

SECTION 2 - ADMINISTRATION

2.1 ADMINISTRATION

This by-law shall be administered by the Chief Building Official, or any other person as the Council of the Village of St. Clair Beach designates.

2.2 LICENSES AND PERMITS

No municipal permit, certificate, or licence shall be issued where the said permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of any of the provisions of this by-law.

2.3 BUILDINGS TO BE MOVED

No building, residential or otherwise, shall be moved within the limits of the municipality or shall be moved into the municipality from outside, without a permit from the Chief Building Official.

2.4 BUILDING PERMITS

In addition to fulfilling the requirements of any by-law enacted pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended, no person shall commence to use any lands or erect, occupy, alter, enlarge or use any buildings or structure until an application has been applied for and a permit has been received from the Chief Building Official.

2.5 APPLICATION FOR BUILDING PERMIT

Unless deemed unnecessary by the Chief Building Official, every application for building permit shall be accompanied by a plan in duplicate, drawn to scale, in imperial, and based on a survey by an Ontario Land Surveyor showing and containing:

- a) the true shape and dimensions of the lot to be built upon or otherwise developed;
- b) the proposed location, grade, height, and dimensions of any buildings, structure, use or work proposed for the lot;

- c) the proposed locations and dimensions of any yards, setbacks, landscaping, off-street parking spaces or off-street loading facilities required by this by-law;
- d) the location on the lot of every building thereon;
- e) a detailed drawing of each building and structure indicating the type of material to be used;
- f) a statement, signed by the owner or his agent duly authorized thereunto in writing, disclosing the exact use proposed for each building and giving all information necessary to determine whether or not such building and the proposed use thereof conforms with the requirements of this by-law;
- g) the lack of a survey or a mistake does not relieve any person from liability for not complying with the requirements of this by-law. The responsibility is not upon the municipality, whose rights are preserved even in the case of a mistake of its own official.

2.6 INSPECTION OF PREMISES

The Chief Building Official or any employee of the municipality acting under his direction may, at any reasonable hour, enter and inspect a property or premises where there is reason to believe that any land has been used or any building or structure has been erected, structurally altered or enlarged, or used, in violation of any of the provisions of this by-law.

2.7 INJUNCTION

In case the whole or any part of any building or structure is, or is to be, used, erected, structurally altered, enlarged or extended or the whole or any part of any lot is, or is to be, used, in contravention of this by-law, such contravention may be restrained by action at the instance of the municipality or of any ratepayer pursuant to the provisions of all applicable statutes and regulations in force at the time of the contravention.

2.8 VIOLATIONS AND PENALTIES

Any person guilty of an offence and convicted of a breach of any of the provisions of this by-law shall be liable to a fine not to exceed the maximum amount stipulated in the Planning Act, R.S.O. 1990

exclusive of costs, for each offence, and every such penalty shall be recoverable under the Provincial Offences Act, R.S.O. 1990, as amended.