

BUILDING BY-LAW
Municipality of Colinet
Effective Date: May 6, 2025

1. This by-law may be cited as The Building By-Law.

2. DEFINITIONS

According to this by-law, the following definitions apply:

- a) “applicant” shall mean the owner or his/her assigned representative;
- b) “building” shall mean a structure, alteration or improvement placed on, over or under land, constructed for residential, commercial, industrial or other use.
- c) “Council” shall mean the Town Council of Colinet.
- d) “Fence” means a vertical, physical barrier constructed of fencing materials for the purpose of assuring privacy or protection.
- e) “Owner” shall mean the owner as recorded on the tax roll of Colinet.
- f) “Stop work order” shall mean an order which requires all work covered under this by-law underway at an identified location to cease until such time as the stop work order is lifted.

3. SCOPE

- a) Any construction, erection, change, alteration, extension, repairs or demolition of a building shall not be carried out unless it conforms with this by-law.

4. Permits

- a) A permit shall be obtained prior to the commencement of any activity regulated by this By-law.
- b) A building permit is required for all new construction, extensions, additions and structural changes affecting loadbearing structures and relocation of existing buildings. All building permits must have the approval of Council before any work begins. (Building Permit)
- c) A permit is required for all repairs and/or renovations to existing buildings, including repairs to floor layout. (Repair/Renovations Permit). All Repair/Renovation Permits must have the approval of Council before any work begins.
- d) A demolition permit is required for the removal, destruction or demolition of any building or part thereof. All demolition permits must have the approval of Council before any work begins. (Demolition Permit)
- e) A permit is required for the construction or alteration of fences, retaining walls, driveways, walkways, steps, parking areas or other areas for vehicular traffic and changes or alterations to landscaping. All site work permits must have approval of Council before any work begins. (Site Work Permit)
- f) Any person who is in arrears of taxes and/or other council fees shall not be entitled to a permit, until such time as those taxes and fees have been paid to the Town.
- g) The applicant for a permit will submit a fully completed and signed application form. The application shall include the location of the project, the property owner, the contractor, and a description of the project.
- h) The applicant for a building permit will provide a detailed drawing and specifications, including the location on the property in relation to all boundaries.
- i) A site work permit application will include a drawing of all work areas in relation to the applicant’s property boundaries.

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- j) All permits are issued conditional upon approval by all provincial or other jurisdictional requirements (eg. Service NL approval for septic system installation).
- k) All permit applications will be reviewed by Council at their next scheduled meeting after receipt of the application.
- l) Council may reject any application which does not comply with this By-law or any applicable legislation.
- m) Town Council of Colinet may revoke any permit issued under this by-law for any of the following reasons:
 - i) there has been a violation of this by-law or any applicable legislation or Codes named in this by-law;
 - ii) when Council has determined that the continuance of the work poses a danger to life or property.
- n) Notice of revocation of any permit shall be mailed or delivered to the applicant or posted at the work site by a Council member. After such notice is received or posted, it shall be a violation of this By-law to continue with any work for which the permit was issued.

5. DEMOLITION

- a) Prior to obtaining a demolition permit, an applicant shall:
 - i) provide written confirmation from the electrical company that the electrical supply to the building has been disconnected and that safeguards have been taken for the protection of adjacent lines or equipment or that protection is not required.
 - ii) provide written confirmation that the water supply to the building has been disconnected.
 - iii) ensure that any asbestos, lead, biological or other heavy metal or toxic, flammable or explosive materials that may be handled, disturbed or removed, are removed by a qualified professional.
- b) Work carried out under a demolition permit shall include:
 - i) removal of all foundations and footings;
 - ii) removal or containment of any hazardous materials as per provincial requirements and/or legislation;
 - iii) removal of fuel tanks, lines and related equipment as per provincial requirements and/or legislation.
 - iv) backfilling with suitable material, grading to match existing surrounding grades and installing suitable ground cover, unless otherwise approved by Council.
 - v) Persons who demolish a building which is attached to another building or buildings shall ensure the attached building is made weathertight and structurally sound.

6. SITE STANDARDS

- a) The applicant shall keep the project site in a reasonably clean and safe condition, including the removal of all debris and rubbish.
- b) Immediately following the completion of any work under a permit, or the revocation or expiration of a permit, the applicant shall remove all excess materials, construction trailers or buildings and all debris and restore the site to a clean condition.

BUILDING BY-LAW
Municipality of Colinet
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7. OCCUPANCY

No building erected, constructed, changed, altered, extended or repaired shall be occupied in whole or in part if conditions are unsafe to do so. Council reserves the right to determine if a property is deemed as such.

8. BUILDING AND PROPERTY MAINTENANCE

- a) Land: All land, both residential, vacant and commercial, shall be free of debris and from objects or conditions that may pose a hazard to health or create a fire or accident hazard.
- b) Commercial Property: If the land of a commercial property is used for storage of goods or materials, those goods and materials shall be secured so as not to create a safety hazard and shall be stored in an esthetically acceptable manner (eg. enclosed with a screened fence).
- c) Property owners are responsible for the removal of any poisonous or noxious plants on their property, such as ragweed, poison ivy, etc.
- d) Property owners shall not park, store or leave equipment on their property, such as vehicles, boats, trailers, etc. if they are in a wrecked, discarded or dismantled condition.
- e) If Council determines a property is not in compliance with Section 8(d) of this By-law, Council has the right to charge a penalty for non-compliance, in accordance with the fiscal Fee Structure. Council also has the right to arrange for removal of any vehicle, equipment, etc. which it deems to be stored in violation of this by-law. Any such undertaking by Council will be at the expense of the property owner of this property.
- f) All buildings and structures shall be kept free of graffiti.
- g) Owners of vacant buildings shall ensure they are secure to prevent unauthorized entry and ensure they do not pose a safety hazard.

9. FEE STRUCTURE

A Fee Structure, including permit fees, will be adopted by Council, to take effect on January 1 of each fiscal year.

10. APPLICABLE CODES

- a) The National Building Code of Canada and its supplements and amendments are hereby declared to be and shall be taken as part and parcel of this By-law as if the same were repeated herein in full.
- b) The National Energy Code of Canada and its supplements and amendments are hereby declared to be and shall be taken as part and parcel of this By-law as if the same were repeated herein in full.
- c) The National Energy Code of Canada for Buildings and its supplements and amendments are hereby declared to be and shall be taken as part and parcel of this By-law as if the same were repeated herein in full.
- d) The National Fire Code of Canada and its supplements and amendments are hereby declared to be and shall be taken as part and parcel of this By-law as if the same were repeated herein in full.

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Reviewed and Approved at the Town of Colinet by Town Council on the 6th day of May, 2025.

V. Joan Nolan, Mayor

Brenda Pike, Town Clerk

Date:
