

BY-LAW NO. 1000
OF THE
TOWN OF ST. PAUL

A BY-LAW OF THE MUNICIPAL COUNCIL OF THE TOWN OF ST. PAUL IN THE PROVINCE OF ALBERTA, TO AUTHORIZE BUILDING REGULATIONS AND CHARGES FOR DEVELOPMENT PERMITS.

Pursuant to the Municipal Government Act, Statutes of Alberta 1994, the Council of the Town of St. Paul in Council assembled enacts as follows:

1. Applications for building permits will be made to the Development Officer, subsequent to being in receipt of a Development Permit therefore, and providing the following fees:

BUILDING PERMIT FEES

A fee for each Building Permit shall be paid in accordance with the following schedule:

RESIDENTIAL DWELLING UNIT(S) INCLUDING ATTACHED OR BUILT IN GARAGE(S)

Refer to "Schedule A"

RESIDENTIAL GARAGES

Refer to "Schedule A"

COMMERCIAL, GOVERNMENT, INSTITUTIONAL, INDUSTRIAL BUILDINGS

Refer to "Schedule A"

GENERAL ALTERATIONS, RENOVATIONS, BASEMENT DEVELOPMENT

Refer to "Schedule A"

SIGNS

\$20.00 for the first \$1,000.00 of development, plus \$1.00 per \$1,000 of development thereafter.

DEMOLITION OR REMOVAL OF BUILDINGS

Demolition or removal of a building \$5.00

CANCELLATION OF BUILDING PERMITS

If any party or parties cancel a building permit, a holdback of one third (1/3) of the permit or a minimum of \$20.00 will be applicable. This will apply for major development, such as houses, apartments, commercial, industrial, institutional, government buildings and garages.

2. The applicant will provide a suitable set of plans or drawings with each application, which will be retained by the Development Officer until 90 days after completion of construction, except drawings for commercial, industrial,

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institutional, government and apartment buildings. Drawings for commercial or industrial buildings having a square footage in excess of 300 M require a stamp of approval of an Architect and Engineer.

No Building Permit is required for the following.

- a) Painting and decorating of residential, commercial, industrial buildings.
- b) Repairs or alterations to existing buildings wherein the cost **does not** exceed \$500 in value, providing heating and safety factors are not affected.
- c) Repair or replacement of the cover of an existing roof and/or supporting structure thereto.
- d) In any case when the opinion of the Development Officer, repairs or improvements, alterations to any heating, ventilation or air conditioning system are a minor nature and will not hinder the satisfactory operation of the said system and does not involve a matter of health and safety to the occupants of the building in question, the work may be carried out by the owner of the building, or other person or persons may be hired, who may be other than qualified tradesman.

- e) Repairs to residential garages or ancillary buildings, or interior residential improvements, alterations or renovations, **excepting** for fireplaces.
- 3. No building is to be moved within the corporate limits of the Town of St. Paul without prior approval of the **Municipal Planning Commission.**
- 4. No building exceeding two hundred and twenty-five (225) square feet shall be erected on other than a permanent foundation (excepting a building approved by the Municipal Planning Commission).
- 5. No person or persons shall place or cause to be placed, build or cause to be constructed within Commercial first class (C1) of the Town, any erection of structure with main walls of material other than brick or brick tile, cement blocks at least (8") inches in thickness, concrete or stone is approved equivalent.

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Fire

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all openings (if permitted) be protected by a fire shutter as approved by the

Underwriters, nor shall any building be roofed with other than incombustible material. Neither shall any structural alterations be made involving the mov-

lowering or raising of any wall or roof of any building theretofore erected, nor shall any frame wall now existent be added to, or replaced in whole or in part

any other than one of the approved fireproof construction material, provided however, that this section shall not be deemed to prohibit the repair of any existing main frame wall by the use of material of a like kind, where such repair is necessitated as the result of fire and where the cost of making thereof does

exceed \$500.00. Neither shall it be deemed to prohibit repair of any roof of combustible material with materials of like kind, where the cost of such repair does not exceed \$500.00.

- 6. Completion of a building will be in accordance with the date shown on the Building Permit, unless the Municipal Planning Commission upon receipt of an application for an extension of time otherwise grants an extension of completion time, in writing.

- 7. The building contractor or owner of a residential or commercial building shall ensure that, the weeping tile or roof drainage of a building not to be connected to the sanitary sewer line. Further, a sump pit and pump are to be installed to

collect the drainage from the weeping tile in order that it can be pumped on the surface of the ground, so it eventually finds it's way to the storm sewer.

VIOLATIONS AND PENALTIES

8. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, improve, convert, remove, demolish, equip, use or occupy any building or cause the same to be done without first obtaining a permit as provided by this By-Law. Further, if any person, firm or corporation commences construction prior to the approval of the Municipal Planning Commission, a penalty of \$150.00 will be charged. This applies to all major developments such as houses, apartments, commercial, industrial and garages.

Any person who commits a breach of any of the provisions of this By-Law is guilty of an offence and shall be liable on summary conviction to a fine not exceeding \$1,000.00 and in default of payment, to imprisonment for a term not exceeding ninety (90) days or to both, fine and imprisonment.

The conviction of a person for any violation of this By-Law does not operate as a bar to further prosecution under this By-Law for the continuous neglect or failure on the part of the person to comply with the provisions of this By-Law, and any such violations shall be regarded as a continuing nature, and in addition to a fine imposed under this By-Law, a penalty of \$10.00 per day will be assessed until the violation or contravention is rectified as the convicting Justice may order in default of payment to imprisonment in the lock-up of the Municipality or the nearest common goal for a period not exceeding (90) days.

9. Upon the final passing thereof, By-Law No. 956 shall be repealed.

READ a first time this 12th day of February 1996.

READ a second time this 12th day of February 1996.

READ a third time and passed 12th day of February 1996 .

John Trefanenko Mayor

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Wayne C. Horner Municipal
Administra-