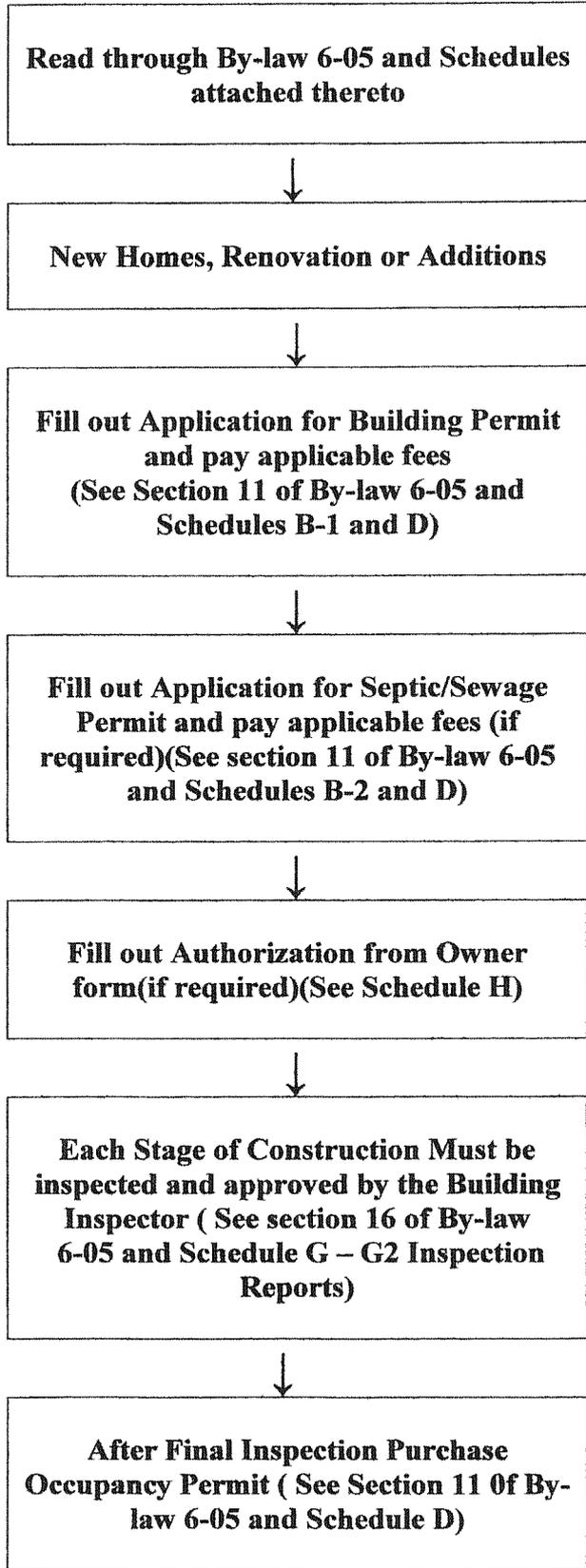
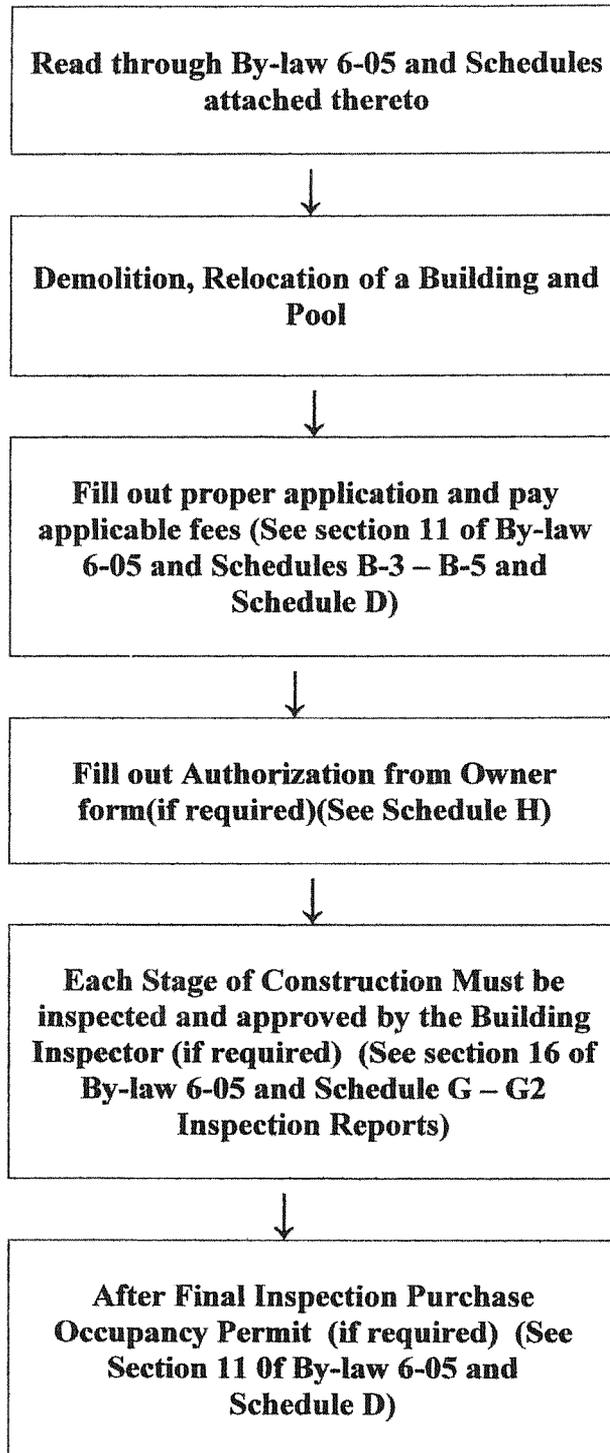


THE
CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
BUILDING BY-LAW
NO. 6-05





*** For any other permits see Section 11 of By-law 6-05 as well as Schedule B***

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The Chippewas of Georgina Island First Nation
By-law No. 6-05
Being a By-law Respecting Permits and other Matters under the Building
Code Act

WHEREAS the Chippewas of Georgina Island First Nation Land Management Code, section 8.1 authorizes the Council of the Chippewas of Georgina Island First Nation to “make laws respecting the development, conservation, protection, management, use and possession of Georgina Island First Nation lands, and interests and licences in relation to those lands. These powers include the power to make laws in relation to all matters necessary to making laws in relation to Georgina Island First Nation lands”;

AND WHEREAS the Chippewas of Georgina Island First Nation Band is of the opinion that it is deemed necessary for the health, safety and protection of persons on the reserve to regulate the construction, repair and use of Buildings (including septic systems) as under the Building Code Act and Building Code;

AND WHEREAS section 20 (1)(b)(c), (2)(a) and (3) of bill C-49, Land Management Act gives the Council of a First Nation the Power to enact laws respecting such;

NOW THEREFORE the Chippewas of Georgina Island First Nation Band enacts as follows:

Short Title:

1. This By-law may be cited as the “Chippewas of Georgina Island First Nation Building By-law”.

Interpretation:

2. “*Act*” means the Building Code act, 1997, including amendments thereto;

“*Accessory building*” means any building that is used for storage or other purposes but is not suitable for occupancy.

“applicant” means the owner of a building or property who applies for a permit or an individual authorized to apply for a permit on the owners behalf;

“Application for Building Permit” means an application that shall be completed by any person who carried out or intends to carry out any work on the reserve;

“approved” means approved in writing;

“as constructed plans” means as constructed plans as defined in the Building Code;

“Band” means the Chippewas of Georgina Island First Nation Band, as defined in section 2 of the Indian Act;

“Building” means a building as defined in section 1(1) of the Act and for the purpose of this by-law shall include decks;

“Building Code” means the regulations made under Section 34 of the Act;

“Building Inspector or other qualified First Nations appointed person” means the person appointed from time to time for the purpose of enforcing and carrying out the provisions of the Act, Building Code and this By-law;

“Building Permit” means a permit authorizing the person to proceed with the work authorized thereon regulated by the Act, the Building Code and this by-law when signed by the Building Inspector;

“Chief Fire Official” means the Fire Chief of the Chippewas of Georgina Island First Nation or such employees of the Chippewas of Georgina Island First Nation who have been designated by Chief and Council for the purpose of this By-law;

“Construction” means any erection, repair, alteration, enlargement, addition, demolition, removal or excavation;

“Council” means the Chief and Council of the Chippewas of Georgina Island First Nation Reserve #33 and #33A;

“Enclosure” means a fence, wall or other structure, including doors and

gates, surrounding a privately owned outdoor swimming pool to restrict access thereto.

"Inspection Report" means a report signed by the Building Inspector which serves as a record of his/her approval or disapproval of any work and shall include recommendations regarding any work;

"Liability Insurance" means insurance coverage either by the owner or the contractor for the duration of the construction;

"Occupancy Permit" means a permit when signed by the Building Inspector authorizing a person to occupy premises for which a Building Permit was issued;

"Owner" means any person that is the registered owner and includes a lessee, mortgagee, firm or corporation who is legally in possession or control of a portion of property within the Chippewas of Georgina Island First Nation reserve;

"Permit Holder" means the person to whom the permit has been issued and who assumes the primary responsibility for complying with the Act, the Building Code and this By-law;

"Pool" means any body of water located outdoors on privately owned property contained in part or in whole by artificial means used or capable of being used for swimming, and the depth of which can exceed two feet (2ft.)

"Reserve" means that tract of land the legal title to which is vested in Her Majesty that has been set apart for the use and benefit of the Chippewas of Georgina Island First Nation Band of Indians, and known as the Chippewas of Georgina Island First Nation Reserve #33 and #33A;

"Septic Tank" means a watertight vault in which sanitary sewage is collected for the purpose of removing scum, grease and solids from liquid without the addition of air and where solids settling and anaerobic digestion of sanitary sewage takes place;

"Sewage System or Septic System" means a sewage system as defined in the building code;

“Stamped Plans” means plans which have been ordered through a professional Building Supplies Depot such as Cashway, Home Hardware, Home Depot ect...and have a certified stamp placed on them;

“Stop Work Notice” means a notice of stoppage of work of the work stated thereon when signed by the Building Inspector;

Application

- 3.(1) This by-law applies to all **owners** legally in possession or control of a portion of property within the Chippewas of Georgina Island First Nation reserve;
- (2) When references are made to the Act and in the Act the term Chief Building Official is used, for this by-law, Building Inspector has the same meaning.
- (3) Where any Federal Act or Regulation or Provincial Act or Regulation or any other Band By-law may apply to any matter covered by this By-law, compliance with this By-law shall not relieve the owner or his agent from complying with provisions of such other Act, Regulation or By-law.
- (4) Any construction or condition that lawfully existed before the effective date of this By-law need not conform to the requirements of this by-law if such construction or condition does not constitute an unsafe condition in the opinion of the Building Inspector.

Schedules

4. The following Schedules form part of this By-law:

- Schedule “A” - Set Backs
- Schedule “B - B-5” - Application for Permit
- Schedule “C” - Enclosure Requirements
- Schedule “D” - Schedule of Fees
- Schedule “E - E-5” - Permit
- Schedule “F” - Stop Work Notice
- Schedule “G – G-2” - Inspection Report
- Schedule “H” - Authorization of Owner

Appointment

- 5.(1) The Council may by resolution, appoint one or more Building Inspectors and/or qualified First Nations person for the administration and enforcement of the Act, Building Code and this By-law.
- (2) The Council may in the resolution, provide for reasonable remuneration to be paid to a Building Inspector.

Duties and Responsibilities of the Owner

- 6.(1) Every owner shall allow the Building Inspector and/or other persons designated by Chief and Council to enter any Building or premises during the period of the building process or if unsafe conditions are suspected, at any reasonable time for the purpose of administering and enforcing this or any other By-law.
- (2) Every owner shall obtain all permits and approvals required in connection with proposed work, as well as provide evidence that either he/she or the contractor has obtained Liability Insurance prior to commencing such work, and complete work within 12 months from which the permit has been issued.
- (3) Every owner shall ensure that stamped plans and specifications on which a permit is based are continuously available at the work site during working hours.
- (4) Every owner shall notify the Building Inspector/Lands Administrator/Housing Portfolio Councillor and/or other persons designated by Chief and Council of the date of commencement of work on a building site.
- (5) Every owner shall, when required by the Building Inspector/ Lands Administrator/Housing Portfolio Councillor and/or other persons designated by Chief and Council with written notice, list:
 - (a) The name, address, and telephone number of the contractor or person in charge of the work.

- (b) The name of the person carrying the Liability Insurance including Insurance Company name, address and telephone number.
 - (c) The name, address, and telephone number of the engineer or architect reviewing the work, together with a letter of commitment from such engineer or architect setting forth the extent and limits of his reviewing function.
 - (d) Any change, termination or employment of such persons during the course of the construction immediately that such change, termination or employment has occurred.
- (6) Every owner shall give 5 business days notice via telephone and 48 hours written notice to the Building Inspector and/or other persons designated by Chief and Council:
- (a) of intent to do work that has been ordered inspected during construction;
 - (b) of intent to cover work that has been ordered to be inspected prior to covering;
 - (c) when work has been completed so that a final inspection can be made;
 - (d) and, while not limiting the generality of the foregoing, at the following stages of construction:
 - i. when excavation and footing forms are complete, including placement of required reinforcing, but prior to placing of concrete;
 - ii. when foundation, concrete, damp-proofing, water-proofing and perimeter drains are complete, but prior to any backfill being placed;
 - iii. when all structural components are in place but not covered including windows, concrete, structural iron, stairs, ductwork, rough plumbing, wiring and gas venting;

iv. when insulation and vapour barrier are complete but prior to placement of any finish thereon;

v. when all work is completed but prior to occupancy;

(e) Septic system stages:

i. Preliminary inspection -review of the site and design of the system;

ii. Mid construction -E.H.O verifies tile length, drainage, type of fill and type of tank;

iii. Final inspection -completed system must be graded and top soiled and seeded properly.

- (7) Every owner shall make or have made at their expense tests or inspections necessary to prove compliance with the Environmental Act, the Act, Building Code, this By-law and any other applicable laws and shall file copies of tests results and inspection reports with the Building Inspector and/or other persons designated by Chief and Council;
- (8) Every owner when required by the Building Inspector, shall uncover and replace at their own expense any work that has been covered contrary to an order issued by the Building Inspector;
- (9) Every owner shall ensure that all work shall be confined within the boundaries of the property on which the work is, or is to be located;
- (10) Every owner is responsible for the cost to repair any damage to public property or works that may occur as a result of undertaking work for which a permit was required under this By-law;
- (11) Every owner shall obtain an occupancy permit from the Building Inspector and/or other persons designated by Chief and Council prior to any occupancy of a building or part thereof after construction, partial demolition, or alteration of that building;

- (12) Every owner, when required by the Building Inspector, shall provide, in a form satisfactory to the Building Inspector, evidence to certify compliance with the requirements of the this by-law and of any permits required;
- (13) Every owner, when a building or part thereof is in an unsafe condition, shall forthwith take all actions necessary to put the building in a safe condition;
- (14) Every owner shall obtain from the Building Inspector in writing, approval to deviate from the approved plans and specifications forming part of the building permit or omit or fail to complete work required by the said plans and specifications.
- (15) Every owner is responsible, when making application for a permit, for the verification of the existence and location of any utility services required for the subject permit.
- (16) Every owner shall be responsible for ensuring that false or misleading information is not submitted to the Building Inspector and/or other persons designated by Chief and Council.

Duties and Responsibilities of the Building Inspector

- 7.(1) The Building Inspector is responsible for the enforcement of this By-law.
 - (2) The Building Inspector shall keep copies of all permits and orders issued, inspections and tests made, and of all papers and documents connected with the administration of this By-law for a period of not less than two years from the date of issuance of the permit.
 - (3) The Building Inspector shall:
 - (a) Issue such notices or orders as may be required to inform the owner where a contravention of the By-law has been observed.
 - (b) Issue an order to the owner to correct any unsafe conditions observed in any building.
 - (c) Complete any reporting regarding the percentage of work completed that

must be submitted for financial institutions for the progress payments.

- (4) The Building Inspector, when issuing a "stop work notice" as provided for in Section 8 of this By-law shall post such a notice in a conspicuous location on the construction site, in the presence of the permit holder or the permit holders agent;
- (5) The Building Inspector, when requested to do so, shall within a reasonable time, provide reasons for refusal to grant a permit;
- (6) The Building Inspector shall answer questions as may be reasonably relative to the administration of this By-law, but, except for standard design aids, is not authorized to assist in the laying out of any work or to act in the capacity of a design consultant;
- (7) The Building Inspector shall issue a permit when, to the best of his/her knowledge, the conditions set forth in this or any other applicable By-law have been met;
- (8) The Building Inspector shall issue an occupancy permit when, after an inspection, it appears to him/her that the building or part thereof so inspected complies in all respects with the provisions of this and any other application law;
- (9) The Building Inspector, where possible will show all deficiencies and/or infractions with any new home or construction, to the homeowner/contractor, and the Housing Coordinator or Program Manager. At this time, the Building Inspector will explain to them what exactly he/she is expected to do to address the infraction/deficiency before it will be approved;
- (10) The Building inspector shall carry proper credentials and produce them for inspection upon request.

