

PUBLISHED BY AUTHORITY

The following regulations have been made by the Town Council of the Town of Woody Point under the provisions of Section 194 of the Municipalities Act, 1999, as amended.

Amended and adopted by the Town Council of the Town of Woody Point on the 26th day of June, 2002.

MAYOR

TOWN CLERK

REGULATIONS

1. **Interpretation:** In these regulations unless the context otherwise requires:
 - a. "Act" means the Municipalities Act, 1999, as amended
 - b. "Town" means the Town of Woody Point
 - c. "Council" means the Town Council of the Town of Woody Point
 - d. "Building" includes every structure, erection, excavation, alteration or improvement whatsoever placed on, over or under the land and every part of same, and any chimney, staircase, porch or other structure used in connection with such building, and all equipment, apparatus, or appliances attached to or installed in any building, and includes a trailer which is occupied for a period of not less than three months.
 - e. "Inspector" means any person appointed as such as by the Council.

2. The Inspector shall enforce all the building laws and regulations of the Town and shall make a record of any violation, thereof, stating the nature of the violation, the street and number or locality at which any violation is found, the owner of the building, any contractor employed, and any other matter in his judgement proper to be recorded, and shall report such violation to the Council who shall forthwith take such action as may be necessary to compel compliance with the law. It shall be the duty of the Inspector, during the progress of the construction, alterations, repair, removal or demolition of any building for which a permit has been issued, to inspect the work from time to time and ensure a strict compliance with all the provisions of these regulations.

3. Any alteration to a building designated as a heritage building, or any building constructed prior to 1949, shall be done only in compliance with the Heritage By-laws of the Town of Woody Point.

4. No building or any part of any building shall hereafter be constructed except in conformity with the provisions of these regulations.

5. Except as specifically permitted by these regulations or additions made hereafter, whether to existing buildings or to buildings hereafter constructed, shall conform to the requirements of these regulations except with the permission of the Council in writing.
6. No person shall erect or construct any building within the Town unless a permit for the erection or construction of such building shall have been first issued by Council.
7. No fence adjoining a road or right of way shall be built or moved or major repairs done to any existing fence without a permit from the Council.
8. No person shall erase, alter or modify any drawings or specifications upon which a building permit has been granted by the Council unless the Council has agreed to such changes.
 - a. If during the progress of the work, it is desired to deviate from the plan filed with the application for a building permit, in any manner affecting the construction or other essentials of the building, notice of such desired alterations, together with new plans and specifications shall first be given in writing to the Council whose written approval shall be obtained before such alterations are commenced.
9. Any building permit issued by the Council under the provisions of these regulations, shall expire unless building construction is started within six months from the date of issue.
10. The Council shall revoke any permit issued under the provisions of these regulations or may stop work for any of the following reasons:
 - a. When construction is discontinued for a period of one year;
 - b. When in the opinion of Council the completion of the construction has been unduly delayed;
 - c. Whenever there has been a violation of the provisions of these regulations;
 - d. Whenever the continuance of work becomes dangerous to life or property.
11. The Council may require an applicant for a permit to give notice of the application by letter to any person or persons whose interests may require notice of such application to be given at the cost of the applicant.
12. There shall be kept posted in a conspicuous place on the premises where any work, matter or thing is being done, for which a permit has been issued, a copy of such permit, as supplied by Council during the whole progress of said work, or the doing of the said matter or things, until completion.
13. No building shall be moved to a new location unless a permit for such change of location and removal has been first obtained from the Council.
14. A change of location of a building shall be considered a re-erection of such building and be subject to all the provisions of the regulations.

15. No person shall build, construct, make use of any cesspit, cesspool, privy, septic tank, barnyard or stable without prior approval of the Council.
16. Notwithstanding anything contained in these regulations the Council may refuse to grant any permit or approval under these regulations whenever in its opinion it is necessary to do so in order to give effect to the purpose of these regulations.
17. Any person who fails to comply with or acts in contraventions of any of any of the provisions of these regulations, shall be guilty of an offence under the Act.
18. Prosecution under these regulations may be taken summarily by Council or any member of the RCMP.
19. All previous building regulations for the Town of Woody Point are hereby repealed.
20. These regulations shall come into effect on the 27th day of June, 2002, A.D.

Please note that a building must be 5 ft from the fence line but if there is a building 5 ft on the other side of the fence the new building has to be 10 ft. There has to be a minimum of 15ft between any two buildings