

Rural Municipality of Lipton No. 217

BYLAW NO. 2023-01

BUILDING BYLAW

A BYLAW RESPECTING BUILDINGS

The Council of the Rural Municipality of Lipton in the Province of Saskatchewan enacts as follows:

**SHORT TITLE**

- 1 (1) This bylaw may be cited as the Building Bylaw.

**PURPOSE OF THE BUILDING BYLAW**

- 2 (1) The purpose of this building bylaw is to provide for the administration and enforcement of the Act, the regulations, *The National Building Code of Canada*, *The National Energy Code of Canada for Buildings*, ministerial interpretations and Saskatchewan Construction Standards Appeal Board orders and building official orders within the local authority.

**INTERPRETATION/LEGISLATION**

- 3 (1) Notwithstanding the definitions prescribed in this section for the purpose of administration and enforcement of this building bylaw, definition contained in *The Construction Codes Act*, *The Building Code Regulations* and *The Energy Code Regulations* shall apply in this building bylaw.
- (2) "**Act**" means *The Construction Codes Act*.
- (3) "**building official**" means a person who holds a building official license and appointed by the local authority to provide building official services.
- (4) "**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 proposed work.
- (5) "**farm building**" means, subject to the regulations, a building that:  
(a) does not contain a residential occupancy;  
(b) is located on land used for an agricultural operation as defined in *The Agricultural Operations Act*; and  
(c) is used for the following purposes:  
(i) the of housing livestock;  
(ii) the production, storage or processing of primary agricultural and horticultural crops and feeds;  
(iii) the housing and storage or maintenance of equipment or machinery associated with an agricultural operation;  
(iv) any other prescribed purpose.
- (6) "**local authority**" means the Rural Municipality of Lipton No. 217 and its elected council.
- (7) "**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.
- (8) "**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*.
- (9) "**occupancy certificate**" means a certificate issued with respect to the approved use or occupancy of a building.
- (10) "**owner**" means:  
(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.
- (11) "**owner's representative**" means any person, corporation, employee or contractor who has authority to act on behalf of the owner.

- (12) "**permit**" means written authorization issued by the local authority or its building official in the form of a building permit.
- (13) "**permit fees**" means as defined in this building bylaw.
- (14) "**plan review**" means the examination of building drawings and related documents by a building official to ascertain whether those drawings and documents meet the requirement of the standards of construction.
- (15) "**regulations**" means *The Building Code Regulations* and *The Energy Code Regulations*.
- (16) "**SAMA fee**" means a fee charged to the local authority by the Saskatchewan Assessment Management Agency with respect to the work.
- (17) "**service provider**" means the company providing building official services to the local authority.
- (18) "**standards of construction**" in this building bylaw means the Act, the regulations, The National Building Code of Canada, The National Energy Code of Canada for Buildings, ministerial interpretations pursuant to section 8 of the Act and Saskatchewan Construction Standards Appeal Board orders, interpretations and orders of building officials within the local authority and any related bylaws adopted by the local authority.
- (19) "**value of construction**" means the total costs to the owner for the work in its completed form and includes the cost of design, all building work, materials of construction, building systems, labour, overhead, and profit of the contractor and subcontractors.
- (20) "**work**" means any design, construction, addition, erection, placement, alteration, repair, renovation, relocation, removal, use, occupancy or change of occupancy, or reconstruction of a building.

**SCOPE OF THE BYLAW**

- 4 (1) This building bylaw applies to all work undertaken or to be undertaken within the geographical jurisdiction of the local authority.
- (2) The provisions of this building bylaw apply to buildings greater than 10 m<sup>2</sup> (107.6 ft<sup>2</sup>) in building area except as otherwise exempted by the Act or the regulations.
- (3) Retaining walls attached to a structure or free standing greater than 600 mm (2 ft) in differential grade height on lands not used for agricultural purposes.
- (4) An accessory building not greater than 10 m<sup>2</sup> (107.6 ft<sup>2</sup>) is exempt from this building bylaw provided it does not create a hazard and provided it does not have sleeping accommodations.
- (5) Farm buildings are exempt in accordance with subsection 6(2)(c) of the Act.
- (6) Notwithstanding the exemption for farm buildings, this bylaw regulates all residential occupancies, dwelling units, and houses situated on farm land.
- (7) Decks under 600 mm (2 ft) in differential grade height on lands for residential use are deemed as patios exempt from this building bylaw.

