

BYLAW NO. 8 - 2015

TOWN OF PILOT BUTTE

A BYLAW OF THE TOWN OF PILOT BUTTE IN THE PROVINCE OF SASKATCHEWAN TO IMPOSE A REFUNDABLE BUILDING DEPOSIT FOR NEW CONSTRUCTION.

The Council of the Town of Pilot Butte in the Province of Saskatchewan hereby enacts as follows:

SECTION 1 - INTERPRETATION/LEGISLATION

- 1.1 **"End Client"** shall mean an individual or individuals or entity or entities that has applied for and obtained a development/building permit.
- 1.2 **"Final Grade Elevation"** shall mean the post-construction rough grade elevation of the surface of the ground. The rough grade level elevation of the ground will be at the stage after the building is constructed, but prior to landscaping. The elevations of the foundation of the building, mid-point of the side lot lines and four corners of the lands will be shown on the **Elevation Certificate** after construction of the building. For clarity, the End Client shall be responsible for ensuring that the post-construction elevation of the surface of the ground is met.
- 1.3 **"Homeowner"** means any person, firm or corporation that controls the Property under consideration and has registered ISC title at the time of the completion of landscaping & driveway.
- 1.4 **"Initial Grade Elevation" (also known as a Grade Slip)** shall mean the rough elevation of the ground at which construction may proceed.
- 1.5 **"Local Authority"** means the Town of Pilot Butte and/or Municipal Official
- 1.6 **"Refundable Building Permit Deposit"** means a deposit collected for new construction at the time the building permit is issued by the Local Authority, to aid in compliance.
- 1.7 **"Surveyor's Real Property Report"** is a legal document that illustrates permanent above-ground structures and registered easements in relation to property boundaries. The document consists of a plan showing the physical improvements with a written report outlining the details of the property.

SECTION 2 - REFUNDABLE BUILDING PERMIT DEPOSIT AGREEMENT

- 2.1 A Refundable Building Permit Deposit of \$2000.00 (Two Thousand Dollars) is due and payable at the time of receipt of the building permit fee.
- 2.2 A partial refund of 50% of the refundable building permit deposit will be issued to the End Client when all of the following conditions have been met.
- a) Receipt of Final Inspection Report, complete of all deficiencies, from the Licensed Building Inspectors;
 - b) Receipt of a Surveyor's Real Property Report & a Final Grade Elevation as per Section 8.2 & 8.3 respectively of Building Bylaw No. 8 – 2015;
 - c) Inspection of water & sewer service connection and Water Meter Installation by the municipality; and
 - d) Plumbing Permit & Installation of sewage back flow preventor inspected with the plumbing inspection from the Licensed Plumbing Inspector with Regina Qu'Appelle Health Region.
- 2.3 In any event, if the above items shown in Section 2.2 are not completed within 36 months from the date of the approved development, the 50% of the partial Refund shall be forfeited to the Municipality.
- 2.4 The remaining 50% of the building permit deposit to be refunded to the Homeowner upon completion of landscaping and driveway. It is the Homeowner's responsibility to provide proof, by way of photograph, of the completion of landscaping and driveway. If proof of completion is not provided or if the landscaping and driveway are not completed within 36 months from the date of the approved development, the remaining 50% of the refund shall be forfeited to the Municipality.
- 2.5 The Refund will be issued by way of cheque by the local authority at a duly held meeting of Council.

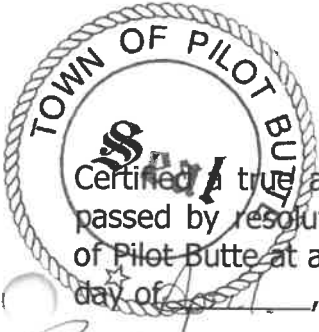
SECTION 3 – REPEAL BYLAW

3.1 That Bylaw No. 10-2011 be hereby repealed.



Not Ron
Mayor

Louise Beaph
Town Administrator



Certified a true and correct copy of a Bylaw passed by resolution of Council of the Town of Pilot Butte at a meeting held on the 13th day of April, 2015.

Louise Beaph
ADMINISTRATOR