

CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW NUMBER 70-10

WHEREAS it is desirable to regulate the erection and provide for the safety of buildings and to issue building permits and carry out an inspection of buildings under construction and to approve plans of all buildings to be erected within the Township of Westmeath;

AND WHEREAS authority is granted to Councils of local municipalities under Section 31, Sub-section (1) of the Planning Act, Chapter 296, R.S.O., 1960, to enact By-laws for such purposes;

NOW THEREFORE the Council of the Corporation of the Township of Westmeath enacts as follows:

1. For the purpose of this By-law a Fire and building area is hereby established comprising of all the lands situated within the Township of Westmeath.

2. All the provisions of this By-law shall apply to the erection of buildings within the Township of Westmeath and the Council of the Corporation of the Township of Westmeath shall by By-law appoint an inspector of buildings to implement the provisions of this By-law subject to the approval of the Council.

3. For the purpose of this By-law, the following terms shall mean:

A. "Building" in addition to the ordinary meaning shall include any tank, bin or bunker or any platforms, station, gallery stadium, grand stand, bleacher, or such other structures as may be used for the accommodation of the public or for the gathering or assembly of people.

B. "Dwelling" shall mean a building occupied exclusively for residence purposes including summer cottages and having not more than two apartments or as a boarding or rooming house serving not more than 15 persons with meals or sleeping accommodation or both.

4. No person shall commence the excavation for or the erection of any new building or addition to any existing building excepting verandahs or porches costing less than \$500.00 until he has obtained from the building inspector a permit to proceed with the erection.

No permit shall be required for the construction of a private garage, farm building, (except dwellings or any other out buildings, except boathouses.)

5. No person shall commence with the alteration or repair of any existing building the cost of which repair or alteration will cost more than \$500.00 until he has obtained from the building inspector a permit to proceed with the repair or alteration.

6. No building permit shall be issued by the building inspector until such permits required under Section 34 of the Highway Improvements Act have been obtained from the Ontario Department of Highways.

7. The building inspector may refuse to issue a building permit for any tourist establishment unless formal notification has been sent to the Ontario Department of Travel and Publicity outlining the details of the project. Tourist establishments shall include all accommodation that is made available to the travelling and vacationing public such as cabins, cottages, motels, lodges, inns, hotels, etc.

8. Any building permit issued by the building inspector under the provisions of this By-law shall expire when no building constructions is started within six (6) months from the date of issuance.

9. Without prejudice to the operation of any other By-law it shall be the duty of the building inspector upon instructions from the Municipal Council of the Township of Westmeath to take the necessary measures to institute proceedings against any person who contravenes any of the provisions of this By-law.

10. Application for the building permit shall be made in writing on forms obtained at the office of the building inspector.

- (a) A statement of the estimated cost and the proposed use or purpose of the intended building
- (b) Duplicate copies of plans and specifications for the construction, additions, alterations, or repair of the building for which a permit is required
- (c) Duplicate copies of a plot plan and the location and dimension of the building thereon.
- (d) Any further information which may be required for the Council.

12. For every permit issued where the value of the work to be done is estimated at not more than \$2,000.00 a fee of \$3.00 shall be paid to the inspector and when the estimate exceeds \$2,000.00 an additional fee of \$1.00 for each \$1,000 or fraction thereof.

12. All foundations, footing, piers, floors, joists, framing, roofs, shall be built to at least the minimum requirements of the National Building code of Canada, 1965, including all revisions thereto.
13. All roofing material used shall be of a fire resistant type.
14. All chimneys constructed shall be of a type approved by the Fire Underwriters of Ontario.
15. Any person desiring to remove a building from one location to another within the municipalities or municipality shall first obtain a permit to do so from the building inspector. The fee for this permit shall be \$3.00.
16. No septic tank system shall be installed until written approval is obtained from the local Medical Officer of Health as provided for under Section 14, Schedule B of the Public Health Act and his requirements are satisfied.
17. The building inspector upon receiving instructions from the Council shall order any owner to pull down repair or renew at the expense of the owner any buildings, fence scaffolding or erection that by reason of its ruinous or dilapidated state faulty construction or otherwise is in an unsafe condition as regards danger from fire or risk of accident and in the event the owner fails to comply with his order shall authorize somebody else to carry out the order.
18. The building inspector upon receiving instructions from the Council, shall order the owner to pull down or remove at the owner's expense any building or erection,

constructed, altered, repaired or placed in contravention of this By-law and in the event the owner fails to comply with his order shall authorize someone else to carry out the order.

19. Where under this By-law the council may direct or require that any matter or thing be done it may direct that in default of it being done by the person directed or required to do it, such matter or thing shall be done at his expense, and the Corporation may recover the expense incurred in doing it by action, or in like manner as municipal taxes.

20. Any person who contravenes any of the provisions of this By-law shall be liable on summary conviction to a fine not exceeding \$300.00 exclusive of costs.

21. All By-laws and resolutions of this council inconsistent with this By-law are hereby repealed.

Read a first time this 19 day of February 1970.

Read a second time this 19 day of February 1970.

After an adjournment of five (5) minutes By-Law Number  
was read a third time short and passed.

Carl Fletcher  
Reeve

D.O. Hill  
Clerk-Treasurer

By-Law No 70-10  
Building By-law