**PERMIT FEE AND PAYMENT**

- 5 (1) The Permit fee for construction, erection, placement, alteration, repair, renovation or reconstruction of a building, a permit extension permit and renewals shall be based on the following fee schedule:
  - (a) An administration fee of \$50.00 per permit plus \$2.00 per \$1,000.00 estimated value of construction in excess of \$50,000.00;

For example:

A building construction project is valued at \$75,000.00

Flat fixed fee of	=	\$50.00
plus		
\$2.00 per \$1,000 @ \$25,000 (\$75,000-\$50,000)	=	<u>\$50.00</u>
Total administration fee	=	\$100.00

- (b) In addition, the applicant shall deposit \$1,000.00 with the local authority as a Performance Bond.
- (c) If the applicant completed the work as authorized by the Building Permit is issued a Certificate of Completion by the local authority or its authorized representative with the time as stated, the sum deposited shall be refunded.

- (d) The permit fee shall also include the full cost of those services provided by a person, firm or corporation employed under contract to the local authority in reference to section 7(5).
    - (i) The fee for services as prescribed in subsection (1) may be amended from time to time as agreed to by the local authority and the authorized representative without affecting this bylaw.
    - (ii) A copy of the fee schedule is available upon request.
  - (e) The permit fee shall also include the full cost of the SAMA fee.
  - (f) Permit fees are exempt from GST.
  - (g) Where it is determined that work has commenced for which a permit has not been issued, the permit fees will be doubled.
- (2) The owner or the owner's representative may be invoiced by the local authority for additional fees as described in the service provider agreement as determined by the local authority or service provider.
  - (3) The local authority may, at its discretion, rebate a portion of a permit fee or additional fees where work is reduced in scope or discontinued, or where other exceptional circumstances occur.
  - (4) The building official may establish the value of construction for the work described in the application for a permit, for the purpose of determining the permit fee or additional fees, based on established current construction costs, the owner's or the owner's representative statement of costs or constructor's contract values, or similar methods selected by the building official.
  - (5) The permit fee and additional fees are the amounts due and are a debt due to the local authority and may be recovered from the owner of the land or premises in or on which the work or service was carried out.
  - (6) If amounts due are not paid within 30 days of the date the local authority notifies the owner or owner's representative of the amount due, the local authority may add the amount due to the owner's property taxes, as per the Act.
  - (7) Where the local authority refuses to issue or revokes a permit, the local authority shall refund any fee or deposits paid as part of the application for the permit, less administration and service fees.

#### **GENERAL DUTIES OF THE OWNER**

- 6 (1) The duties of the owner or the owner's representative as applicable, includes but not limited to:
  - (a) ensuring that the building and work is in accordance with the standards of construction;
  - (b) not commencing or cause to be commenced work without first having obtained a valid permit from the local authority;
  - (c) complying with the terms and conditions of the permit;
  - (d) complying with the terms and conditions of the plan review;
  - (e) ensuring all notifications required by this building bylaw are given to the local authority;
  - (f) ensuring all inspections are scheduled and completed by the building official;
  - (g) not enclosing prior to inspection the work that requires inspection by a building official;
  - (h) paying all costs associated with showing compliance with the construction code;
  - (i) not occupying the building or part of the building before the issuance of an occupancy certificate by the local authority or the building official pursuant to clause 16(11)(h) of the Act;
  - (j) obtaining prior written approval from the local authority before closing or blocking any road, street, lane, or sidewalk;
  - (k) supplying and maintaining, at their own expense, all warning signs, barricades, fences or other services that may be required to warn the public and protect the public from the work;
  - (l) fill and level any excavation on the property with clean non-expansive fill, to an elevation compatible with abutting properties; and
  - (m) arranging for all permits, inspections and certifications required by any other applicable bylaws, Acts and the regulations, and ensuring all copies of any inspection or review reports conducted by others are made available to the building official or local authority;
- (2) If intending to construct a farm building exempt from this building bylaw, the owner or the owner's representative shall provide to the satisfaction of the local authority on the form provided by the local authority that the building satisfies the definition of farm building in this building bylaw. For greater clarity, as per the Act, residential occupancies cannot be exempt.

#### **PERMITS – GENERAL CONDITIONS**

- (1) Permits shall be subject to any geotechnical requirements stated by the local authority.

