

## BYLAW 11 BUILDING

### MUNICIPALITY OF THE COUNTY OF ANNAPOLIS

#### Bylaw 11 Building

Be it enacted by the Municipal Council of the Municipality of the County of Annapolis, under the authority of the *Nova Scotia Building Code Act*, Chapter 46 of the Revised Statues of Nova Scotia, 1989 and amendments thereto, as well as regulations passed pursuant to the *Act* and any amendments thereto, as follows:

This Bylaw shall be known and cited as the "*Bylaw 11 Building*."

#### Definitions

1. Unless otherwise defined herein, terms used in this bylaw shall have the same meanings as those defined in the *Building Code Act* and the regulations prescribed pursuant thereto.
2. In this bylaw:
  - (1) "***Building Code Act***" or "***Act***" means Chapter 46 of the Revised Statues of Nova Scotia, 1989, the *Building Code Act*, as amended;
  - (2) "***Municipality***" means the Municipality of the County of Annapolis; and
  - (3) "***Nova Scotia Building Code Regulations***," "***Building Code***" or "***Regulations***" refers to regulations made pursuant to the *Building Code Act*.

#### Application

3. The Municipality is responsible for the administration and enforcement of the *Building Code Act* in the Municipality.
4. This bylaw applies to all construction or demolition or any stage thereof, and for occupancy and change of occupancy of a building located in the Municipality of the County of Annapolis.

#### Permits

5. A permit is required as per the *Building Code Act and Building Code Regulations*.
6. A permit is required to be in force prior to commencing work.
7. A permit shall expire three (3) years from the date of issuance, and the permit conditions shall no longer be valid.
8. All permit applications shall be signed:
  - (1) by the owner(s) of the property (relevant to the application); or
  - (2) by an authorized agent of the owner of a property provided that the owner of the property submits a signed letter appointing the agent; and
  - (3) any other person apparently having a legal interest in the property.
9. An application for a permit shall be in such form and contain such information as may from time to time be required for the proper administration of this bylaw.

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10. An application form must be completed and submitted in full before any permit may be issued.
11. When an application for a permit has not been completed in conformance with the requirements of this bylaw within six months after it is filed, the application shall be deemed to have been abandoned.
12. The Municipality may withhold the issuance of a building permit until satisfied that any and all applicable provincial and municipal regulatory requirements have been met including, but not limited to, any requirements under a land use bylaw or subdivision bylaw.

### **Permit Fees**

13. A building permit fee will be charged to an applicant in accordance with *Policy 135 Fees*.
14. A portion of the permit fees may be refunded as per *Policy 135 Fees*.

### **Inspections**

15. The owner of a building, or the authorized agent of the owner, shall notify the Building Official at least forty-eight (48) hours in advance for a required inspection.
16. A permit is deemed to have expired if an inspection is not completed prior to one year from:
  - (1) the date of issuance; or
  - (2) the last inspectionand the permit conditions shall no longer be valid.

### **Repeals**

*S2 Building Bylaw*, adopted by the Municipality of the County of Annapolis on the 18<sup>th</sup> day of November 2025, is hereby repealed.

#### **Clerk's Annotation For Official Bylaw Book**

Date of first reading:	January 20, 2026
Notice of Intent to Consider:	January 20, 2026
Date of second reading:	February 17, 2026
Date of advertisement of Passage of Bylaw*:	February 26, 2026

I certify that this *BYLAW 11 BUILDING* was adopted / amended by Municipal Council and published as indicated above.

<b><u>Sarah KucharSKI</u></b>	<b><u>February 18, 2026</u></b>
<b>Municipal Clerk</b>	<b>Date</b>
* <i>Effective Date of the Bylaw unless otherwise specified</i>	