



TOWN OF DEER LAKE APPLICATION FOR PERMIT

Residential: For construction over 46 sq.m, the application must be accompanied by one (1) set of complete plans. All other construction will require a drawing and lot survey for the proposed work.

- Applications must be submitted at least 7 days prior to Council Meetings, held the 2nd and 4th Monday of each month.
- Relocation of a building will be treated the same as a new building.
- All new dwellings must have an approved ULC 110 volt smoke detector installed.
- Applications must state exterior finish of building.
- Sump pumps, floor drains, weeping tile, roof drains, etc. shall not be connected to the sanitary sewer system.
- Building sites not serviced with water and sewer shall be inspected and approved by the Department of Health.
- All permits are subject to a 14 day appeal by any member of the general public.
- Backup valve shall be installed on sewer line.
- Building finishing grade shall be 300 mm above road grade to prevent drainage from the road to the property.
- Applicant/contractor shall confirm location and grade of water/sewer services before construction.

Commercial: For construction, renovations, and extensions; the application must be accompanied by two (2) sets of plans, survey, and a completed Fire Commissioner/National Building Code (FC/NBC) form for the proposed construction. A stamped drawing prepared by a professional engineer or architect is required for construction over 600 sq.m.

- Plot plan showing the location of the building.
- Scale drawings consisting of four (4) elevations, foundation plan, floor plan, wall sections, and any associated details.
- Commercial/ Industrial Buildings require same as above in addition to complete electrical, plumbing, heating and site plan containing finished grades and elevations.
- Sump pumps, floor drains, weeping tile, roof drains, etc. shall not be connected to the sanitary sewer system.
- Backup valve shall be installed on sewer line.
- **Caution:** The Deer Lake development regulations for Commercial, Industrial and Institutional must contain both lot locations and structure height restrictions.

Notice: For All Permit Applications

All new construction, renovations, extensions, etc. are subject to supplementary property assessments and taxation. These assessments are often not available until late in the year but are effective from the date of occupancy. The applicant should therefore be aware of and budget for the additional tax.

Applicants are also reminded that they are responsible for the cost of replacing asphalt that may have to be cut to provide water and sewer services to their property.

STIPULATION:

When footings have been framed, but before pouring, contact the Town Office (635-2451) so that the site can be inspected to confirm that the building size complies with the Town regulations.

PERMIT RATES:

Available at the Town Office - 6 Crescent Street or call (635-2451)

EXPIRY & RENEWAL

This permit is valid for 1 year from the date it is issued. It can be renewed should construction not be completed within the year.

Permit expires in 6 months of approval if not picked up.



TOWN OF DEER LAKE APPLICATION FOR PERMIT

Office Use Only				
Permit No.	Zoning	Variance	Discretionary Use	Receipt Date _____ <div style="display: flex; justify-content: space-around; font-size: small;"> Y M D </div>

Part 1: Owner Information (To be completed by the owner)

Owner					
Current Mailing Address					
City/Town	Province	Postal Code	Telephone No.	Fax No.	E-mail Address

Part 1A: (Please check applicable boxes)

Application for	<input type="checkbox"/> <small>New Construction</small>	<input type="checkbox"/> <small>Extension</small>	<input type="checkbox"/> <small>Accessory Bldg.</small>	<input type="checkbox"/> <small>Renovations</small>	<input type="checkbox"/> <small>Basement Apt.</small>	<input type="checkbox"/> <small>Demolition</small>	<input type="checkbox"/> <small>Fencing</small>
Type of Building	<input type="checkbox"/> <small>Residential</small>	<input type="checkbox"/> <small>Commercial</small>	<input type="checkbox"/> <small>Industrial</small>	<input type="checkbox"/> <small>Institutional</small>	<input type="checkbox"/> <small>Sign</small>	<input type="checkbox"/> <small>Swimming Pool</small>	
Description of Proposed Work					Construction Value		
					\$		

Part 1B: Building Size

Length	Width	Height	Square/Meter	Exterior Finish
m.	m.	m.	Sq/m.	

Part 1C: Level Particulars (Please check applicable boxes)

1 Floor	2 Floors	Partial Basement	Full Basement
_____	_____	_____	_____

Part 1D: Land size and location

Frontage	Rear	Right side	Left side	Location
m.	m.	m.	m.	

Part 1E: Accessory Buildings (Sheds, Garages, etc.)

Length	Width	Height	Exterior Finish
m.	m.	m.	



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Part 2: Contractor Information

Builder/Contractor			Mailing Address	City/Town	
Province	Postal Code	Telephone	E-mail Address (optional)	Fax No.	Business Permit ()Yes ()No

Electrical Contractor			Mailing Address	City/Town	
Province	Postal Code	Telephone	E-mail Address (optional)	Fax No.	Business Permit ()Yes ()No

Plumbing Contractor			Mailing Address	City/Town	
Province	Postal Code	Telephone	E-mail Address (optional)	Fax No.	Business Permit ()Yes ()No

Certified HRV Installer			Mailing Address	City/Town	
Province	Postal Code	Telephone	E-mail Address (optional)	Fax No.	Business Permit ()Yes ()No

Drywall Installer			Mailing Address	City/Town	
Province	Postal Code	Telephone	E-mail Address (optional)	Fax No.	Business Permit ()Yes ()No

Plaster/Painter			Mailing Address	City/Town	
Province	Postal Code	Telephone	E-mail Address (optional)	Fax No.	Business Permit ()Yes ()No



6 Crescent Street Deer Lake, NL A8A 1E9
 Phone: 635-2451 Fax: 635-5857

DEVELOPMENT REGULATIONS CHECKLIST

Permit No. _____ Applicant Name _____ Date: _____

ZONE

_____ Residential _____ Rural _____ Commercial Highway _____ Town Centre
 _____ Agricultural _____ Rural Community _____ Commercial Industrial

RESIDENTIAL HOME				
	Single Dwelling	Double Dwelling	Row Dwelling	Apt Building
Frontage Required	_____ 15	_____ 20	_____ 20*	_____ 20 for 1*3
Building Line Setback	_____ 9	_____ 9	_____ 10	_____ 10
Sideyard	_____ 2 & 1	_____ 3	_____ 3	_____ 5
Sideyard Corner Lot	_____ 6	_____ 6	_____ 6	_____ 6
Rearyard	_____ 9	_____ 9	_____ 9	_____ 9
Lot Coverage %	_____ 33	_____ 33	_____ 33	_____ 33
Maximum Height	_____ 8	_____ 8	_____ 10	_____ 10

*per dwelling unit

FENCING: Maximum height is 1.8 meters in residential, rural community & town centre zones. All others, the maximum height is three meters (see pages 21 & 22 in Regulations), however; maximum height of fencing shall not be greater than 0.75 meters between the building line and street line.

ASSESSORY BUILDINGS	DECKS/PATIOS
_____ lot coverage of no greater than 7% (up to a combined total floor area of no greater than 67 square meters) _____ maximum height of 4 meters (see pg. 56 in regulations) _____ no closer than the main building _____ side lot line of 1 meter _____ 6 meters to the flanking road _____ 1 meter rear lot line _____ minimum separation of 3 meters from a dwelling	_____ shall not extend into the minimum permissible front and side yards _____ flanking road setback shall not be closer to the rear lot line than 1 meter

 Verified by Applicant