



## **Town of Kentville Bylaw 205 BUILDING**

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**BE IT ENACTED** by the Council of Town of Kentville under the authority of the *Municipal Government Act*, Statutes of Nova Scotia, 1998, Chapter 18, and *Building Code Act*, 1989, Chapter 46, and amendments thereto as follows:

### **1. SHORT TITLE**

This Bylaw shall be known as Bylaw 205 and may be cited as the “Building Bylaw”.

### **2. DEFINITIONS**

- a. “Act” means the *Building Code Act*;
- b. “Applicant” means
- c. “authority having jurisdiction” has the same meaning as specified in any code adopted under Section 4 of the Nova Scotia Building Code Regulations and includes a building official as designated under Section 46;
- d. “Town” means the Town of Kentville.
- e. “work” means any construction activity regulated by this Bylaw and associated regulations and carried out on or about a construction site or on, in or about a building or part thereof.

### **3. PERMIT REQUIRED**

No person or Corporation shall carry out any work regulated under this Bylaw until such person or Corporation receives an approved and in effect permit for such work issued on behalf of Town of Kentville.

### **4. APPLICATIONS**

- a. A building, footing, occupancy, temporary building 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 bylaw and the Nova Scotia Building Code Act and Regulations.

- b. Before a permit is issued, renewed, or amended, an applicant must complete an application form in the prescribed form.
- c. Every application for a permit shall include the information required by the Building Code Act and Regulations.
- d. When an application for a permit, or amendment to a permit, has not been completed in conformance with the requirements of this bylaw within six months after it is filed, the application shall be deemed to have been abandoned.
- e. A permit is valid for 1 year from the date of issue and is renewable.

## **5. PERMITS**

- a. Before issuing a building 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 Bylaw of the Town of Kentville, has been satisfied.
- b. 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 Highways Act* has been obtained.
- c. 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.
- d. 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.
- e. Any permit issued for only part 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.
- f. The building official shall, in the case of the construction of new structures, withhold an occupancy permit until satisfied that approvals relating to sewer and water connections required by the Town of

Kentville's Department of Engineering and Public Works have been granted.

**6. PERMIT FEES**

No permits shall be issued for an application under this Bylaw until the required fees shown in Schedule "A" of this Bylaw are paid in full.

**7. INSPECTIONS**

The owner or their agent shall notify the authority having jurisdiction to request required inspections and shall not proceed with construction beyond a stage requiring inspection until such inspection has been completed or otherwise authorized by the authority having jurisdiction.

Inspections shall be requested at the applicable stages of construction as set out in Section 35 of the Nova Scotia Building Code Regulations, as amended from time to time.

The authority having jurisdiction will make reasonable efforts to conduct inspections following notification; however, scheduling shall be subject to operational capacity and inspection demand.

**8. DEMOLITION AND DISPOSAL**

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.

**9. PENALTY**

Any person or Corporation who contravenes any provision of this bylaw is punishable on summary conviction by a fine of not less than \$500 and not more than \$2,000, and to imprisonment of not more than thirty (30) days in default of payment thereof.

**10. REPEAL**

Town of Kentville Building Bylaw, Chapter 95, approved by Council on the 23rd day of February 2015, including any amendments thereto, is hereby repealed.

**CLERK'S ANNOTATION FOR OFFICIAL BYLAW BOOK**

Date of first reading: April 27, 2026  
Date of advertisement of Notice of Intent to Consider: April 28, 2026  
Date of second reading: May 25, 2026  
Date of Approval by Minister:  
Date of advertisement of Passage of Bylaw:  
Effective Date:

I certify that this Heritage Bylaw was adopted by Council of the Town of Kentville on the 25th day of May 2026 and published as indicated above.

**SIGNED** by the Mayor and Clerk this 25th day of May, 2026.

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Mayor

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Clerk

**SCHEDULE “A”: Fees for Permits**

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| <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   |