Powers of the Building Inspector

- 8.(1) The Building Inspector may enter any building for which a Building Permit has been issued or an unsafe condition is believed to exist at any reasonable time for the purpose of administering or enforcing this or any other by-law;

- (2) The Building Inspector is Empowered to order:
 - (a) a person who contravenes this By-law to comply with the by-law in a specified time period;
 - (b) work to stop on a building or part thereof, if work is proceeding in contravention of the By-law or if there is deemed to be an unsafe condition;
 - (c) the removal of any unauthorized encroachment on public property;
 - (d) the removal of any building or part thereof constructed in the contravention of this By-law;
 - (e) the termination of any occupancy, in contravention of this By-law or other applicable laws; and
 - (f) the termination of any occupancy if any unsafe condition is deemed to exist because of work undertaken or not completed.
- (3) The Building Inspector at his/her discretion, may direct that sufficient evidence or proof be submitted at the expense of the owner to determine whether material, device, construction method, assembly, construction or foundation conditions meet the requirements of this by-law;
- (4) The Building Inspector may require any owner to submit an up-to-date plan or survey by a registered Surveyor, which shall contain sufficient information regarding the site and the location of a building to:
 - (a) establish prior to construction that requirements of this By-law and any other applicable laws will be complied with, and;
 - (b) verify at the earliest practicable time after work is in place that all such requirements have been complied with.
- (5) The Building Inspector may require any plans and/or specifications submitted to bear the seal and signature of a qualified Architect or Engineer before it is accepted, if in his/her opinion;

- (a) The site condition, soil types, contours or drainage requires special foundation design, or;
 - (b) The proposed building or structure is not standard construction, or;
 - (c) The proposed building or structure is valued at \$25,000 or more, or;
 - (d) The proposed building or structure is of a category requiring professional design.
- (1) The Building Inspector may further require that all phases of the construction are reviewed, inspected and certified on completion by the Architect or Engineer over his official seal and signature.
- (6) The Building Inspector may issue at the risk of the owner, a Permit for the construction of a phase of a building or complex prior to all required plans and specifications for the whole building or complex having been submitted or approved, provided:
- (a) Plans and specifications for the phase in question have been submitted in sufficient detail to satisfy the Building Inspector that the work to be done will comply with all requirements of the Building Code and of this or any other related law;
 - (b) Adequate information and detailed statements have been filed to the extent that the Building Inspector is satisfied the remainder of the building or complex will comply with all pertinent laws.
- (1) The requirements of this By-law apply to the remainder of the Building or complex, as if the permit had been issued for the entire structure.
- (7) The Building Inspector may refuse to issue a permit:
- (a) when in his/her opinion, information submitted is inadequate to ensure compliance with this or any other applicable laws;
 - (b) when incorrect information is submitted;

- (c) when it would be prohibited by any other By-law, act or regulation;
 - (d) when site work has been carried out previous to issuance of a permit, including but not limited to, excavation or fill.
- (8) The Building Inspector may revoke a permit:
- (a) if there is a contravention of any conditions under which the permit was issued;
 - (b) that was issued in error;
 - (c) that was issued on the basis of incorrect information;
 - (d) for violation of any provisions of the Act, Building Code, this By-law or any other laws.
- (1) The revocation shall be in writing and transmitted to the permit holder by registered mail or in person.
- (9) The Building Inspector may, for the purpose of determining permit fees, place a value on the work to be carried out, where no cost estimate is available, or he/she is not satisfied with the value submitted with the permit application;
- (10) The Building Inspector is empowered, when in his/her opinion any building, construction, excavation or part thereof is an unsafe condition as a result of being open or unguarded, or because of danger of fire or risk of accident, and when due notice to correct such conditions has not been complied with, to make such condition safe and the cost to do so shall be reverted back to the owner by the form of a bill or added onto the current years lease or rent as the case may be.
- (11) The Building Inspector, at his/her discretion, when immediate measures must be taken to correct an imminent danger of fire or risk of accident, is empowered to take appropriate action, without notice and at the expense of the owner and the cost for doing so will be reverted back to the owner by form of a bill or added onto the current years lease or rent as the case may be.

- (12) The Building Inspector, at his/her discretion, before issuing an occupancy permit, may require the owner to provide certification that the requirements of this By-law and other applicable laws have been complied with.
- (13) The Building Inspector may issue, in the case of single or two-family dwellings only, where weather conditions have prevented the completion of exterior work, a temporary occupancy permit, provided that:
 - (a) interior of Building is complete;
 - (b) utility services are complete;
 - (c) sufficient proof has been provided that the remaining work will be completed by a specified date;
 - (d) no unsafe conditions exist;
- (14) The Building Inspector in order to prevent unnecessary delay may, prior to issuing a permit, grant permission, subject to such conditions as seem to him/her prudent, for an owner to excavate or fill on a proposed building site.
- (15) The Building Inspector, prior to issuing a permit, during the course of construction, is empowered to impose such conditions as he deems reasonable to protect neighbouring property.

Duties and Responsibilities of the First Nation

- 9. (1) The First Nation is responsible for the enforcement and administration of this By-law.
 - (2) The First Nation shall keep copies of all permits and orders issued, inspections and tests made, and of all papers and documents connected with the administration of this By-law for a period of not less than ten years from the date of issuance of the permit.
 - (3) The First Nation, when requested to do so, shall within a reasonable time, provide reasons for refusal to grant a permit;

- (4) The First Nation shall answer questions as may be reasonably relative to the administration of this By-law, but, except for standard design aids, is not authorized to assist in the laying out of any work or to act in the capacity of a design consultant;
- (5) The First Nation shall issue a permit when, to the best of their knowledge, the conditions set forth in this or any other applicable By-law have been met;
- (6) The First Nation shall issue an occupancy permit when, after an inspection by the Building Inspector, it appears to them that the building or part thereof so inspected complies in all respects with the provisions of this and any other application law;

Powers of the First Nation

- 10.(1) The First Nation has the power to instruct the Building Inspector to enforce this by-law at any reasonable time any where within the reserve where a Building permit has been issued or an unsafe condition is believed to exist;
- (2) The First Nation has the power to impose certain conditions and stipulate certain penalties to the Building Inspector in regards to the administering or enforcing of this by-law;
- (3) The First Nation has the power to request any of the information that the Building Inspector is empowered to request, permit certain situations and take any actions that are described through out this By-law including the refusal and revocation of a permit;
- (4) The First Nation is empowered, to revert to the owner by the form of a bill or by adding onto the current years lease or rent as the case may be, any cost incurred in the safe guarding of any conditions as set out by the Building Inspector in Section 8(10) of this By-law;
- (5) The First Nation is empowered to revert to the owner by the form of a bill or by adding onto the current years lease or rent as the case may be, any cost incurred in the safe guarding of any conditions as set out by the Building Inspector in Section 8(11) of this By-law;

- (6) The First Nation has the power to demand reasonable securities before issuing permits.
- (7) The First Nation is empowered to draw from any securities held to ensure that adequate conditions are maintained at a construction site and/or the conditions of the issued permit are satisfactorily met. In the event the forfeited security is not sufficient to do so, the Chief and Council or its appointed agents, may enter onto the site and take whatever actions are required to resolve the matter, and charge the cost directly to the owner. The cost incurred shall be due and payable upon notice served by the Building Inspector upon the Permit holder. Such charges shall bear interest at 2% per month within thirty days of date of notice;

Permits

- 11.(1) A permit is required whenever work regulated by this By-law is to be undertaken.
 - (2) An occupancy permit is required to allow the occupancy of a building or part thereof.
 - (3) Before issuing any Permit, the Building Inspector and/or other persons designated by Chief and Council may demand that a security be provided in a form satisfactory to the Chief and Council to ensure that the site for which the Permit was issued will be left in a safe, neat condition, free from debris or dust, and compatible with neighbouring properties. The amount of the security shall be equal to the estimated cost of site restoration, in the event that the work in which the Permit was issued is not completed in the specified time or is not properly restored to a standard satisfactory to the Building Inspector for the purpose of restoring the site.
 - (4) No person shall fill or alter the grade of any property or construct a residential, commercial, institutional, industrial building or accessory building greater than 10 square metres, construct a deck, parking lot or an elevated private sewage disposal system or construct a swimming pool on any property within the Chippewas of Georgina Island First Nation unless the owner or his agent has made application for approval to fill or alter the grade of land or construct a swimming pool in and until such time as the

Building Inspector and/or other persons designated by Chief and Council has approved such application and issued such permit.

