

MUNICIPALITY OF PRINCE

BUILDING BY/LAW NO. ~~256~~ 291

A By-Law pertaining to the issuing of Building Permits, enacted for the purpose of enhancing the health and general welfare of the residents of Prince Township.

WHEREAS heretofore dwellings, or other buildings or structures have been erected on a lot which lacked frontage on, or access to an established road;

AND WHEREAS dwellings have been erected on a lot having an area below the Minimum Standards established by the Department of Health;

AND WHEREAS dwellings have been constructed below the usually accepted Standard of Construction;

AND WHEREAS the Council of the Township of Prince deems it desirable to enact certain regulations with respect to these matters;

NOW THEREFORE the said Council hereby enacts as follows:

1. Before start of construction, remodelling, or addition to a dwelling the owner or builder must obtain a permit from the Township Building Inspector. *for moving*
2. The fee for such permit will be \$3.50 payable with application.
3. NO permit will be issued for the erection of a building unless the lot fronts on or has access to a regular established road.
4. NO permit will be issued for a dwelling to be erected on a lot having an area of less than 10,000 sq. ft. and a minimum width 50 ft.
5. In no case are there to be more than one dwelling on any lot with an area of less than 20,000 sq. ft. or a width less than 100 ft.
6. NO permit will be issued for a permanent dwelling of less than 400 sq. ft. of floor space and to be of a value of not less \$5,000.00.
7. Where concrete piers are used to support a dwelling such piers must have top area of at least 100 sq. ins. and a bottom of at least 144 sq. ins. and to be let into the ground not less than 3 ft. in sandy soil and 4 ft. in clay formation.
8. Chimneys to be of brick or patented chimney blocks parged on the inside with $\frac{1}{2}$ inch cement mortar or glazed flue lining chimney must be built at same time as the house is erected.
9. Roofing ^{to} of a standard approved grade not less than 60 lbs. per. 100 sq. ft.
10. A suitable culvert ~~to~~ road to be installed under supervision of Road Superintendent

10. Out side trim to be of #1. or #2 white pine completed in a workmanship manner.
11. An approved siding to be applied on the outside walls of a permement dwelling while said dwelling is being constructed.
12. Front of dwelling must be located at least 30 feet from property line. *On Provincial Highway kept ruling to apply.*
13. All joists must be not less then 2 x 8 stock spaced not more then 16 ins. O.C. Any span of more then 7ft. must have one row of bridgeing up to a spsn of 12 ft. 8 ins. and two rows on any span above that length. All studding and rafters to be spaced not more then 16ins.O.C.
14. WINDOWS. Each habitable room must have a glass area of at least 10% ofthe floor area of such room and must be so constructed as to provide ample ventilation.
15. ALL dwellings must have a least 2 outside doors as a means of safe exit to the exterior of building.
16. ANY PERSON convicted of a breach of any pr^vision of this By-law shall be subject to a fine of \$25.00 for such offence.

READ 1st. 2nd. & 3rd. time and passed by open Council on this
9th. day of May; 1958.

Corporation of the Township of Prince.

Being a By-law regulating the erection, altering, repairing or moving of dwellings in the Township of Prince and passed under the authority of Section 388 of the Municipal Act.

THEREFORE the Council of the Corporation of the Township of Prince

ENACTS AS FOLLOWS :-

1. Before starting the construction, remodeling, adding to or repairing of dwellings in the Township of Prince, the Owner or Builder must first obtain a permit from the Township Building Inspector, and the fee for such a permit will be \$3.50 payable with the application.
2. With the application for a permit the Owner or Builder must submit plans and specifications showing in detail the building addition or repairs proposed.
3. No permit will be issued for the erection of a dwelling unless a lot on which it is to be erected fronts on a regular established road.
4. No permit will be issued for a dwelling to be erected on a lot with less area than 10,000 sq. feet, and a minimum of width of 50 feet.
5. No more than one dwelling shall be erected on a lot with a area of less than 20,000 sq. feet and a minimum width of 100feet.
6. No permit will be issued on a permanent building with less than 400sq. feet floor space and to be of a value of not less than \$5,000.00
7. Where concrete piers are used to support a dwelling they must have a top area of at least 100 sq. inches and a bottom area of at least 144 sq. inches and to be inserted into the ground not less than three feet in sandy soil and four feet in clay soil.
8. Chimneys must be built with each dwelling and to be of brick or patented chimney blocks parged on the inside with $\frac{1}{2}$ inch cement mortar or glazed flue lining.
9. Roofing must be of standard approved grade not less than 60lbs per 100 sq. feet.
10. Out-side trim to be of No. 1 or No. 2 white pine and

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applied in a workmanship manner, and approved siding must be applied on outside walls.

11. Each dwelling must be located at least 30 feet from the property line and on Provincial Highways the Department's Ruling must apply, and if culvert access to the Highway is needed it must be provided under the supervision of the Road Superintendent of the Township.

12. All joists must be not less than 2 x 8 stock spaced and not more than 16 ins. O.C. Any span of more than 7 ft. must have one row of bridging up to a span of 12 ft. 8 ins. and two rows on any span above that length. All studding and rafters to be spaced not more than 16 ins. O.C.

13. Windows. Each habitable room must have a glass area of at least 10% of the floor area of such room and must be so constructed as to provide ample ventilation.

14. All dwellings must have at least 2 outside doors as a means of safe exit to the exterior of building.

15. Any person convicted of a breach of any provision of this By-law shall be subject to a payment of a fine, in a sum up to \$25.00 and Costs.

READ;- 1st., 2nd., and 3rd. time and passed by open Council

on this 9th day of May 1958

Clarence Hill

Lloyd Lencke

Amendment - July 15, 1959 - To limit time to start construction to 30 days from issue of permit. Failure to start in required time to cancel permit.

L. Lencke Clerk.

FINALLY PASSED 9th

day of May 1958

BY-LAW NO. 291 of the
CORPORATION OF THE TOWNSHIP
OF PRINCE.

James McEwen, Q.C.
Barrister, Solicitor, Etc.