

THE CORPORATION OF THE VILLAGE OF COBDEN

BY-LAW NO..77-20..

A BY-LAW TO PROVIDE BUILDING REGULATIONS  
FOR THE VILLAGE OF COBDEN

*Revised*  
Whereas it is deemed expedient to pass this by-law as the Building By-law for the Village of Cobden.

Therefore the municipal council of the Corporation of the Village of Cobden enacts as follows:

1. TITLE

This by-law shall be known and may be cited as "The Building By-law of the Village of Cobden".

2. ADOPTION OF ONTARIO BUILDING CODE

The Ontario Building Code is hereby adopted for the purposes of this by-law and shall be deemed to be part of this by-law.

3. SCOPE

a) This by-law shall apply to the construction of every building or addition to or alteration which involve a structural change.

4. BUILDING PERMIT

No work, as described in Section 3, shall be commenced until the owner of the property, or his agent has obtained a building permit from the Building Inspector.

5. DUTIES OF BUILDING INSPECTOR

The Building Inspector shall:

- a) keep proper records of all applications received, permits and orders issued, inspections and tests made, and shall retain copies of all papers and documents connected with the administration of his duties for such periods as he sees fit;
- b) examine all applications for permission to do work in connection with buildings and plumbing.
- c) authorize work as set out in (b) and issue a permit in the prescribed form when applicable where the proposed work as described in the application conforms with this by-law;
- d) give notice in writing, to the owner of the building or to his agent, of any dangerous or unsafe condition in the building or premises, and require that such condition be rectified without delay;

- e) revoke a permit if the continuance of any work would cause a dangerous or unsafe condition; and
- f) enforce this By-law.

6. POWERS OF BUILDING INSPECTOR

The Building Inspector may:

- a) enter any building or premises at all reasonable hours in the performance of his duties;
- b) direct any dangerous or unsafe condition to be immediately corrected at the expense of the owner of the property; and
- c) direct the tests of a material, device or construction be made or sufficient evidence of proof be submitted, at the expense of the owner or his agent when it appears such tests, evidence, or proof are necessary to determine whether the material, device or construction meets the requirements of this By-law.

7. REVOKING OF PERMITS

A permit issued under this, or any other By-law, may be revoked if:

- a) construction is not commenced within a period of six months from the date of issuing of the permit and not carried on continuously for a period of at least two months; or
- b) construction is discontinued for a period of one year; or
- c) there is violation of any of the provisions of this or any other By-law; or
- d) the tests as provided for in Section 6 (c) do not meet the requirements of this By-law.

8. DUTIES OF THE OWNER

The owner of the property or his agent shall:

- a) prior to the commencement of any of the works described in Section 3:
  - i) file with the Building Inspector a signed application in the prescribed form which shall include a statement of the intended use of the building, together with duplicate copies of specifications and of drawings to scale of the building or buildings included in the proposed work and showing whatever information is required by the administrative official including the dimensions of such buildings, the designated uses of all rooms or floor areas, the dimensions of the lot to be built on, the grades of the streets and sewers abutting, the position, height, horizontal dimensions of all existing buildings on the lot, and any other information which is required by this By-law;
  - ii) obtain from the appropriate authority permits relating to buildings, zoning, grades, sewers, watermains, plumbing, signs, blasting, street occupancy, electricity, highways and all other permits required in connection with the proposed work; and,
  - iii) give reasonable notice to the Building Inspector of the intention to start work;
- b) obtain the written approval of the Building Inspector before doing any work at variance with the documents set out in 8(a)(i) after the permit has been issued;
- c) notify the Building Inspector in writing within 30 days of completion of the work described in the permit; ~~and~~

9. DOCUMENTS ON SITE

The applicant for a permit shall keep posted in a conspicuous place on the premises a copy of the permit applicable thereto, or a poster or placecard in lieu thereof.

10. FEEES FOR PERMITS

- a) The fee for a building permit shall be 5¢ per square foot of floor area of buildings or addition in excess of 100 square feet.
- b) The minimum bill will be \$10.00.

11. PENALTIES

Any person who contravenes any of the provisions of this By-law shall be liable on summary conviction to a fine not exceeding \$100.00, exclusive of costs, and shall take such steps as may be necessary to meet the requirements of this By-law.

This By-law shall come into effect immediately upon the passing thereof.

This By-law repeals all previous Building By-laws.

First and second reading this the **4TH** day of **OCTOBER** 1977.  
 Third reading and passed this the **4TH** day of **OCTOBER** 1977.

Clerk

Reeve

*Amended  
 by 98-21  
 a clause  
 to be added*

*[Signature]*  
 \_\_\_\_\_  
 Clerk

*[Signature]*  
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 Reeve