- (5) To obtain a Building Permit or any other permit the owner shall apply in writing on the forms "Application for Permit" which are attached as Schedules "B – B-5" and are available from the Lands Administrator and/or other persons designated by Chief and Council and pay all applicable fees required (Schedule "D").
- (6) Every application for a **Building Permit** shall:
 - (a) identify and describe in detail the work, use and occupancy to be covered by the permit for which the application is made;
 - (b) describe the land on which the work is to be done, by a description that will readily identify and locate the site on which the building, renovation or addition is to occur;
 - (c) include complete plans and specifications as described in section 12 of this By-law for the work to be covered by the permit and show the occupancy of all parts of the building;
 - (d) Every application for a building permit shall be accompanied by the prescribed fees as calculated in Schedule "D".
 - (e) State the names, addresses, telephone numbers of the owner, applicant, architect, engineer or other designer, and the contractor;
 - (f) Be accompanied by the required proof of corporate identity and property ownership, unless such proof is determined by the Building Inspector and/or other persons designated by Chief and Council to be unnecessary;
 - (g) Be signed by the applicant who shall certify as to the truth of the contents of the application;
 - (h) Be accompanied by an original authorization from the owner form attached as Schedule "H", confirming that the applicant has the authority to file the necessary application on the owner's behalf;

- (7) In order to expedite work, the Building Inspector and/or other persons designated by Chief and Council may issue a Partial Permit to construct a portion of the building or project prior to the issuance of a Permit for the complete building or project, application shall be made and the fees paid for the complete project. Complete plans and specifications covering the portion of the work for which immediate approval is desired shall be filed with the Building Inspector and/or other persons designated by Chief and Council.
- (8) Where a Permit is issued for part of a building or project, this shall not be construed to authorize construction beyond the plans for which the approval was given nor that the approval will necessarily be granted for the entire project.
- (9) In addition to the requirements of subsection 11(6), every **Partial Building Permit** shall:
 - (a) include an application and payment of the applicable fees for the entire project in addition to the required fee for a Partial Permit in accordance with Schedule "D", and
 - (b) include plans and specifications covering the part of the work for which more expeditious approval is desired, together with such information, plans and specification pertaining to the remainder of the work as may be required by the Building Inspector and /or other persons designated by Chief and Council.
- (1) The Building Inspector and/or other persons designated by Chief and Council shall, where the above noted conditions have been fulfilled, issue a permit for part of a building subject to compliance with the Act, the Building Code this By-law and any other applicable laws.
- (10) In addition to the requirements of subsection 11(6), every **Change of use Permit** (use of building) application shall:
 - (a) describe the building which the occupancy is to be changed, by a description that will readily identify and locate the building;
 - (b) identify and describe in detail the current and proposed occupancies of

the building or part of a building for which the application is made;

- (c) include the plans and specifications which show the current and proposed use of all parts of the building, and which contains sufficient information to establish compliance with the requirements of the Building Code including floor plans, details of wall, floor and roof assemblies, identifying required fire resistance rating and load bearing capacities;

(11) In addition to the requirements of subsection 11(6), every **Temporary Building Permit** application shall be accompanied by:

- (a) a statement of the intended use and the duration of the use; and
- (b) written confirmation from the Chief and Council of the Chippewas of Georgina Island First Nation Band that Site Plan Approval has been obtained and securities are in place to guarantee removal within a specified time;

(12) In addition to the requirements of subsection 11(6), every **Conditional Permit** application shall:

- (a) Have proof that compliance with Band By-laws and any other applicable laws as may be set out in the Building Code have been achieved in respect of the proposed building or construction;
- (b) Applicant agrees in writing with the Chippewas of Georgina Island First Nation to:
 - (i) assume all risk in commencing the construction;
 - (ii) obtain all necessary approvals in the time set out in the agreement or, if none, as soon as practicable;
 - (iii) file plans and specifications for the complete building or construction in the time set out in the agreement;
 - (iv) at the applicants own expense, remove the building and restore the site in the manner specified in the agreement if approvals are

not obtained or plans filed in the time set out in the agreement;
and

(v) comply with such other conditions as the Building Inspector and/or other persons designated by Chief and Council considers necessary.

(13) A **Variance Permit** may be applied for where the minimum setbacks cannot be met due to lot sizes. (Schedule "A")

(14) Every application for a **Septic System Permit** shall be submitted to the Building Inspector and/or other persons designated by Chief and Council and contain the following information:

(a) the information required by subsection 11(6) in respect to building permits;

(b) the name, address, and telephone number and licence number of the person installing the septic system as well as the septic system type;

(c) where the person named in (b) above requires a licence under the Act and the Building Code,

(i) the number and date of issuance of the licence;

(ii) the name of the qualified person supervising the work to be done under the septic permit;

(d) a site evaluation which shall include all of the following items, unless otherwise specified by the Building Inspector and /or other persons designated by Chief and Council:

(i) the date the evaluation was done;

(ii) name, address, telephone number and signature of the person who prepared the evaluation;

(iii) a scale map of the site within 100 feet of the location of the

proposed septic system showing:

- (a) lot sizes and the dimensions from property lines;
- (b) the location of any existing septic systems or water supplies;
- (c) the dimensions and locations of any buildings;
- (d) proposed access routes for system maintenance;

(iv) depth to bedrock;

(v) depth to zones of soil saturation;

(vi) soil properties, including soil permeability; and

(vii) soil conditions, including the potential for flooding.

- (1) The Building Inspector and/or other persons designated by Chief and Council may allow the essential information to be shown on the plans in lieu of written specifications but in no case shall such terms as "in accordance with this By-law", "legal" or similar terms be used as substitutes for specific information.
 - (2) The Building Inspector and/or other persons designated by Chief and Council may deny a permit until he/she is provided with written evidence that the Environmental Health Officer (E.H.O) has approved the Site.
- (15) Where the application is made for a **Demolition Permit** under subsection 8(1) of the Act, the application shall:
- (a) contain information required by subsection 11(6);
 - (b) contain evidence that no unsafe conditions will be created or permitted;
 - (c) be accompanied by satisfactory proof that arrangements have been made with the proper authorities for the termination and capping of all water, sewer, gas, electrical or other utilities and services;

- (d) contain information as to where all building materials will be disposed;
- (1) Before issuing a Permit to demolish any building, the Building Inspector and/or other persons designated by Chief and Council may demand that a security be provided in a form satisfactory to the Chief and Council to ensure that the site of the demolition will be left in a safe, neat condition, free from debris or dust, and compatible with neighbouring properties. The amount of the security shall be equal to the estimated cost of site restoration, in the event that the site is not properly restored to a standard satisfactory to the Building Inspector, for the purpose of restoring the site.
 - (2) Prior to issuing a Permit to demolish any building, the Building Inspector and/or other persons designated by Chief and Council may impose such conditions as seem to him/her reasonable to ensure the safety of the public.
- (16) In addition to the requirements of subsection 11(6) every **Relocation of a Building Permit** application shall contain:
- (a) the existing site of the building and the proposed site to which the building is to be moved;
 - (b) the time, manner and route of the move;
 - (c) evidence that all services to the building have been disconnected and sealed if and as required;
 - (d) evidence that it conforms or is made to conform to the architectural standards, applicable Building Codes this By-law and any other applicable laws.
- (1) Before issuing a permit to relocate any building, the Building Inspector and/or other persons designated by Chief and Council may demand that a security be provided in a form satisfactory to the Chief and Council to ensure that the relocated building will be completed to the occupancy stage within one year from the date of issuance of the permit. In the event that the conditions contained herein are violated, the Building Inspector may draw upon the security and take whatever action is necessary to effect completion of the building.

