

**TOWN OF LUSELAND
BYLAW NO. 2025-06**

**A BYLAW OF THE TOWN OF LUSELAND TO ESTABLISH FEES RELATED TO THE
ISSUANCE OF DEVELOPMENT, DEMOLISH AND BUILDING PERMITS AND THE
ENFORCEMENT OF THE NATIONAL BUILDING CODE OF CANADA AND ITS' AMENDING
ACTS WITHIN THE TOWN OF LUSELAND**

WHEREAS *The Construction Codes Act* provides that the Town of Luseland may pass bylaws in respect to establishing fees related to the administration and enforcement of *The National Building Code of Canada* and its related Acts.

NOW THEREFORE, The Council of the Town of Luseland in the Province of Saskatchewan, hereby enacts as follows:

SHORT TITLE

1. This bylaw may be cited as the Fee Bylaw

INTERPRETATION/LEGISLATION

2. Definitions contained in *The Construction Codes Act*, *The Building Code Regulations* and *The Energy Code Regulations* shall apply in this fee bylaw.

“Act” means *The Construction Codes Act*.

“building official” means a person who holds a building official licence.

“building official services” means plan review services, inspection services and enforcement services carried out by an appointed building official.

“building permit” means a permit issued by the Building Inspector to proceed with construction or reconfiguration of a specific structure at a particular site in accordance with the approved drawings and specifications, or use or occupancy of the building.

“certificate of occupancy” means a written document issued by the local authority giving the owner of the building permission to occupy the building for its intended use.

“competent person” means a person who is recognized by the local authority as having:

- (a) a degree, certificate or professional designation; or
- (b) the knowledge, experience and training; necessary to design or review the design of a building.

“demolition permit” means written authorization issued by the local authority or its building official to proceed with demolition or removal of any or all of a structure.

“development officer” means the CAO of The Town of Luseland who is to act as the Development Officer to administer this Fee Bylaw and all other Development and Building Bylaws.

“development permit” A document issued by the Council of the Town of Luseland that authorizes development pursuant to this Bylaw, but does not include a building permit.

“inspection” means the inspection of the following by an appointed building official to ascertain whether the Act and the regulations have been or are being complied with:

- (a) ongoing or incomplete building construction, materials of construction or building systems;
- (b) completed or existing building construction, materials of construction or building systems.


“local authority” means the municipality to which this Building Bylaw applies.

“NBC” means the edition and provisions of the National Building Code of Canada, including revisions, errata and amendments to it, declared to be in force pursuant to the Act and the regulations.

“NECB” means the edition and provisions of the National Energy Code of Canada for Buildings, including revisions, errata and amendments to it, declared to be in force pursuant to the Act and *The Energy Code Regulations*.

“owner” means:

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- (a) any person who has any right, title, estate or interest in land, improvements or premises other than that of a mere occupant, tenant or mortgagee;
- (b) any person, firm or corporation that controls the property under consideration; or
- (c) if the building is owned separately from the land on which the building is located, the owner of the building.

“owner’s representative” means any person, corporation, employee or contractor who has authority to act on behalf of an owner.

“permit” means written authorization issued by the local authority or its building official.

“plan review” means the examination of building drawings and related documents by a building official to ascertain whether those drawings and documents meet the requirements of the Act and the regulations.

“regulations” means *The Building Code Regulations* and *The Energy Code Regulations*.

“SAMA fee” means a fee charged to the local authority by the Saskatchewan Assessment Management Agency with respect to the work.

“value of construction” means the total costs to the owner for the building construction in its completed form and includes the cost of all building work, materials of construction, building systems, labour and overhead, and profit of the contractor and subcontractors.

“work” means any design, construction, addition, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, change of use, occupancy or change of occupancy of a building.

PERMIT REQUIRED

- 3. A Building or Demolition Permit shall be obtained by the owner of a property for work defined under the Act, Regulations passed pursuant to The Act, or the Town’s Building Bylaw.
- 4. A Development Permit shall be obtained by the owner of a property for work defined under the Town’s Zoning Bylaw.

DEVELOPMENTAL AND BUILDING FEES

- 5. Pursuant to this Municipal Fees Bylaw, the fees for the following Planning and Development Services shall apply:


Development Permit	
Permitted Uses	\$100.00
Discretionary Uses	\$390.00 + \$450.00 advertising
Minor Variance	\$50.00
Damage Deposit	\$50.00 per foot of frontage
No Permit Violation	\$500.00

***** All deposit fees will be returned if the site is completely cleaned up, and no damage is cause to any infrastructure owned by the Municipality. If there is damage, the cost to repair/replace the asset will be deducted from the deposit, and the balance refunded. In the event the deposit does not cover the repair/replacement, the owner shall be invoiced for the balance remaining. (Policy No CS-3402)

Amendments	
Zoning Bylaw Amendments	\$390.00 + \$450.00 advertising
Official Community Plan Amendments	\$390.00 + \$450.00 advertising
Copy of Planning Documents	
Zoning Bylaw	\$25.00
Official Community Plan	\$25.00

- 6. Pursuant to this Municipal Fees Bylaw, the fees for the following Building Services shall apply:

Building & Moving Permit	
Building Inspector Fee	As billed to the Town by the Building Inspector



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SAMA Fee	\$30.00
Minimum Permit fee unless stated in this Bylaw	\$100.00
Deck	\$100.00
Fence	\$100.00
Secondary Suite or Full Basement Development	\$150.00
Shipping Container	\$150.00
Residential 1 or 2 unit dwellings	\$200.00
Accessory Buildings under 100 sq ft	\$50.00
Accessory Buildings over 100 sq ft	\$150.00
Renewal fee	\$65.00
Cancellation of Permit Application within 90 days of issuance	All fees refunded less a \$80.00 administrative fee
No Permit Violation	\$500.00
Demolition Permit	
Administration Fee	\$125.00
Renewal fee	\$65.00
Residential Building Deposit	\$1,500.00
Commercial Building Deposit	\$4,000.00
Cancellation of Permit Application within 90 days of issuance	All fees refunded less a \$80.00 administrative fee
No Permit Violation	\$500.00

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7. Neither the payment of fees nor the provision of documentation shall in any way be considered as approval in regards to early or phased occupancy. All Certificates of Occupancy will be sent out upon the Municipality receiving all final reports from the Building Inspector with their approval.

PENALTY

16(1) Any person who contravenes any of the provisions of this building bylaw may be subject to the penalties provided in Part 8 of the Act.

(2) Conviction of a person or corporation for breach of any provision of this building bylaw shall not relieve the person or corporation from compliance with the Act and regulations.



(S E A L)

Kathy Wutz
 Mayor

 CAO

Introduced and given 1st reading on the 20 day of April, 2025
 Given 2nd reading on the 21 day of April, 2025
 Given 3rd reading and thereby adopted on the 22 day of April, 2025

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