



## **TOWN OF KENTVILLE BY-LAW**

### **CHAPTER 95**

### **BUILDING**

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#### **Part 1 - Definitions**

All words in this By-Law have the same meaning as in the Building Code Act and the Regulations prescribed pursuant thereto.

#### **PART 2 - APPLICATIONS**

- 2.1 A building permit, footing permit, occupancy permit, temporary building permit and demolition permit shall be in such form and contain such information as may from time to time be required for the proper administration of the By-law and the Nova Scotia Building Code Act Regulations.
- 2.2 Before a permit is issued, renewed or amended an applicant must complete an application form.
- 2.3 Every application for a permit shall include the information required by the Building Code Act Regulations.
- 2.4 When an application for a permit, or amendment to a permit, has not been completed in conformance with the requirements of this by-law within six months after it is filed, the application shall be deemed to have been abandoned.
- 2.5 A permit is valid for 1 year from the date of issue and is renewable.

#### **Part 3 - Permits**

- 3.1 Before issuing a building permit, or demolition permit, renewal or amendment, the authority having jurisdiction shall be satisfied that all applicable requirements of the Heritage Property Act, and the Municipal Government Act, including driveway access, sanitary sewer permit, Land Use Bylaw, Subdivision Bylaw, lot grading plan or a Development Agreement entered into pursuant to the Land Use By-law of the Town of Kentville, has been satisfied.
  - 3.2 The authority having jurisdiction shall, in the case of the construction of new buildings or structures, withhold a building permit until satisfied that any permit required pursuant to the Public Highway Act has been obtained.
  - 3.3 Where, in order to expedite work and the approval of a portion of the building is desired, the issuance of a permit for the whole project shall be made for the complete project with complete plans and specifications (covering the portion of the work for which immediate approval is requested) shall be filed.
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3.4 Should a permit be issued for part of a building, the holder of the permit may proceed, but without any assurance that the permit for the entire building will be granted.

3.5 Any permit issued for part only of a building shall be clearly marked as for part only, and shall also indicate that a permit for the entire building is not assured.

**Part 4 - Permit Fees**

4.1 Fees for permits shall be as shown in Schedule "A" of this Bylaw:

**Part 5 - Inspections**

5.1 The authority having jurisdiction shall be notified on 48 hours verbal notice and given an opportunity to inspect at the stages of construction as outlined under 2.1.1.11 of the Building Code Act, R.S.N.S. 1989, Chapter 46

**Part 6 - Demolition and Disposal**

6.1 Any building permit issued in relation to a demolition project shall not be issued unless the application is accompanied by a proposal indicating the method and the proposed site for the disposal of the demolition material.

**Part 7 - Effective Date**

7.1 This by-law will become effective upon the date that the bylaw is passed.

**Part 8 – Repeal of Bylaw**

Chapter 46 – Building Bylaw of the Town of Kentville and any amendments thereto, shall be hereby repealed.

**Clerk's Annotation For Official By-Law Book**

Date of first reading:	January 26, 2015
Date of advertisement of Notice of Intent to Consider:	February 3, 2015
Date of second reading:	February 23, 2015
*Date of advertisement of Passage of By-Law:	March 3, 2015
Date of mailing to Minister a certified copy of By-Law:	March 3, 2015
Reformatted:	December 2017

I certify that this Building Bylaw – Chapter 95 was adopted by Council and published as indicated above.



CAO Mark Phillips

\*Effective Date of the By-Law unless otherwise specified in the By-Law

**SCHEDULE "A": Fees for Permits**

<b>NEW CONSTRUCTION</b> of, and <b>ADDITIONS</b> to residential buildings, community centers, cottages and churches	\$20 + 11 cents per sq. ft. (Based on all usable floor area of new construction or addition)
<b>NEW CONSTRUCTION</b> of, and <b>ADDITIONS</b> to: commercial, industrial and other buildings not otherwise specified.	\$20 + 15.4 cents per sq. ft. (Based on all usable floor area of new construction or addition)
<b>NEW CONSTRUCTION</b> of, and <b>ADDITIONS</b> to: sheds, decks, shell storage buildings, garages, barns and other farm buildings not designed for human occupancy	\$20 + 4.4 cents per sq. ft. (Based on all usable floor area of new construction or addition)
<b>REPAIRS, RENOVATIONS</b> or <b>ALTERATIONS</b> to all existing buildings	\$20 + \$2.20 per \$1000 of estimated value of construction work
<b>LOCATION</b> or <b>RE-LOCATION</b> of an existing structure or mobile home	\$75
<b>CONSTRUCTION</b> or <b>INSTALLATION</b> of a Swimming pool, including required fencing	\$50
<b>DEMOLITION</b> of a building or structure	\$30
<b>RENEWAL</b> or <b>AMENDMENT</b> of an approved permit in force	\$15