- (2) Mobile Homes and Trailers shall be included in this section.
- (17) In addition to the requirements of subsection 11(6) every **Pool Permit** application shall contain:
- (a) the property lines;
 - (b) the location of all structures on the property, their respective dimensions and setbacks from the property lines;
 - (c) the location of any roads, ditches, culverts ect.. in relation to the property;
 - (d) the location of any watercourse, swales, open water on or near the property;
 - (e) the proposed location of the pool complete with details of the deck construction surrounding the pool including setbacks to all lot lines;
 - (f) the pump and filter locations including setbacks to all lot lines;
 - (g) the location and type of enclosure surrounding pool including setbacks to all lot lines;
- (1) Ensure that there is adequate clearance from the pool deck to the drainage swales and the property lines. Provide setbacks from the outside edge of the pool deck to the property lines. (see Schedule “A” Setbacks).
- (2) Before issuing a permit for a pool, the Building Inspector and/or other persons designated by Chief and Council may demand that a security be provided in a form satisfactory to the Chief and Council to ensure that the pool will be completed within one year from the date of issuance of the permit. In the event that the conditions contained herein are violated, the Building Inspector and/or other persons designated by Chief and Council may draw upon the security and take whatever action is necessary to effect completion.
- (3) All owners of privately owned outdoor swimming pools shall erect and

maintain around such pool an enclosure extending from the ground to a height of not less than 1.2m (4ft), of adequate strength, height and degree of safety, to prevent accessibility to small children. (Schedule "C")

- (4) The enclosure shall not be constructed so as to completely obstruct the view of the swimming pool from the residence located on the same property. This provision shall not be interpreted to cause removal of naturally occurring and previously planted vegetation forming a part of the enclosure.

- (18) A Permit shall expire and the right of an owner under the Permit shall end if:
 - (a) the work under the permit is not commenced within six months form the date of issue of the permit and actively carried out after that, or
 - (b) the work authorized under the permit is suspended for six months unless otherwise extended by the Building Inspector and/or other persons designated by Chief and Council.
 - (c) Completion of Permit project is more than 12 months.

- (19) Before issuing a permit of any kind on leased land, the Lessee must obtain and give to the Building Inspector and/or other persons designated by Chief and Council a written authorization from the Landlord to ensure that their lease agreements have been met and approval has been granted. (Schedule "H")

- (20) No permits will be issued for lots less than 150 sq ft x 100 sq ft in size.

Plans and Specifications

- 12.(1) Every applicant shall furnish the following items at the time the application is submitted to the Building Inspector and/or other persons designated by Chief and Council:
 - (a) two copies of sufficient plans, specifications, documents and other information as may be deemed necessary to enable the Building Inspector and/or other persons designated by Chief and Council to determine

whether the proposed permit conforms to the Act, the Building Code and this or any other applicable laws, including but not limited to the following:

- (i) The Site Plan
 - (ii) Floor Plans
 - (iii) Foundation Plans
 - (iv) Framing Plans
 - (v) Roof Plans
 - (vi) Reflected ceiling Plans
 - (vii) Sections and Details
 - (viii) Building Elevations
 - (ix) Electrical Drawings
 - (x) Heating, Ventilation and Air Conditioning Drawings
 - (xi) Plumbing Drawings
- (b) two copies of a Site Plan referenced to a current Plan of Survey certified by a registered Ontario Land Surveyor and a copy of such a survey shall be filed with the Chippewas of Georgina Island First Nation Band Lands Administrator/ Housing Portfolio Councillor and/or other persons designated by Chief and Council unless this requirement is waived because the Building Inspector is able, without having a current plan of survey, to determine whether the proposed work conforms to the Act, the Building Code, this By-law and any other applicable laws.

Site Plans must include:

- (i) lot size and dimensions of the property;
 - (ii) setbacks from existing and proposed buildings to property boundaries and to each other;
 - (iii) existing and finished ground levels or grades; and
 - (iv) existing rights of way and easements.
- (2) Plans submitted shall be legible, drawn to scale upon paper and shall include an estimated total cost

- (3) Standard Set backs are attached as Schedule “A”
- (4) On completion of the construction of a building, the Building Inspector and/or other persons designated by Chief and Council may require a set of as constructed plans, including a plan of survey showing the location of the building on the site. The final inspection and certificate of compliance may be withheld pending receipt of these requirements to confirm compliance with the Act, the Building Code, this By-law and any other applicable laws.
- (5) Plans and specifications furnished according to this By-law or otherwise required by the Act become the property of the Chippewas of Georgina Island First Nation Band and will be disposed of or retained at the discretion of the Building Inspector and/or the Chippewas of Georgina Island First Nation Chief and Council.

Fire Safety

13. The responsibility for the enforcement of the Section of the Building Code respecting fire safety matters relating to installation, inspection, testing and maintenance of fire protection equipment shall be the responsibility of the Chief Fire Official or as Chief and Council designate.

Transfer of Permits

14. Permits are transferable from one permit holder to another only when not more than 12 months has elapsed since the date of issuance. The new owner must complete a permit application and pay the applicable fee as prescribed in Schedules “B” and “D”. The new owner shall thence be the permit holder for the purpose of the Act, the Building Code, this By-law and any other applicable laws.

General Workmanship and Maintenance of Construction Site

- 15.(1) All work shall at least conform to the rules and customs of good trade practice and shall be preformed by people familiar with the work who are well equipped with such things as proper equipment including hardhats and steel toed boots and who are adequately supervised.

- (2) No person having authority in the construction, reconstruction, relocation, demolition, alteration, removal, or occupancy of a building shall cause, allow or maintain any unsafe conditions.
- (3) All sites shall be graded so that all buildings contained thereon are effectively protected from surface water, as well it is not to cause more surface waters to be directed or to flow onto any road allowances and/or adjoining properties other than directly into a natural water course.
- (4) The person having authority of the installation of a sewage system is responsible to ensure that the sewage system is legally installed, will work as intended, and materials used are suitable. If it is found that the installer did not follow the Building Code, and any other laws or policy put forth by the Chippewas of Georgina Island First Nation they may not be granted any further permission to install additional systems on the reserve in the future.
- (5) Where, in the opinion of the Building Inspector, a construction site presents a particular hazard to the public, he/she may require the erection of such fencing or any other safety precaution necessary as deemed appropriate to the circumstances such as to limit the dangers of the site.
- (6) In considering the hazard presented by a construction site, the necessity for fencing, and its construction, the Building Inspector shall have regards for:
 - (a) the proximity of the construction to occupied dwellings;
 - (b) the proximity of the construction site to land accessible to the public;
 - (c) the hazards presented by the construction activities and materials;
 - (d) the feasibility and effectiveness of site fencing; and
 - (e) the duration of the hazard.
- (7) Every construction site shall be maintained free of loose or blowing debris and shall be subject to a continuous and effective program of dust control during the various phases of construction.

- (8) The Building Inspector and/or other persons designated by Chief and Council may require as a condition of issuance of the permit, that security in a form acceptable to the Chief and Council and in the amount acceptable to the Building Inspector and/or other persons designated by Chief and Council, be provided to guarantee compliance with this clause. In the event that the conditions contained herein are violated, the Building Inspector and/or other persons designated by Chief and Council may draw upon the security for the purpose of effecting adequate maintenance of the site.

Inspections

- 16.(1) All requests for inspection of various stages of construction as required by the Building Code and this By-law and any other applicable laws are the responsibility of the Permit holder. Requests are required to be received by the Building Inspector 5 business days in advance via telephone and 48 hours written notice and can only be completed during the weekdays during normal working hours. If inspections are required outside normal working hours the Inspector will be paid by the owner an overtime rate, mileage to and from their place of residence as well as any other expenses acquired by the Inspector during off hours.
- (2) Should an inspector indicate deficiencies in a particular stage of construction an order not to cover may be issued. Identified deficiencies shall be corrected and notice given for re-inspection (in accordance with subsection (1) above). The re-inspection must be made, and approval from the Building Inspector obtained before continuing construction on the next stage of the project can begin.
- (3) The purpose of inspections under this By-law is to satisfy Chief and Council that the requirements of the Act, the Building Code this By-law and any other applicable laws have been complied with, and no inspection report or decision shall be construed as any assertion or warranty/liability by the Chippewas of Georgina Island First Nation, to any person other than the Chief and Council, as to any other matter whatsoever, including:
- (a) the compliance of any works inspected with any code or standard;

- (b) the safety of the works inspected;
 - (c) the quality of the design, workmanship or materials of the works inspected; or
 - (d) the sufficiency of the works inspected for any use.
- (4) See Schedule “G” for inspection stages

FEES

- 17.(1) The Building Inspector and /or other persons designated by Chief and Council, shall determine the required fees in accordance with Schedule “D” and the applicant shall pay the fees so calculated at the time the application is submitted. No Permit shall be issued until fees therefore have been paid in full.
- (2) There will be no refunds for permits unless the Permit has been issued in error.
 - (3) When work requiring a Permit is commenced or undertaken prior to the issuance of such Permit, the Permit fee shall be increased by the Building Inspector and/or other persons designated by Chief and Council to a reasonable amount that is satisfactory to the Building Inspector and Chief and Council for each stage in which the construction has been commenced ($\frac{1}{4}$ done, $\frac{1}{2}$ done, $\frac{3}{4}$ done and completed).

