ plan _____

☐ to civic address or location _____

lot _____ block _____ plan _____

OR

☐ out of the municipality.

The building has the following dimensions: length _____ width _____ 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 hereby agree to comply with the provisions of the Building Bylaw of the municipality and to become 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 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 approvals prior to demolishing or moving the building.

Signature of Owner or Agent

FORM D TO BYLAW NO. 443-05 BYLAW RESPECTING BUILDINGS

_____ of _____, Saskatchewan

PERMIT TO MOVE OR DEMOLISH A BUILDING

_____ 20 _____

Permission is hereby granted to _____ to
(name of owner or agent)

☐ move

or

☐ demolish

a building now situated on

civic address or location _____

lot _____ block _____ plan _____

to civic address or location _____

lot _____ block _____ plan _____

in accordance with application dated _____ 20 _____. This permit expires
six months from the date of issue.

This permit is issued under the following conditions:

Authorized Municipal Official