

## SECTION 2 - ADMINISTRATION AND ENFORCEMENT

### 2.1 ADMINISTRATOR

This By-law shall be administered by the By-law Enforcement Officer or such other person as the Council of the Township of Sandwich South designates.

### 2.2 CONSENTS, LICENCES AND PERMITS

No consent, municipal permit, certificate, or licence shall be issued 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 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 CERTIFICATE OF OCCUPANCY

No land is to be used or occupied, and no building or structure which has been erected or altered is to be used or changed in use, in whole or in part, until a Certificate of Occupancy has been issued by the By-law Enforcement Official pursuant to The Planning Act, S.O. 1983, stating that the proposed use and occupancy of such land, building, or structure, complies with the provisions of this By-law.

### 2.5 BUILDING PERMITS

In addition to fulfilling the requirements of any by-law enacted pursuant to Section 34 of The Planning Act, S.O. 1983, c.1, no person shall commence to use any lands or erect, occupy, alter, enlarge or use any buildings or structures until he has applied for and received from the Chief Building Official a building permit as herein provided.

### 2.6 APPLICATION FOR CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR BOTH

An application for a certificate of occupancy, a building permit, or both coincidentally shall be accompanied by a plan in duplicate, drawn to scale in metric, and based on a survey by an Ontario Land Surveyor, showing and containing:

2.6.1 The true shape and dimensions of the lot to be built upon or otherwise developed;

2.6.2 The proposed location, grade, height and dimensions of any buildings, structures, use or work proposed for the lot;

- 2.6.3 The proposed locations and dimensions of any yards, setbacks, landscaping, off-street parking spaces or off-street loading facilities required by this By-law;
- 2.6.4 The location on the lot of every building thereon;
- 2.6.5 A statement, signed by the owner or his agent duly authorized thereunto in writing, disclosing the exact use proposed for each building aforesaid 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;
- 2.6.6 The lack of a survey or any error in a survey or the fact that a mistake had been made by an official of the township in the issuance of a building permit and/or an occupancy permit, does not relieve any person from complying with the requirements of the within by-law;

2.7 INSPECTION OF PREMISES

The By-law Enforcement Officer 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.

2.8 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 applicable law in force at the time of such contravention.

2.9 VIOLATIONS AND PENALTIES

Every person who owns or uses any lot, or erects, owns or uses any building or structure or any part of any lot, building or structure in a manner contrary to any requirement of this By-law, or who causes or permits such use or erection, or who violates any provisions of this By-law or causes or permits such a violation, is guilty of an offence, and upon conviction thereof, shall forfeit and pay a fine not exceeding the maximum permitted under the Planning Act, as amended.