Prescribed Forms

- 18.(1) The forms prescribed as Schedules “A”-“H” to this By-law are included only as guides, and deviations from them may be used where the deviation:
- (a) does not effect the substance of information required to be set out in the form; and
 - (b) is not misleading.

- (2) A form under subsection 18(1) may set out any information in addition to which is required to be set out in the form under this By-law.

Appeal

- 19.(1) An appeal against a decision made by the Building Inspector and/or other persons designated by Chief and Council lies with the Band Manager and/or other persons designated by Chief and Council.
- (2) An appeal against a decision made by the Building Inspector and/or other persons designated by Chief and Council may be submitted to the Band Manager and/or other persons designated by Chief and Council by someone who:
- (a) has applied under the provisions of this By-law for a permit which has not been granted;
 - (b) has had a permit revoked; or
 - (c) feels adversely affected by a decision of the Building Inspector and/or other persons designated by Chief and Council;
 - (d) and files within sixty (60) days after notification of decision.
- (3) The appellant shall file with the Band Manager and/or other persons designated by Chief and Council a statement in writing in such detail as will enable the Band Manager and/or other persons designated by Chief and Council to properly consider the appeal, setting out:
- (a) the nature and subject matter of the appeal;
 - (b) the address of the building affected by the appeal; and
 - (c) the sections of this by-law affected by the appeal.
- (4) The Band Manager and/or other persons designated by Chief and Council may concur with, reverse or modify the decision and shall render his/her decision within seven days of receiving the statement.

- (5) If the applicant is dissatisfied with the results, he may appeal to Chief and Council whose decision shall be final.
- (6) An appeal to Chief and Council shall be in writing and should contain the same information as in subsection 19(3) and shall be heard at the next regular Council meeting at which the appellant may be present.

Offences and Penalties

20.(1) A person who:

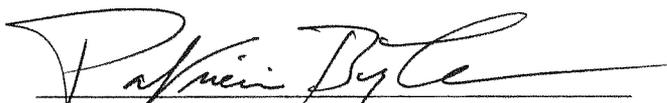
- (a) fails or refuses or neglects to obey or disobeys to comply with any provisions of this by-law;
 - (b) submits false or misleading information to a Building Inspector;
 - (c) interferes with or obstructs a Building Inspector acting in the administration or enforcement of this by-law; commits an offence.
- (2) Where an act or omission in contravention of this by-law continues for more than one day, such act or omission shall be deemed to be a separate offence committed on each day during which it continues, and may be punished as such.
 - (3) A person who commits an offence under this by-law is liable on summary conviction to a fine not exceeding Five Thousand Dollars (\$5000.00) or to imprisonment for a term not exceeding six (6) months or both fine and imprisonment.
 - (4) Where a corporation commits an offense against the Code or this by-law or any other law, each Director or Officer of the corporation who authorized, consented to, connived at, or knowingly permitted or acquiesced in, the doing of the act that constitutes the offense, is likewise guilty of the offense and liable, on summary conviction, to the penalty for which provision is made in subsection 20(3).
 - (5) Should a court determine a provision of this by-law is invalid for any reason, the provision shall be served from the by-law and the validity of the rest of the by-law shall not be affected.

THIS BY-LAW IS HEREBY made at a duly convened meeting of the Council of the Chippewas Of Georgina Island First Nation Band this 3rd day of May, 2005.

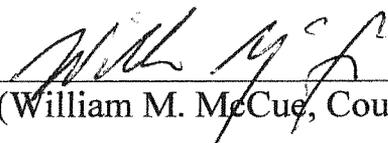
Voting in favour of this by-law are the following members of the Council:



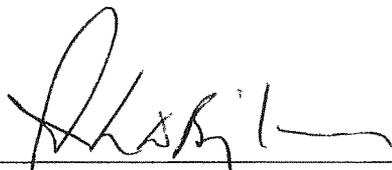
(Brett Mooney, Chief)



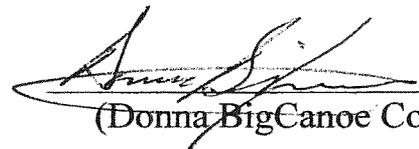
(Patricia BigCanoe, Councilor)



(William M. McCue, Councilor)



(Andrew BigCanoe, Councilor)



(Donna BigCanoe Councilor)

being the majority of those of the Council of the Chippewas of Georgina Island First Band present at the aforesaid meeting of the Council.

The quorum of the Council is 3 members.

Number of the Council present at the 5 meeting:

**SCHEDULE "A" 6-05
CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
SET BACKS**

SEPTIC SYSTEMS

MINIMUM CLEARANCE FOR TREATMENT UNITS

Structure.....	1.5m	(4.9 ft)
Well (including neighbouring wells).....	15m	(49 ft)
Drilled Well.....	9m	(30 ft)
Lake	30m	(100ft)
Pond	15m	(49 ft)
Reservoir	15m	(49 ft)
River	15m	(49 ft)
Spring	15m	(49 ft)
Stream	15m	(49 ft)
Property Line	3m	(9.8 ft)

MINIMUM CLEARANCE FOR DISTRIBUTING PIPING

Structure	5m	(16.4 ft)
Well with a watertight casing to a depth of 6m (19.6ft)..	15m	(49 ft)
Any other well (including neighbouring wells).....	30m	(98.4 ft)
Lake	15m	(49 ft)
Pond	15m	(49 ft)
Reservoir	15m	(49 ft)
River	15m	(49 ft)
A Spring not used as a source of portable water	15m	(49 ft)
Stream	15m	(49 ft)
Property Line	3m	(9.8 ft)

MINIMUM CLEARANCE FOR HOLDING TANKS

Structure	1.5m	(4.9 ft)
Well with a watertight casing to a depth of 6m (19.6ft)..	15m	(49 ft)
Any other well (including neighbouring wells).....	15m	(49 ft)
Spring	15m	(49 ft)
Property Line	3m	(9.8 ft)

**SCHEDULE "A" 6-05 CONT'
CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
SETBACKS**

ACCESSORY USES, BUILDINGS OR STRUCTURES

LOCATION OF ACCESSORY USES AND BUILDINGS

- From Dwelling (minimum) 2m (6.6 ft)**
- From Lake (minimum from high water mark)15m (49ft)**
- Lot Frontage (minimum) 30m (98.4 ft)**
- Lot Area (minimum)45.5 sq m X 30.3 sq m (150 sq ft x 100 sq ft)**
- Rear Yard from Lot Line (minimum)1.2m (4 ft)**
- Rear Yard from Lot Line Adjoining a Street (minimum) ... m (19.7 ft)**
- Interior Side Lot Line (minimum)3m (9.8 ft)**
 - excluding a building or structure used for livestock purposes**
 - or home industry use**

Structure Height

- from average Grade to Highest Point (maximum) 3m (9.8 ft)**

Building Height

- from average Grade to the eaves (maximum) 3m (9.8 ft)**

Structure peak roof design

- from average grade to top of peak (maximum) 4.5m (14.8 ft)**

Building peak roof design

- from average grade to top of peak (maximum) 4.5m (14.8 ft)**

***The total lot coverage of all accessory buildings shall not exceed ten percent (10%) of the lot**

***An attached accessory building or structure shall be subject to the same height provisions as the main building or structure**

LOCATION OF BOATHOUSES, DOCKS AND WHARFS

- Yards (minimum) 1m (3.3 ft)**
 - except where the lot line abuts a navigable body of water..NIL**
- Height (maximum) 5m (16.4 ft)**
 - except that within 30m (98.4 ft) of the centre line of a public road the maximum height shall be above the said centre line of the road1m (3.3 ft)**

**SCHEDULE "A" 6-05 CONT'
CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
SETBACKS**

- a. Notwithstanding the above, where the subject lot contains a dwelling or where the subject lot is of sufficient size that a dwelling can be erected thereon, the maximum height for a boat house, dock or wharf shall be 5m (16.5 ft) in all cases

LOCATION OF SINGLE FAMILY DWELLINGS

Lot Frontage (minimum)	30m (98.4 ft)
Lot Area (minimum)	45.5 sq m X 30.3 sq (150 sq ft x 100 sq ft)
Front Yard (minimum)	10m (32.8 ft)
Exterior Yard (minimum)	10m (32.8 ft)
Rear Yard (minimum).....	12m (39.4 ft)
Interior Side Yard (minimum)	9m (29.5 ft)
Floor Area (minimum)	112 sq m (372.8 sq ft)
Floor Area (maximum)	(N/A)
Lot Coverage (maximum)	10%
Height of Building (maximum)	9m (29.5 ft)
From Lake (minimum from high water mark).....	15m (49ft)
Number of Single Family Dwellings per lot (maximum)	1