- (2) Permits will be required for retaining walls attached to a structure or free standing that is greater than 600 mm (2 ft) in differential grade height on lands not used for agricultural purposes. An architect or engineer will be required to design such structures.
- (3) The granting of any permit by this building bylaw shall not:
  - (a) entitle the grantee, his successor or assigns, or anyone on his behalf to erect any building that fails to comply with the requirements of any Act, the regulations or bylaw affecting the site described in the permit; or
  - (b) make either the local authority or the building official liable for damages or losses in the event that a building does not comply with the requirements of any Act, the regulations or bylaw regardless of whether or not occupancy has been authorized by a permit.
- (4) Approval in writing from the local authority or building official is required for any deviation, omission or revision to the work.
- (5) The local authority may, at its discretion, have plan reviews, inspection and other services provided by a person, firm or corporation employed under contract to the local authority.

#### **PERMITS - APPLICATION AND ISSUANCE**

- 8 (1) Every application for a permit for work shall be in a form provided by the local authority Form A or its building official, and shall be accompanied by a minimum of one set of plans and specifications in electronic format (PDF) of the proposed building and work.
- (2) The owner or owner's representative consents to the use of email for communications.
- (3) Whenever the proposed work requires the technical expertise of an architect or engineer, the local authority or building official may require that all drawings and specifications, or any part thereof, be prepared or reviewed, sealed, dated and signed by an architect or engineer.
- (4) The application for a permit shall be reviewed and approved by the building official. The building official will return an approved plan review, showing all required inspections by the building official.
- (5) The local authority shall issue a permit if:
  - (a) All permit fees, deposits and any applicable taxes have been paid; and
  - (b) If the work described in the application for a permit, to the best of the knowledge of the local authority or building official, complies with the requirements of the standards of construction.

#### **PERMITS - REFUSAL TO ISSUE AND REVOCATION**

- 9 (1) The local authority may refuse to issue a permit if:
  - (a) the proposed work would contravene the standards of construction;
  - (b) the person who designed or reviewed the design of the proposed works that is within the scope of Part 9 of the NBC is not a competent person;
  - (c) the person who designed or completed a design review of the proposed works that is within the scope of the NECB is not an engineer or architect;
  - (d) the application for a permit is incomplete;
  - (e) any fee, or deposit required by the local authority are not paid; or
  - (f) the proposed work would contravene any other Act, the regulations or bylaws that applied to the proposed work.
- (2) The local authority may revoke a permit if:
  - (a) the holder of the permit requests in writing that it be revoked and the work has not commenced;
  - (b) there is contravention of any condition under which the permit was issued;
  - (c) the permit was issued on mistake, false or incorrect information; or
  - (d) the permit was issued in error; or
- (3) Where the local authority refuses to issue or revokes a permit, the local authority shall provide written notice to the applicant or permit holder as to the reasons for the refusal or revocation.

#### **PERMITS - EXPIRY**

- 10 (1) All permits shall expire on the date stated in the permit, or if no date is stated, the earliest of the following:
  - (a) 24 months from the date of issue;
  - (b) 6 months from date of issue if work is not commenced within that period;
  - (c) 6 months from date of last inspection by a building official where work has not seriously progressed to the satisfaction of the building official and without prior authorization from the local authority;
- (2) If the owner wishes to terminate the work, the owner or the owner's representative must first receive written approval for the local authority to terminate the permit.

- (3) If the permit expires, but not all of the work is complete, the owner or the owner's representative shall apply to the local authority in writing requesting:
  - (a) to extend the term of the permit. The local authority may extend the permit to a maximum of 24 months; or
  - (b) vary the conditions of the permit.
  - (c) A one-time extension may be granted by the local authority in consultation with the building official if the construction as listed in the building permit has reached final stage, that being completion of all concrete work, framing, poly/insulation and interior wall sheathing. All other requests for an extension must be approved by Council.
- (4) The expiration of a permit does not relieve the owner or owner's representative from the obligation to put the building in safe condition or demolish the building.

### **PERMITS – ENFORCEMENT**

- 11 (1) The local authority or building official may take any measures as permitted in the Act or the regulations for the purpose of ensuring compliance with the standards of construction.
- (2) Failure to obtain a permit or follow the terms of the permit, including ensuring that all inspections are scheduled and completed by the building official, may result in the issuance of a building official's order, in accordance with section 25 of the Act.
- (3) The building official may direct the local authority to register an interest in the lands through Land Titles Registry if a building official's order was not adhered to, in accordance with section 20 of the Act.

