

RESORT VILLAGE OF MANITOU BEACH

OLDER HOME RELOCATION BYLAW

BYLAW 50-2024

1. Purpose: This is a Bylaw to establish allowances and best practices regarding the development of properties by the relocation of older homes within the Resort Village of Manitou Beach. Further, to promote and maintain aesthetic qualities of a Resort Village.

2. Authority: The Municipalities Act s. 8 (1).

3. Definitions:

Administration- means The CAO, or agent appointed by The CAO, ie: Planning & Development Officer or Foreman.

Business- the practice of making one's living by engaging in commerce within the Resort Village of Manitou Beach, a person's regular occupation, profession, or trade, full-time, part-time, seasonal, or otherwise.

Land of Concern- areas within the village that requires special management; steep topography, or suspected low lying water tables, that have the possibility of effecting neighbouring properties, or damaging effects to development.

Legal Survey- defines a property's boundaries, the process undertaken by a authorized legal surveyor, as defined by The Land Surveyors Act, 2000.

Multi-Family Unit- a residential building containing more than one living unit. Examples: apartments, townhouses, duplexes, or condominiums.

Non-Compliant- Failure to meet deadlines set forth by Administration in the Older Home Permit.

Written Confirmation- a formal document, confirming acceptance of proposal, may include conditions, and can be delivered by email or if not provided by the applicant; letter mail will be the method of delivery.

4. Application:

- i. A legal survey must be made of the property proposed for development. ***This is the first step in the application process.*** Notice to inspect surveyor stakes must be provided to the village office before stakes are removed, or the process will be required to be repeated.
- ii. An application must then be made to the village, detailing building setbacks, plans to upgrade, and all other details outlined in the application form.
- iii. An application must be made with a minimum of 6 photos, showing the outside of each side, and roof of the proposed unit to be moved.
- iv. Upon Approval, each permit will have Two years to complete the work. Application to extend time period will be made on a case-by-case basis.

5. Requirements:

- i. Legal survey of property.
- ii. Application to village.
- iii. In land of concern within the village, a hydrology and/or geotechnical report may be required.
- iv. Approval of application.
- v. Upon written confirmation of approval, a building inspection is required **prior** to re-location. This ensures that all parties are aware of necessary upgrades.
- vi. Proposed unit must be placed on a permanent foundation. Concrete elements subject to Building Inspector approval, and municipal setbacks must be adhered to.
- vii. The proposed unit to be moved must be upgraded to code for Electrical & Plumbing, as well as comply with all requirements set forth by The Building Inspector.

- viii. Windows and siding must be in good repair. Chipped paint must be removed & refinished from window frames and siding. Defects in vinyl siding or another composite must have section replaced.
- ix. Roof must be in good repair. Defective metal roofing must be replaced. Shingles-asphalt or another composite must be replaced if defective or missing.
- x. The Municipality reserves the right to deny any requests.

6. Fees & Penalties Failure to Comply

- i. Fee: \$40.00 per application. \$80.00 for extension application.
- ii. Penalty: non-compliance, \$1000.00
- iii. Failure to Comply: Additionally, to the non-compliance penalty, The Municipality will hire contractors to complete the work as required, if non-compliant, and transfer those expenses back to the property owner. All unpaid fees at year end will be transferred to the tax roll.

7. Repeal

Upon Bylaw 50-2024 coming into effect, policy 40-2014 shall hereby be repealed.

Mayor

Administrator

Resolution 2024-0265
Read a third time and adopted;
This 16th day of December 2024.