

**Town of Annapolis Royal**  
**Building By-law**

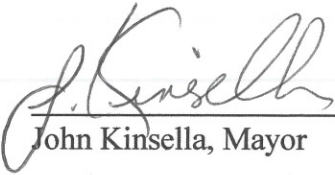
**DEFINITIONS**

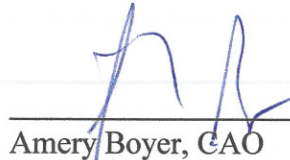
1. (a) All words used in this by-law have the same meaning as defined in the Building Code Act, R.S.N.S. 1989, C 46, as amended and the regulations prescribed pursuant to it.  
  
(b) "Town" means Town of Annapolis Royal
2. Before a building permit, occupancy permit or demolition permit is issued, an applicant must complete an application in the form set out by the Annapolis District Planning Commission. Applications are available from the Town of Annapolis Royal.
3. Every application for a permit shall:
  - (a) identify and describe in detail the work and occupancy to be covered by the permit for which application is made;
  - (b) describe the land on which the work is to be done by a description that will readily identify and locate the building lot including the Property Identifier (PID) for the land;
  - (c) include plans and specifications as required by the Building Code and show the occupancy of all parts of the building;
  - (d) state the valuation and square footage of the proposed work and be accompanied by the required fee; and
  - (e) state the names, addresses and telephone numbers of the owner, architect, professional engineer or other designer and constructor.
4. When an application for 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.
5. (a) A permit expires one (1) year from the date of issue.  
  
(b) A permit that has expired may be renewed within 30 days of expiry provided all By-laws, regulations and Codes can be complied with, and an inspection discloses that the project may safely be continued.

6. Before issuing a building permit, the authority having jurisdiction shall be satisfied that a development permit has been issued pursuant to the Land Use By-law.
7. Where the building appears on the Registry of Heritage Property pursuant to the Town's Heritage By-law, the authority having jurisdiction shall not issue a demolition permit unless the requirements of Section 17 and 18 of the Heritage Property Act have been satisfied.
8. A permit for a temporary building:
  - (a) shall state the date after which the permit is no longer valid; and
  - (b) the conditions under which the permit may be extended in writing.
9.
  - (a) Where in order to expedite work, approval of a portion of a building is desired prior to issuance of a permit for the whole project, application shall be made for the complete project and plans and specifications covering the portion of the work for which immediate approval is desired shall be filed.
  - (b) 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.
  - (c) Any permit issued for part only of a building shall be clearly marked as only, and shall also indicate that a permit for the entire building is not assured.
10.
  - (a) A permit may be issued at the risk of the owner, with conditions to ensure compliance with the Building Code, to excavate or to construct a portion of a building before all the plans of the project have been submitted or accepted.
  - (b) The permit shall be clearly marked " At Owner's Risk ".
11.
  - (a) A permit for a whole project may be issued conditional upon the submission of additional information prior to commencing work for which the information is pertinent, provided that the information is of such a nature that withholding the permit until the information was available would delay the work unreasonably.
  - (b) The condition shall be set out on the face of the permit.
12. All fees associated with this By-law shall be subject to review and approval of the three municipal partners in the Annapolis District Planning Commission (the Councils of the Town of Bridgetown, the Town of Middleton and the Town of Annapolis Royal).
13. The authority having jurisdiction shall be notified by telephone or mail at least 24 hours in advance and given an opportunity to inspect at the stages of construction as set out in

Part 2 of the Provincial Building Code Regulations. (Saturdays, Sundays, and statutory holidays shall not be included in the calculation of the 24 hour notice period.)

14. Building By-law No. 108 filed with the former Department of Municipal Affairs on the 24<sup>th</sup> day of November, 1994 is hereby repealed. This bylaw is effective date of publishing.


  
\_\_\_\_\_  
John Kinsella, Mayor

  
\_\_\_\_\_  
Amery Boyer, CAO

This is to certify that the foregoing is a true copy of a by-law passed at a duly convened meeting of the Council of the Town of Annapolis Royal, held the 15<sup>th</sup> day of January, 2007.

Given under the hand of the Mayor and Chief Administrative Officer and the seal of the Town of Annapolis Royal this 16<sup>th</sup> day of January, 2007.

FIRST READING:	October 4, 2006
"NOTICE OF INTENT" PUBLICATION:	December 21, 2006
SECOND READING:	January 15, 2007
MINISTERIAL APPROVAL: Minister of Environment and Labour	
DATE OF PUBLISHING:	January 25, 2007
FORWARDED TO THE MINISTER	January 25, 2007
FORWARDED TO WEBSITE	January 25, 2007

**Filed in the Office of the Minister of Environment and Labour on this**  
day of *March* 23, 2007  
  
\_\_\_\_\_  
**Honourable Mark Parent**  
**Minister of Environment and Labour**

## Appendix A

Fees for permits shall be as follows:

1. (a) New construction of and additions to residential buildings, community centres, cottages and churches  
  
Fifteen dollars (\$15.00 ) plus ten cents (\$.10 ) per square foot (based on all useable floor area of new construction or addition )
- (b) New construction of and additions to commercial, industrial, and other buildings not otherwise specified  
  
Fifteen dollars (\$15.00 ) plus fifteen cents (\$.15 ) per square (based on all useable floor area of new construction or addition )
- (c) New construction of and additions to sheds, decks, shell storage buildings, garages, barns, and forestry or fishing buildings not designed for human occupancy  
  
Fifteen dollars (\$15.00 ) plus six cents (\$.06 ) per square foot (based on all useable floor area of new construction or addition )
- (d) Repairs, renovations or alterations to all existing buildings  
  
Fifteen dollars (\$15.00 ) plus four dollars ( \$4.00 ) per one thousand dollars (\$1000.00 ) of estimated value of construction work
- (e) Location or re- location of an existing structure or mobile home  
  
Fifty Dollars ( \$ 50.00 )
- (f) Construction or location of swimming pool including required fencing  
  
Twenty - five Dollars ( \$ 25.00 )
- (g) Renewal of an approved permit  
  
Fifteen Dollars ( \$ 15.00 )
- (h) Demolition of building or structure

Fifteen Dollars ( \$ 15.00 )

2. All square footage under this section shall be calculated as follows:
  - (a) buildings intended for human occupancy shall include all useable floor space
  - (b) buildings not intended for human occupancy shall be based on the area of the main floor
  
3. Permit fees shall be refunded in situations and proportions as follows:
  - (a) applications never completed, retained fee \$ 25.00, balance refunded
  - (b) permit denied, retained fee \$25.00, balance refunded
  - (c) permit revoked or abandoned before work commenced, 50% ( fifty percentage ) of fee refunded
  - (d) permit revoked or abandoned after work commenced, no refund