

TOWN OF DEER LAKE

APPLICATION FOR PERMIT (to print document, select document, File, Print Selection)



Office Use Only			
Permit No.	Zoning	Variance	Discretionary Use

Part 1: Owner Information (All non-shaded areas to be completed by owner)

Owner					Receipt Date	
Current Mailing Address					_____ Y M D	
City/Town	Province	Postal Code	Telephone No.	Fax No.	Email Address	

Application For	<u> </u> New Construction	<u> </u> Extension	<u> </u> Accessory Bldg.	<u> </u> Renovations	<u> </u> Basement Apt.	<u> </u> Demolition	<u> </u> Fencing
Type of Building	<u> </u> Residential	<u> </u> Commercial	<u> </u> Industrial	<u> </u> Institutional	<u> </u> Sign	<u> </u> Swimming Pool	
Description of Proposed Work					Construction Value		
					\$		

Part 1A: Building

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

Part 1B: Land Size and Location

Frontage	Rear	Right Side	Left Side	Location
m.	m.	m.	m.	

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

Length	Width	Height	Exterior Finish
m.	m.	m.	

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Part 1D: General Information

For Residential construction of over 46 sq.m, this 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, which are held 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.

For commercial new 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.

- Sump pumps, floor drains, weeping tile, roof drains, etc. shall not be connected to the sanitary sewer system.
- Backup valve shall be installed on your sewer line.

1. Plot plan showing the location of the building.
2. **Scale drawings consisting of four (4) elevations, foundation plan, floor plan, wall sections and any associated details.**
3. Commercial & Industrial Buildings require same as above in addition to complete electrical, plumbing, heating and site plan containing finished grades and elevations.

NOTE:

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.

CAUTION:

The Deer Lake development regulations for Commercial, Industrial and Institutional contain both lot locations and structure height restrictions.

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 FEE

Available at the Town Office (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.

Note: The application expires in 6 months if the application is not completed.

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Part 2: Contractor Information

Builder/Contractor			Mailing Address	City/Town		
Province	Postal Code	Telephone	Email Address (optional)	Fax No.	Business Permit <input type="checkbox"/> Y <input type="checkbox"/> N	

Electrical Contractor			Mailing Address	City/Town		
Province	Postal Code	Telephone	Email Address (optional)	Fax No.	Business Permit <input type="checkbox"/> Y <input type="checkbox"/> N	

Plumbing Contractor			Mailing Address	City/Town		
Province	Postal Code	Telephone	Email Address (optional)	Fax No.	Business Permit <input type="checkbox"/> Y <input type="checkbox"/> N	

Certified HRV Installer			Mailing Address	City/Town		
Province	Postal Code	Telephone	Email Address (optional)	Fax No.	Business Permit <input type="checkbox"/> Y <input type="checkbox"/> N	

Drywall Installer			Mailing Address	City/Town		
Province	Postal Code	Telephone	Email Address (optional)	Fax No.	Business Permit <input type="checkbox"/> Y <input type="checkbox"/> N	

Plaster/Painter			Mailing Address	City/Town		
Province	Postal Code	Telephone	Email Address (optional)	Fax No.	Business Permit <input type="checkbox"/> Y <input type="checkbox"/> N	

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I do solemnly declare that the plans, specifications and statements herein contained in the said application are true and correct to the best of my knowledge.

I understand that the granting of a Permit, the approval of the drawings and specifications, or inspections made by the Municipality, shall not in any way relieve me of full responsibility for carrying out the work or having the work carried out in accordance with the **Municipal Building Regulations and the National Building Code of Canada.**

The issuance of this permit shall not imply responsibility by the Town of Deer Lake for non-compliance of the applicant to carry out work in accordance with the **Municipal Building Regulations and the National Building Code of Canada.**

Print Name

Signature

Date

APPROVED _____ **DECLINED** _____ **COST of PERMIT** _____

Part 3: Plot Plan (**showing location of dwelling, rear yard depth, side yard width and front yard depth**)

Back

Building

Front

TOWN OF DEER LAKE

6 Crescent Street
 Deer Lake, NL A8A 1E9
 Phone: 635-2451 • Fax: 634-5857
 Email: deerlake@nf.aibn.com



DEVELOPMENT REGULATIONS CHECK LIST

Permit No.	Applicant Name	Date
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ZONE

<input type="checkbox"/> Residential	<input type="checkbox"/> Rural	<input type="checkbox"/> Rural Community	<input type="checkbox"/> Town Centre
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Commercial Industrial	<input type="checkbox"/> Commercial Highway	

RESIDENTIAL HOME

	Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building
Frontage Required	<input type="checkbox"/> 15	<input type="checkbox"/> 20	<input type="checkbox"/> 20*	<input type="checkbox"/> 20 for 1 st 3
Building Line Setback	<input type="checkbox"/> 9	<input type="checkbox"/> 9	<input type="checkbox"/> 10	<input type="checkbox"/> 10
Sideyard	<input type="checkbox"/> 2 & 1	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/> 5
Sideyard Corner Lot	<input type="checkbox"/> 6	<input type="checkbox"/> 6	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Rearyard	<input type="checkbox"/> 9	<input type="checkbox"/> 9	<input type="checkbox"/> 9	<input type="checkbox"/> 9
Lot Coverage %	<input type="checkbox"/> 33	<input type="checkbox"/> 33	<input type="checkbox"/> 33	<input type="checkbox"/> 33
Maximum Height	<input type="checkbox"/> 8	<input type="checkbox"/> 8	<input type="checkbox"/> 10	<input type="checkbox"/> 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
<input type="checkbox"/> lot coverage of no greater than 7% (up to a combined total floor area of no greater than 67 square meters) <input type="checkbox"/> maximum height of 4 m (see pg 56 in regulations) <input type="checkbox"/> no closer than the main building <input type="checkbox"/> side lot line of 1 meter <input type="checkbox"/> 6 meters to the flanking road <input type="checkbox"/> minimum separation of 3 meters from a dwelling	<input type="checkbox"/> shall not extend into the minimum permissible front and side yards <input type="checkbox"/> flanking road setback shall not be closer to the rear lot line than one meter

Verified by Applicant