

APPLICATION # _____
PERMIT # _____

Town of Petty Harbour/Maddox Cove

General Development Application

- ◆ All development must meet the applicable zoning regulation requirements. See zoning regulation requirements as outlined below.
- ◆ Structures are to be located, built and/or renovated in accordance to plans and plot location submitted.
- ◆ Structures are to be constructed in accordance to the National Building Code and all applicable legislation.
- ◆ All buildings are to be used for domestic purposes unless otherwise approved by council and a permit obtained for commercial purposes.
- ◆ Septic systems must be approved by council and a Certificate of Approval from Service NL is required to be submitted to council before a permit will be issued.
- ◆ All applications must include:
 - A legal survey - A plot plan or sketched plot plan must be indicated on survey.
 - Proof of ownership/permission from property owner if you are not the current property owner.
 - A copy of house plans if applicable.
- ◆ A secondary inspection must be completed by the Town when footings are in place and prior to concrete being poured.
- ◆ For new home development , an Occupancy Permit must be obtained before occupancy.
- ◆ The new building must have four (4) corners marked for inspection by the town.

APPLICANT NAME: _____

Phone: _____ **email:** _____

Mailing address: _____

Civic address of the proposed development: _____

Property Owner: _____

TYPE OF PERMIT

- | | |
|---|--|
| <input type="checkbox"/> Development Approval | <input type="checkbox"/> Approval in Principle |
| <input type="checkbox"/> Repairs/Renovations | <input type="checkbox"/> Demolition |
| Will this development have an apartment? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

DESCRIPTION OF INTENDED USE (RESIDENTIAL):

- | | |
|---|--|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Single Family Dwelling c/w Apartment |
| <input type="checkbox"/> Extension to Dwelling | <input type="checkbox"/> Accessory Building <input type="checkbox"/> Other |

DESCRIPTION OF INTENDED USE (COMMERCIAL):

- | | | |
|---------------------------------|-------------------------------------|---|
| <input type="checkbox"/> Retail | <input type="checkbox"/> Restaurant | <input type="checkbox"/> Extension to Commercial Building |
| <input type="checkbox"/> Office | <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |

BUILDING DESCRIPTION:

Building Length: _____ (ft) Building Width _____ (ft) Building Height _____ (ft)
Area: _____ (sq. ft.)

OTHER BUILDING ALREADY PRESENT ON LOT (if applicable)

| | L | X | W | X | H (ft) |
|---------------------------|-------------|---|-------|---|--------|
| Use of Building # 1 _____ | Size: _____ | X | _____ | X | _____ |
| Use of Building # 2 _____ | Size: _____ | X | _____ | X | _____ |

DESCRIPTION OF DEVELOPMENT/REPAIRS/EXTENSION ETC. (Additional Information):

PROPOSED MEANS OF SERVICING:

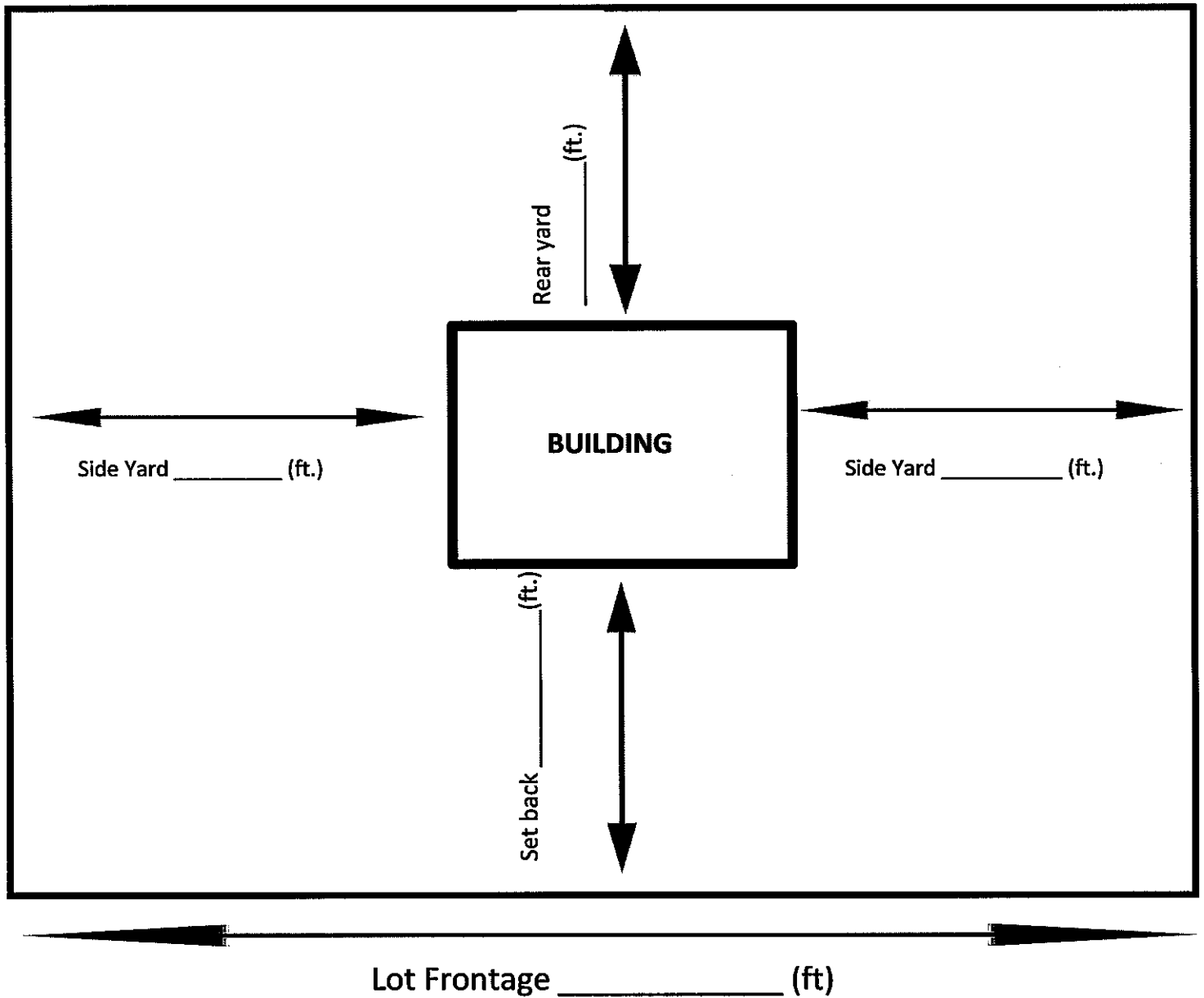
- Municipal water On site septic On site drilled well Municipal water & sewer

