

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 Town of Tecumseh 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.

In particular, no lot shall be changed in area, depth or width, either by the conveyance of land or otherwise, so that the lot coverage exceeds the maximum permitted by this By-law, or so that the existing or resulting lot area, lot width or yards will be less than the minimum permitted by 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 Council.

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 Officer 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 APPLICATION FOR CERTIFICATE OF OCCUPANCY

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

- 2.5.1 The true shape and dimensions of the lot to be built upon or otherwise developed or used;
- 2.5.2 The proposed location, grade, height, and dimensions of any buildings, structure, use or work proposed for the lot;
- 2.5.3 The proposed locations and dimensions of any yards, setbacks, landscaping, off-street parking spaces or off-street loading facilities required by this By-law;

- 2.5.4 The location on the lot of every existing building, structure or use thereon;
- 2.5.5 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;
- 2.5.6 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 town in the issuance of an occupancy permit, does not relieve any person from complying with the requirements of the within by-law;

2.6 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 pursuant to the regulations of the Ontario Building Code.

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 proposed to be used, erected, structurally altered, enlarged or extended or the whole or any part of any lot is or is proposed 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

Any person 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, S.O. 1983, as amended, exclusive of costs, for each offence, and every such penalty shall be recoverable under the Provincial Offenses Act, R.S.O. 1980, as amended.