

BE IT ENACTED by the Town Council of the Town of Wolfville that the following Bylaw be enacted and that the Town Clerk file a copy with the office of the Minister pursuant to Section 7 of the Building Code Act, R.S., c. 46, s.1.

The Town of Wolfville hereby adopts the Nova Scotia Building Code, Nova Scotia Building Code Regulation and amendments as adopted by the province from time to time.

1. Title

This bylaw shall be known as Bylaw Chapter 65 and may be cited as the Building Bylaw.

2. References

2.1 [Nova Scotia Municipal Government Act \(NS MGA\)](#)

2.2 [Policy 140-015, Municipal Fees Policy](#)

2.3 [Nova Scotia Building Code Regulation \(NSBCR\)](#)

2.4 [Nova Scotia Building Code Act \(the Act\)](#)

3. Definitions

3.1 Definitions contained in the Building Code Act, NSBCR and Nova Scotia Building Code (NSBC) apply to this Bylaw.

4. Bylaw

4.1 Permits

- 1) A building permit, occupancy permit or demolition permit shall be in such form and contain such information as may be required for the proper administration of this bylaw by the Town's building official, the Act, the NSBCR and the NSBC.
- 2) To obtain a permit the owner shall file an application as prescribed by the building official.
- 3) Every application for a permit shall include the information that is required by the NSBCR.
- 4) An application for a permit may be deemed to have been abandoned if it has not been completed in conformance with the requirements of this bylaw within six months of filing.
- 5) A permit may be revoked where, after one year, the construction or demolition in respect of which it was issued has not been seriously commenced; or where the construction or demolition of the building is substantially suspended or discontinued.

- 6) To allow the occupancy of a building or part thereof for the accepted use, an occupancy permit may be issued before construction or demolition work is started or completed, subject to compliance with provisions to safeguard persons in or about the premises.
- 7) Before issuing a building permit, a complete application shall be approved by the building official.
- 8) Before issuing a building permit, the building official shall be satisfied that a development permit has been issued, site plan approval granted, or a development agreement entered into where required pursuant to the Land Use Bylaw of the Town of Wolfville.
- 9) The building official shall, in the case of the construction of new buildings or structures, withhold an occupancy permit until satisfied that any approvals required by the Town of Wolfville's Department of Engineering and Public Works have been granted.
- 10) A permit for a temporary building must be posted on the building and shall not be issued for a period exceeding one year.
- 11) The building official may allow, at the risk of the owner, for excavation or construction to proceed in part where found to be in conformance with the NSBCR.
- 12) Where applicable, a location certificate must be approved by the Development Officer before inspections beyond the footings interval will be carried-out. Construction beyond this stage is not permitted to take place until this approval is received unless otherwise granted by the building official.

4.2 Permit Fees

Fees for permits are outlined in Policy 140-015, Municipal Fees Policy.

4.3 Inspections

The building official shall be notified no less than 48 hours prior to a required inspection in accordance with the NSBCR.

4.4 Demolition and Disposal

A copy of any permit issued in relation to a demolition project shall be forwarded to Valley Waste Resource Management.

5. Repeal Section:

Chapter 65, Town of Wolfville Building Bylaw passed by Town Council on October 25th, 2017 is hereby repealed upon publication of this revised Bylaw under Section 169(2) of the NS MGA.

Clerk's Annotation for Official Bylaw Book

Date of first reading:	October 3, 2023
Date of advertisement of Notice of Intent to Consider:	October 31, 2023
Date of second reading:	November 21, 2023
Date of advertisement of Passage of Bylaw:	November 29, 2023
Date of mailing to Minister a certified copy of Bylaw:	November 24, 2023

I certify that this **Building Bylaw 65** was adopted by Council and published as indicated above.



Town Clerk

November 24, 2023

Date