PROPOSED MEANS OF ACCESS:

- Existing access New Access

PLOT PLAN

Please indicate the proposed location of the new building in relation to the property lot lines. Indicate the location of accessory buildings, in relation to the existing building and lot lines. Also indicate the lot frontage, side yard, line setback and rear yard depth.



ADDITIONAL INFORMATION (if necessary):

OFFICE USE ONLY:
Inspections & Development Committee Approval: _____
Additional comments from inspection: _____

DECLARATION

I, _____ solemnly declare that plans, specifications and statements herein conform to the requirements of the Town of Petty Harbour/Maddox Cove and are made with full knowledge of the circumstances connected with the same. I declare that all regulations will be complied with, whether specified herein or not. I make this solemn declaration, conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Signature of Applicant

Date: _____

Witness

RESIDENTIAL ZONE REGULATIONS

Lot Requirements

| Standard | Single | Double | Row | Apartment | | | |
|-------------------------|--------|----------|----------|-----------|----------|----------|----------|
| | | | | 1-bed | 2-bed | 3-bed | 4-bed |
| Minimum Lot area (m2) | 450 | 390/unit | 350/unit | 200/unit | 250/unit | 280/unit | 300/unit |
| Minimum Floor Area (m2) | 80 | 80/unit | 65/unit | 40/unit | 50/unit | 60/unit | 70/unit |
| Minimum lot frontage | 15 m | 15 m | 12/unit | 42 m | | | |
| Minimum setback | 6 m | 6 m | 6 m | 8 m | | | |
| Minimum side yard | 1.5 m | 1.5 m | 1.5 m | 5 m | | | |
| Minimum flanking yard | 6 m | 6 m | 6 m | 6 m | | | |
| Minimum rear yard | 10 m | 10 m | 10 m | 12 m | | | |
| Maximum lot coverage | 33% | 33% | 33% | 33% | | | |
| Maximum building height | 8 m | 8 m | 10 m | 10 m | | | |

HERITAGE ZONE REGULATIONS

Lot Requirements

| Standard | Single | Double | Row | Apartment |
|-------------------------|---|----------|----------|---------------------------------|
| Minimum Lot area (m2) | 330 See also Section 8.6.4 | 275/unit | 250/unit | At the Discretion of Council |
| Minimum Floor Area (m2) | 60 | 60/unit | 50/unit | |
| Minimum lot frontage | 12 m See also Section 8.6.4 | 15 m | 12/unit | |
| Minimum setback | 2 m | 2 m | 2 m | |
| | Or consistent with adjoining buildings on the street | | | |
| Minimum side yard | 1.5 m | 1.5 m | 1.5 m | |
| Minimum flanking yard | 3 m | 3 m | 3 m | |
| Minimum rear yard | 8 m (6 m as per Section 8.6.4) | 8 m | 8 m | |
| Maximum building height | 8 m | 8 m | 10 m | |

ACCESSORY BUILDING REGULATIONS

Accessory buildings shall have a lot coverage no greater than 7%, up to a maximum size of 70 m2, and a height of no more than 4 meters.

FOR OFFICE USE ONLY

Revision #

Revision Date