### **NOTIFICATION**

- 12 (1) Before commencing work, the owner or owner's representative shall give notice to the local authority, in writing, of:
  - (a) the contractor or other person in charge of the work;
  - (b) the designer of the work;
  - (c) the person or firm reviewing the work to determine whether or not the work conforms to the design;
  - (d) any inspection or testing agency that is engaged to monitor the work;
  - (e) the date the work is intended to commence;
  - (f) when the excavation is to be commence;
- (2) The owner or owner's representative must call for all inspections set out by the building official in the plan review.
- (3) Failure to provide notice and ensure that all inspections are scheduled and completed by the building official could result in destructive testing efforts requested by the building official at the cost of the owner or the owner's representative.
- (4) During the course of the work, the owner or owner's representative shall give notice to the local authority in writing of any:
  - (a) change in, or termination of, the employment of a person or firm listed in subsection (1);
  - (b) intent to do any work requiring inspections by the building official;
  - (c) intent to enclose any work requiring inspection by a building official;
  - (d) proposed or undertaken deviations from the plans approved and permitted by the local authority;
  - (e) the completion of the work;
  - (f) change in ownership, or change in address of the owner or the owner's representative that occurs before the completion as soon as the change occurs; and
  - (g) intention to occupy the building or portions of the building prior to the issuance of occupancy.
- (5) A real property report of the site prepared by a registered land surveyor shall be submitted by the owner or owner's representative for principal buildings and dwellings required by the local authority. Failure to do so may result in the issuance of a stop work order with additional fees.

### **NOTICE OF A FAILURE**

- 13 (1) The owner, owner's representative (or owner's agents, contractors, employees or successors or the registered owner of the land on which the building is situated shall submit a written report to the local authority of the occurrence of the following that causes or has the potential to cause serious injury or loss of life:
  - (a) structural failure of the building or part of the building;
  - (b) failure of any equipment, device or appliance that is regulated by the Act or the regulations.
- (2) The report must be submitted to the local authority within 15 days after the occurrence of the failure. The report must contain:

- (a) the name and address of the owner;
  - (b) the address or location of the building involved in the failure;
  - (c) the name and address of the constructor of the building; and
  - (d) the nature of the failure.
- (3) On receipt of the report, the local authority may require an owner or owner's representative to:
- (a) provide other information that the building official or local authority may consider necessary;
  - (b) complete any additional work that is necessary to ensure immediate compliance.

#### **ENFORCEMENT OF STANDARDS OF CONSTRUCTION**

- 14 (1) The local authority or the building official may take any measures as permitted by section 24, 25 or 26 of the Act and sections 13 and 14 of the regulations for the purposes of ensuring compliance with this building bylaw.
- (2) If any work to a building or part thereof or addition thereto is in contravention of any provision of the standards of construction, the local authority may take any measures as permitted by the Act for the purpose of ensuring compliance, including, but not limited to:
- (a) entering a building;
  - (b) ordering production of documents, tests, certificates, etc. relating to a building;
  - (c) taking material samples;
  - (d) ordering actions to be completed within a prescribed time;
  - (e) eliminating unsafe conditions;
  - (f) completing actions, upon an owner's non-compliance with an order, and adding the expenses incurred to the tax payable on the property; and
  - (g) obtaining restraining orders.
- (3) If any building or part thereof or addition thereto is in an unsafe condition due to faulty work, dilapidated state, abandonment, open or unguarded condition or any other reason, the local authority may take any measures allowed by the Act.

#### **BUILDING DESIGN REQUIREMENTS**

- 15 (1) The owner or owner's representative that undertakes to or has constructed a building that is within the scope of Parts 3, 5, 6 and 7 of the NBC shall have an architect or engineer:
- (a) complete the design or design review and inspection of the building and all buildings systems;
  - (b) provide a Commitment of Field Review letter as part of the permit application for work; and
  - (c) provide an Assurance of Field Review and Completion letter, on completion of the work, providing assurance that the work conforms to the architect's or engineer's design and the standards of construction.
- (2) The owner or owner's representative that undertakes to or has constructed a building with a structure that is within the scope of Part 4 of the NBC shall have an architect or engineer:
- (a) complete the design or design review of the structure;
  - (b) complete an inspection of construction of the structure to ensure compliance with the design;
  - (c) complete the reviews required by the NBC;
  - (d) provide a Commitment of Field Review letter as part of the permit application for work; and
  - (e) provide an Assurance of Field Review and Completion letter, on completion of the work, providing assurance that the work conforms to the architect's or engineer's design and the standards of construction.
- (3) Foundations for residential occupancies including modular homes with A277 certification shall be designed pursuant to subsection (2).
- (4) The owner or owner's representative that undertakes to or has constructed a building that is within the scope of Part 9 of the NBC shall have a competent person:
- (a) complete the design or review of designs of the building;
- (5) The owner or owner's representative that undertakes to or has constructed a building with a structure that is within the scope of the NECB shall have an architect or engineer:
- (a) complete the design or design review of the structure;
  - (b) complete an inspection of construction of the structure to ensure compliance with the design;
  - (c) complete the reviews required by the NECB;
  - (d) provide a Commitment of Field Review letter as part of the permit application for work; and
  - (e) provide an Assurance of Field Review and Completion letter, on completion of the work, providing assurance that the work conforms to the architect's or engineer's design and the standards of construction.
- (6) On the request of the local authority or building official, the owner or owner's representative shall ensure copies of any inspections or review reports made pursuant to this section are made available to the local authority or building official.