*Any single family dwelling shall be located a Minimum of 60m (198 ft) from any livestock building or manure storage facility

LOCATION OF SEMI-DETACHED DWELLING

Lot Frontage Per Unit (minimum)	10m (32.8 ft)
Lot Area Per unit (minimum)	300 sq m (998.5 sq ft)
Front Yard (minimum)	6m (19.7 ft)
Exterior Side Yard (minimum)	5m (16.4 ft)
Rear Yard (minimum)	8m (26.6 ft)
Interior Side Yard (minimum)	2.5m (8.3 ft)
Floor Area Per Unit (minimum)	75 sq m (249.6 sq ft)
Lot Coverage (maximum)	35%
Height of Building (maximum).....	11m (36.6 ft)
From Lake (minimum from high water mark).....	15m (49ft)
Number of Semi-detached dwellings per lot (maximum)	1

**SCHEDULE "A" 6-05 CONT'
CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
SETBACKS**

LOCATION OF LINKED DWELLING (TWO DWELLINGS)

Lot Frontage Per Unit (minimum)	11m (36.6 ft)
Lot Area Per unit (minimum)	330 sq m (1098.4 sq ft)
Front Yard (minimum)	6m (19.7 ft)
Exterior Side Yard (minimum)	5m (16.4 ft)
Rear Yard (minimum)	8m (26.6 ft)
Interior Side Yard (minimum)	2.5m (8.3 ft)
Floor Area Per Unit (minimum)	90 sq m (299.6 sq ft)
Lot Coverage (maximum)	35%
Height of Building (maximum)	11m (36.6 ft)
From Lake (minimum from high water mark).....	15m (49ft)
Number of linked dwellings per lot (maximum)	1

LOCATION OF DUPLEX DWELLING

Lot Frontage Per Unit (minimum)	18m (59.9 ft)
Lot Area Per unit (minimum)	540 sq m (1797.3 sq ft)
Front Yard (minimum)	6m (19.7 ft)
Exterior Side Yard (minimum)	5m (16.4 ft)
Rear Yard (minimum)	9m (29.5 ft)
Interior Side Yard (minimum)	2.5m (8.3 ft)
Floor Area Per Unit (minimum)	75 sq m (249.6 sq ft)
Lot Coverage (maximum)	35%
Height of Building (maximum)	11m (36.6 ft)
Form Lake (minimum from high water mark).....	15m (49ft)
Number of linked dwellings per lot (maximum)	1

LOCATION OF POOLS

Rear Lot Lines (minimum)	1.2m (4 ft)
Side Lot Lines (minimum)	1.2m (4 ft)
From Dwelling	2m (6.6 ft)
From Lake (minimum from high water mark).....	15m (49ft)
Pumps and Filters from Interior Lot Lines (minimum)	3m (9.8 ft)

**SCHEDULE "A" 6-05 CONT'
CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
SETBACKS**

Pumps and Filters from Rear Lot Lines(minimum)	3m	(9.8 ft)
From Exterior Lot Lines		
(minimum, unless fully enclosed in a building)	6m	(19.7 ft)
Building from Side Lot Lines (minimum)	1.2m	(4 ft)
Building from rear Lot Lines (minimum)	1.2m	(4 ft)
Building from Exterior Lot Lines (minimum)	6m	(19.7 ft)
Building form Dwelling (minimum)	2m	(6.6 ft)
Fence from Pool Edge (minimum)	1.2m	(4 ft)

***No habitable building or structure shall be erected, altered or used on land which, by reason of its rocky, low lying, marshy or unstable character, is unsuitable for the provision of satisfactory foundation support, water supply, sewage disposal or drainage facilities**

**SCHEDULE "D" 6-05
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
FEES**

1. BUILDING PERMITS

The floor area is the area of all floors including basements and mezzanines and shall be measured to the outer face of the exterior walls or structure. No deductions shall be allowed for floor openings required for such facilities as stairs, elevators, escalators, shafts and ducts.

-New Construction and Additions

-Forty Cents per square foot (\$0.40/sq.ft)

-Alteration, Renovation, and change of Materials

-Twelve dollars (\$12.00) per every Thousand dollars (\$1000.00)of Construction

-Partial Permit

-50% of fee for entire project

-Change of use Permit

-\$100.00

-Temporary Permit

-\$50.00 -\$100.00

-Conditional Permit

-\$50.00 -\$100.00

-Variance Permit

-\$50 - \$100.00

2. SEWAGE/SEPTIC PERMIT

-\$200.00

3. DEMOLITION PERMIT

-\$50.00 -\$100.00

4. RELOCATION OF A BUILDING PERMIT

-\$50.00 -\$100.00

5. OCCUPANCY PERMIT

-\$100.00

SCHEDULE "D" 6-05 CON'T
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
FEES

7. POOL PERMIT

-Above Ground

-\$50.00 - \$100.00

-Inground

-\$150.00

ADMINISTRATIVE FEES

Transfer of Permits

-\$100.00

Revisions to Applications and Plans

-Revisions to floor plans only

-15% of Original Permit fee

-Revisions to floor plans and other specifications that do not result in a revision of the site plans

-50% of Original Permit fee

-Revisions of the site plan require the submission of a new application and

-100% of the applicable fee

***ALL PERMITS MAY BE SUBJECT TO A DEPOSIT AT THE BUILDING INSPECTORS DESCRETION**

***A MINIMUM FEE OF \$50.00 SHALL BE CHARGED FOR ALL PERMITS**

INSPECTION FEES

9:00am - 4:00pm Monday – Thursday

-\$75.00/Inpection

9:00am – 12:00pm Friday

-\$75.00/Inspection

After 4:00pm Monday – Thursday

-\$112.50/hour

After 12:00pm Friday

-\$112.50/hour

Saturday, Sunday and Holidays

\$112.50/hour

SCHEDULE "D" 6-05 CON'T
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
FEES

FOR ANY INSPECTIONS REQUIRED OUTSIDE NORMAL WORKING HOURS, THE INSPECTOR SHALL BE COMPENSATED BY THE OWNER FOR MILEAGE TO AND FROM THEIR PLACE OF RESIDENCE AS WELL AS ANY OTHER EXPENSES ACQUIRED BY HIM/HER DURING THE OFF HOURS

**SCHEDULE "G" 6-05
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
INSPECTION REPORT**

BUILDING INSPECTION

**PLEASE READ CAREFULLY BEFORE STARTING CONSTRUCTION
TO BOOK YOUR INSPECTION**

- 1. CONTACT (705) 437- 1337 EXT. 48 HOUR NOTICE IS REQUIRED**
- 2. LEAVE PERMIT NUMBER AND LOCATION OF CONSTRUCTION**
- 3. TYPE OF INSPECTION REQUIRED (see list below)**

**MANDATORY INSPECTION LIST
PURSUANT TO SECTION 2.4.5 OF THE ONTARIO BUILDING CODE**

**AS THE CONTRACTOR, OWNER OR APPLICANT, YOU ARE RESPONSIBLE FOR
ARRANGING THE MANDATORY INSPECTIONS, AS INDICATED BELOW**

- PLANS EXAMINATION:** Submission of house plans for review by Building Inspector and/or other persons designated by Chief and Council. Building Inspector must meet with homeowners/builders and Housing Coordinator or Program Manager to explain what discrepancies or changes if any, to be made (1 week for review). Written report prepared by Building Inspector and forwarded to Housing Coordinator or Program Manager.
- SITE INSPECTION AND EXCAVATION:** Occurs at initial excavation of foundation or test pit. Written report to Housing Coordinator or Program Manager.
- FOOTING INSPECTION:** Occurs before footings are poured. Written report to Housing Coordinator or Program Manager.
- FOUNDATION, DRAINAGE AND WATER PROOFING:** Occurs before backfill of foundation. Written report to Housing Coordinator or Program Manager.
- STRUCTURAL FRAMING INSPECTION:** Occurs when rough-in framing is completed. Rough-in plumbing inspections will be done by the Building Inspector at this time (refer to Plumbing inspections By-law 6-04 Schedule). The contractor shall at this time perform an air test on the water system according to the OBC with the Building Inspector present. Written report to Housing Coordinator or Program Manager.
- SEPTIC INSPECTIONS:** Refer to Schedule "G" Septic Inspections of By-law 6-04
- MECHANICAL:** Occurs when rough-in heating and air conditioning are completed. Written report to Housing Coordinator or Program Manager.

