

**PROVINCE OF QUÉBEC
TOWN OF HAMPSTEAD**

BY-LAW NUMBER 759-1

**BY-LAW AMENDING BY-LAW NO. 759
CONCERNING THE DEMOLITION OF BUILDINGS**

WHEREAS Notice of Motion of the present By-law was given at the Council Meeting held on December 6, 2010;

ON DECEMBER 13, 2010, THE COUNCIL DECREES AS FOLLOWS:

1. Section 9 of By-law N° 759 concerning the demolition of buildings is replaced by the following:

“9. ISSUANCE OF A PERMIT

- 9.1 When the Committee grants a permit for demolition, the Director shall issue the certificate on behalf of the Committee. The permit must, if applicable, stipulate the conditions, which are binding on the applicant.
- 9.2 (...) No permit shall be issued during the appeal period of thirty (30) days set out in section 8.1.
- 9.3 The Committee may revoke a certificate after having advised the holder in writing:
 1. should one of the conditions for issuance of the permit for demolition not be respected, or
 2. should the permit have been granted in error based on erroneous information.

The holder of a certificate that has been revoked must return it to the Director within ten (10) days of the notice to this effect.

- 9.4 The permit for demolition shall be deemed invalid should the work that it authorizes not be undertaken prior to the expiration of the time period of six months.
- 9.5 Should the work not be completed within the set time period, the Council may complete said work and recover its costs from the owner, or at the Council's discretion, execute the financial guarantee. Should it recover these costs from the owner, they shall constitute a prior claim on the property, for the same reasons and with the same status as the claims contemplated in paragraph 5 of article 2651 of the Quebec Civil Code, and these costs shall be guaranteed by a lien on the property.

9.6 Fees for issuing a Permit

The fees required for issuing a permit are calculated at a rate of one-and-one-half percent (1.5%) of the municipal evaluation for each building covered by the application, to which is added a non-refundable application fee of one hundred and twenty five dollars (\$125).

If the permit is not issued, the minimum fees required are six hundred dollars (\$600) for each public meeting of the Committee and, if applicable, for each Council meeting dealing with the application.

For calculating the fees required for issuing a permit authorizing the demolition of a building, or part of a building, that is a part of a larger municipal evaluation unit comprising one or more buildings, the municipal evaluation unit comprising one or more buildings, the municipal evaluation of the building or part of the building subject to the application for demolition must be apportioned in proportion to the area of that building or part of a building when compared to the area of the whole evaluation unit.

The said fees are payable in cash, by certified cheque, or by bank draft. When received by the Committee Secretary, these fees will immediately be turned over to the Town Treasurer.

In the present article, the municipal evaluation of any building is the value indicated on the municipal evaluation role in force at the time the demolition application is submitted.

2. This By-law will come into force in accordance with the law.

(s) William Steinberg
Dr. William Steinberg, Mayor

(s) Nathalie Lauzière
M^c Nathalie Lauzière, Town Clerk