- (7) No owner or owner's representative shall cause or allow the ground elevations of a building to be changed so as to place in contravention of the NBC. This includes the building or part of the building, or an adjacent building.
- (8) If the property boundaries of a building lot are changed so as to place a building or part of a building in contravention of the NBC, the regulations or bylaws, the owner or owner's representative shall immediately alter the building or part of the building to bring it into compliance with the NBC.

**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 the standards of construction.
- 17 (1) Bylaw 2022-05 is hereby repealed.

Enacted pursuant to Section 17 of *The Construction Codes Act*.

This Bylaw comes into force upon approval by the Ministry of Government Relations – Building and Technical Standards Branch.



  
 \_\_\_\_\_  
 Reeve

  
 \_\_\_\_\_  
 Administrator

Read a third time and adopted  
 this 17<sup>th</sup> day of January, 2023.

  
 \_\_\_\_\_  
 Administrator


Certified to be a true copy of Bylaw No. 2023-01  
 adopted by the council of the Rural Municipality of  
 Lipton No. 217 on the 17<sup>th</sup> day of January, 2023

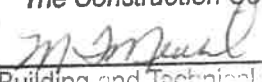


  
 \_\_\_\_\_  
 Administrator

Certified to be a true copy of Bylaw No. 2023-01 in accordance with Clause 17(6)(A) of  
 adopted by the council of the Rural Municipality of Lipton *The Construction Codes Act*  
 Lipton No. 217 on the 17<sup>th</sup> day of January, 2023



  
 \_\_\_\_\_  
 Administrator

APPROVED  
  
 Building and Technical Standards  
 Ministry of Government Relations  
January 30, 2023  
 Date





Schedule "B" to Bylaw 2023-01  
RM of Lipton No. 217

RURAL MUNICIPALITY OF LIPTON NO. 217  
Box 40  
Lipton, SK  
S0G 3B0  
Phone: 306-336-2244  
Email: [rm.217@sasktel.net](mailto:rm.217@sasktel.net)

BUILDING PERMIT # \_\_\_\_\_

Permission is hereby granted to \_\_\_\_\_

to \_\_\_\_\_ a building to be used as a \_\_\_\_\_

at legal land location \_\_\_\_\_

in accordance with the application dated \_\_\_\_\_. This permit is valid for a period of twenty four (24) months. If construction is not completed within twenty four (24) months it shall be the responsibility of the applicant to make application to the Local Authority as permit extensions and permit renewals may be issued in certain circumstances for a prescribed fee.

This permit is issued subject to the following conditions:

The attached information provided by the Building Official shall be completed and compliant. It is the responsibility of the applicant to construct the building in compliance with Bylaw No. 2022-05, the *Uniform Building and Accessibility Standards Act and Regulations* and the National Building Code of Canada.

It is also the responsibility of the owner to search the title for any easement(s) that may be registered against it. No building or improvement shall be placed or constructed within an easement.

It is the owner's responsibility to ensure all new permanent buildings, structures and improvements are located above flood proofed up to an estimated safe building elevation (determined by Saskatchewan Water Security Agency). Such elevations may be verified by a Saskatchewan Land Surveyor.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any deviation, omission or revision to the approved application requires approval of the Local Authority or its Authorized Representative.