**SCHEDULE "G" 6-05 CON'T
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
INSPECTION REPORT**

BUILDING INSPECTION

- ELECTRICAL:** Occurs when rough-in electrical has been inspected by the Electrical Safety Authority. Building Inspector will then come in and do final inspection. Written report to Housing Coordinator or Program Manager
- PLUMBING INSPECTIONS:** Refer to Schedule "G" Plumbing Inspections of By-law 6-04. Written report to Housing Coordinator or Program Manager.
- INSULATION AND VAPOUR BARRIER INSPECTION:** At this stage vapour barrier must be inspected before wall covering is installed. Written report to Housing Coordinator or Program Manager.
- FINAL INSPECTION – INTERIOR AND EXTERIOR:** At this stage wall coverings, paint, electrical plates, heating (furnace and duct work), HRV or mechanical air exchanger or ventilation unit installed and balanced if applicable, are to be completed before any written report of completion are issued.
- FLOAT INSPECTION:** Re-inspections of deficiencies if needed required following any stage of inspection

***OTHER COPIES TO BE PROVIDED IF APPLICABLE BEFORE A FINAL INSPECTION
REPORT IS RELEASED**

- Health Canada Inspection reports (Preliminary and Final) for septic system.
- Ontario Hydro certifications (rough-in, and final)
- Fireplace Installation Certifications (Fire Chief or Qualified Wood Energy Technology Transfer (W.E.T.T) installer)

LOT GRADING APPROVAL- Deposit will not be released until clearance has been obtained from the Building Inspector and/or the Lands Department

*** Failure to request an inspection could result in finished work being removed, uncovered or excavated in order to complete a required inspection. Work of this nature is unnecessary and could be costly to you.**

SCHEDULE "G" 6-05 CON'T
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
INSPECTION REPORT

BUILDING INSPECTION

*** Be sure to check your reviewed plans carefully prior to construction, there may be changes or notions made to ensure compliance with the Ontario Building Code and its amendments.**

*** Failure to request any of the Mandatory inspections, including Final inspections, could result in a certificate of compliance not being issued for the project.**

*** A fee of \$200.00 will be applied to any final inspection request occurring more than 12 months after the date of the last inspection.**

b. All reviewed drawings, specifications, Ect.. Are to remain on site at all times.

(As per part 2.4.2.2. (1) (a) of the Ontario Building Code)

SCHEDULE "G" 6-05 CONT'
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
INSPECTION REPORT

BUILDING INSPECTION

	%	ITEM	% COM P	#	%	ITEM	% COMP
1	5	Site work- Excavation(1), Drainage(1), Backfill(1), Improvements(1), Landscape(1)		9	3	Heating Equipment- Furnace, Appliance, HRV/ERV, Combo	
2A	8	Foundation (Crawlspace)- Footings(1), Groundcover(1), Columns/Beams(1), Foundation Walls(5)		10	7	Thermal & Moisture Protection- Insulation(3), Vapour Barrier(2), Air Barrier(2)	
2B	14	Foundation (Full Basement) Footings(1), Groundcover(1), Columns/Beams(1), Foundation Walls(8), Basement Floor(3)		11	9	Interior Finish- Gypsum, Paneling, Painting, Tile, etc.	
3	21	Framing- Floors(3), Walls(9), Sheathing (3), Roof(6)		12	3	Floor Finish- Linoleum, Carpet, Hardwood, Laminate, Tile, Surface Protection	
4	3	Electrical Rough-In-Complete to receptacles		13	3	Electrical Finish- Includes All Fixtures, Final Electrical Certificate from ESA	
5	3	Plumbing Rough-In- Water Lines, drains and vent system		14	8	Carpentry Finish- trims(2), Cabinets(4), Landing/Stairs/ Handrails/Guards(2)	
6	3	Heating Rough-In- Ductworks, Distribution, Chimney		15	3	Plumbing Finish- Includes all fixtures	
7	7	Windows and Doors- Windows(4), exterior doors(1), interior doors(2)		16		Water Supply	
8	8	Exterior Finish- Veneer/siding(3), flashing/caulking(1), soffit/fascia(2), eaves/downspouts(2)		17		Septic Disposal	

Total Percent of Completion: _____

Code Used

NBC

OFNIHC

X OBC

Proceed

Proceed with Corrections

Correct

**SCHEDULE "G-1" 6-05
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
INSPECTION REPORT**

SEPTIC INSPECTION

PLEASE READ CAREFULLY BEFORE STARTING CONSTRUCTION

TO BOOK YOUR INSPECTION

- 1. CONTACT (705) 437- 1337 EXT. 224. 48 HOUR NOTICE IS REQUIRED**
- 2. LEAVE NAME, LOT # AND LOCATION OF CONSTRUCTION**
- 3. TYPE OF INSPECTION REQUIRED (see list below)**

MANDATORY INSPECTION LIST

**AS THE CONTRACTOR, OWNER OR APPLICANT, YOU ARE RESPONSIBLE FOR
ARRANGING THE MANDATORY INSPECTIONS, AS INDICATED BELOW**

- PLOT LAYOUT:** A test hole must be dug for inspector(s) to examine soils and groundwater. A diagram of the Septic System must be drawn on permit showing location of house/cottage, lake, property lines, and any wells.
- PRELIMINARY:** Once the Septic Bed has been installed, before coverage, an inspection must occur to determine fill used. The Septic Tank, headers and runs will also be tested to determine elevations and levelness.
- FINAL INSPECTION:** Sodding and/or seeding is complete.

*** Failure to request an inspection could result in finished work being removed, uncovered or excavated in order to complete a required inspection. Work of this nature is unnecessary and could be costly to you.**

*** Be sure to check your reviewed plans carefully prior to construction, there may be changes or notions made to ensure compliance with the Ontario Building Code and its amendments.**

*** Failure to request any of the Mandatory inspections, including Final inspections, could result in a certificate of compliance not being issued for the project.**

***A fee of \$200.00 will be applied to any final inspection request occurring more than 12 months after the date of the last inspection. As well where a Permit has expired a new Permit will have to be obtained.**

**SCHEDULE "G-2" 6-05 CON'T
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
INSPECTION REPORT**

PLUMBING INSPECTION

PLEASE READ CAREFULLY BEFORE STARTING CONSTRUCTION

TO BOOK YOUR INSPECTION

- 1. CONTACT (705) 437- 1337 EXT. 48 HOUR NOTICE IS REQUIRED**
- 2. LEAVE PERMIT NUMBER AND LOCATION OF CONSTRUCTION**
- 3. TYPE OF INSPECTION REQUIRED (see list below)**

MANDATORY INSPECTION LIST

PURSUANT TO SECTION 2.4.5 OF THE ONTARIO BUILDING CODE

**AS THE CONTRACTOR, OWNER OR APPLICANT, YOU ARE RESPONSIBLE FOR
ARRANGING THE MANDATORY INSPECTIONS, AS INDICATED BELOW**

- ROUGH-IN STACK, WASTES AND VENTS: Prior to framing and insulating**
- ROUGH-IN DISTRIBUTION PIPING: Prior to framing and insulating**
- STORM AND SANITARY SEWERS OUTSIDE: When main insulation is done, gravel is in, and top of pipes uncovered. (access to excavations required)**
- STORM AND SANITARY SEWERS INSIDE: Prior to pouring concrete floor. (access to the basement is required)**
- WATER SERVICE: When gravel is installed, top of piping or pipes is uncovered.**
- WATER TEST: Required prior to final inspection**
- FINAL INSPECTION: When construction is finished and all plumbing fixtures are installed.**

***Failure to request an inspection could result in finished work being removed, uncovered or excavated in order to complete a required inspection. Work of this nature is unnecessary and could be costly to you.**

*** Be sure to check your reviewed plans carefully prior to construction, there may be changes or notions made to ensure compliance with the Ontario Building Code and its amendments.**



**SCHEDULE "G-3" 6-05 CON'T
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
INSPECTION REPORT**

PLUMBING INSPECTION

*** Failure to request any of the Mandatory inspections, including Final inspections, could result in a certificate of compliance not being issued for the project.**

***A fee of \$100.00 will be applied to any final inspection request occurring more than 12 months after the date of the last inspection. As well where a Permit has expired a new Permit will have to be obtained.**

c. All reviewed drawings, specifications, Ect.. Are to remain on site at all times.

(As per part 2.4.2.2. (1) (a) of the Ontario Building Code)

**SCHEDULE "H" 6-05
THE CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
AUTHORIZATION FROM OWNER**

THIS NOTICE AUTHORIZES _____ TO
(Name of Permit applicant)

APPLY FOR THE FOLLOWING PERMIT _____
(Type of Permit)

FOR THE FOLLOWING LOCATION _____
(Street and 911 Number)

AUHTORIZATION GIVEN BY _____
(Owner/Landlord Please Print)

(Owner/Landlord Signature)

(Date)