Estimated value of construction \$ \_\_\_\_\_ Permit Fee \$ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Representative

**Schedule "C" to Bylaw 2023-01  
RM of Lipton No. 217**

**RURAL MUNICIPALITY OF LIPTON NO. 217  
Box 40  
Lipton, SK  
S0G 3B0  
Phone: 306-336-2244  
Email: [rm.217@sasktel.net](mailto:rm.217@sasktel.net)**

**Order to Comply under *The Construction Codes Act***

Issued to	
Property Location	
Project Description	
Permit Number	
Inspection Date	

**Contravention(s)**

Pursuant to subsection 24(1) of the CC Act, <i>The Building Code Regulations</i> , (the BC Regulations) the National Building Code of Canada (NBC), the National Energy Code of Canada for Buildings (NECB) and Building Bylaw no. 2022-05, the following contraventions are noted.
1.
2.
3.

**Order to Comply**

Pursuant to subsection 25(1), (2), (3), (4) or (5) of the CC Act, the BC Regulations, the NBC, the NECB and Building Bylaw No. 2022-05, you are hereby ordered to comply as follows:
1.
2.
3.
Compliance with this order is required on or before _____, 20__.

**Failure to Comply**

Failure to comply with the order by the date provided may result in the commencement of legal enforcement as provided by <i>The Construction Codes Act</i> . See sections 26,39 and 40 of the CC Act.
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**Issued By**

Building Official	License No.
Signature	Phone
Date	Email

**Right of Appeal**

An owner of a building may appeal an order made pursuant to subsection 25 of the CC Act within <b>15 days</b> after service of the order by submitting a request for hearing from the Chief Codes Administrator and providing a deposit. For appeal information contact Building and Technical Standards Branch, Saskatchewan Ministry of Government Relations. Email: <a href="mailto:btstandards@gov.sk.ca">btstandards@gov.sk.ca</a> Phone: 306-787-4113
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Schedule "D" to Bylaw 2023-01  
RM of Lipton No. 217

RURAL MUNICIPALITY OF LIPTON NO. 217  
Box 40  
Lipton, SK  
S0G 3B0  
Phone: 306-336-2244  
Email: [rm.217@sasktel.net](mailto:rm.217@sasktel.net)

**FARM BUILDING EXEMPTION REQUEST FORM**

To: \_\_\_\_\_  
Municipality Name (Print)

Re: \_\_\_\_\_  
Name of Owner (Print)

\_\_\_\_\_  
Description of Project (Print)

\_\_\_\_\_  
Civic Address or Legal Land Location of Project Site (Print)

I/We request an exemption from *The Construction Codes Act* (CCA) for the construction of a farm building.  
As per the definition of "farm building" in the CCA, I/we hereby affirm that the building:

- does not contain a residential occupancy,
- is located on land used for an agricultural operation as defined in *The Agricultural Operations Act* (see definition below), and
- is used for:
  - **The housing of livestock**
  - **The production, storage or processing of primary agricultural and horticultural crops or feeds**
  - **The housing, storage or maintenance of equipment or machinery associated with an agricultural operation**
  - **Another prescribed purpose – with details attached**

If the building is to be used for another use or assessed as another use by the municipality, I/we agree to obtain a building permit for the change of use/occupancy, and make all required changes to the building at our cost. I/We agree this may include removing materials to ensure compliance, providing engineered designs upon request, complying with orders, ensuring all required inspections are scheduled and completed, or removing the building.

\_\_\_\_\_  
Signature of Registered Owner

\_\_\_\_\_  
Date

**Definitions:**

The As per *The Agricultural Operations Act*; "agricultural operation" means an agricultural operation:

- i. that is carried out on a farm, in the expectation of gain or reward, including:
  - a. cultivating land;
  - b. producing agricultural crops, including hay and forage;
  - c. producing horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, flowers, greenhouse crops and specialty crops;
  - d. raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
  - e. carrying on an intensive livestock operation;
  - f. producing eggs, milk, honey and other animal products;
  - g. operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
  - h. conducting any process necessary to prepare a farm product for distribution from the farm gate;
  - i. storing, handling and applying fertilizer, manure, organic waste, soil amendments and pesticides, including both ground and aerial application;
  - j. any other prescribed agricultural activity or process; or
- ii. that is prescribed as an agricultural operation for the purposes of this Act

The CCA Regulations further clarifies that a building can not be defined as a farm building if:

- a) the building is used in the production, processing, wholesaling or distribution of cannabis as defined in *The Cannabis Act (Canada)* or *The Cannabis Control (Saskatchewan) Act*;
- b) the building is used for the manufacture, sale, storage, wholesale or delivery of beverage alcohol as authorized by *The Alcohol and Gaming Regulation Act, 1997*; or
- c) the building is classified for assessment purposes in one of the following classes:
  - i. commercial and industrial;
  - ii. elevators;
  - iii. railway rights of way and pipeline.