



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

Development Approval

Approval in Principle

Repairs/Renovations

Demolition

Will this development have an apartment?

Yes  No

### DESCRIPTION OF INTENDED USE (RESIDENTIAL):

Single Family Dwelling

Single Family Dwelling c/w Apartment

Extension to Dwelling

Accessory Building

Other

### DESCRIPTION OF INTENDED USE (COMMERCIAL):

Retail

Restaurant

Extension to Commercial Building

Office

Industrial

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):**

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**PROPOSED MEANS OF SERVICING:**

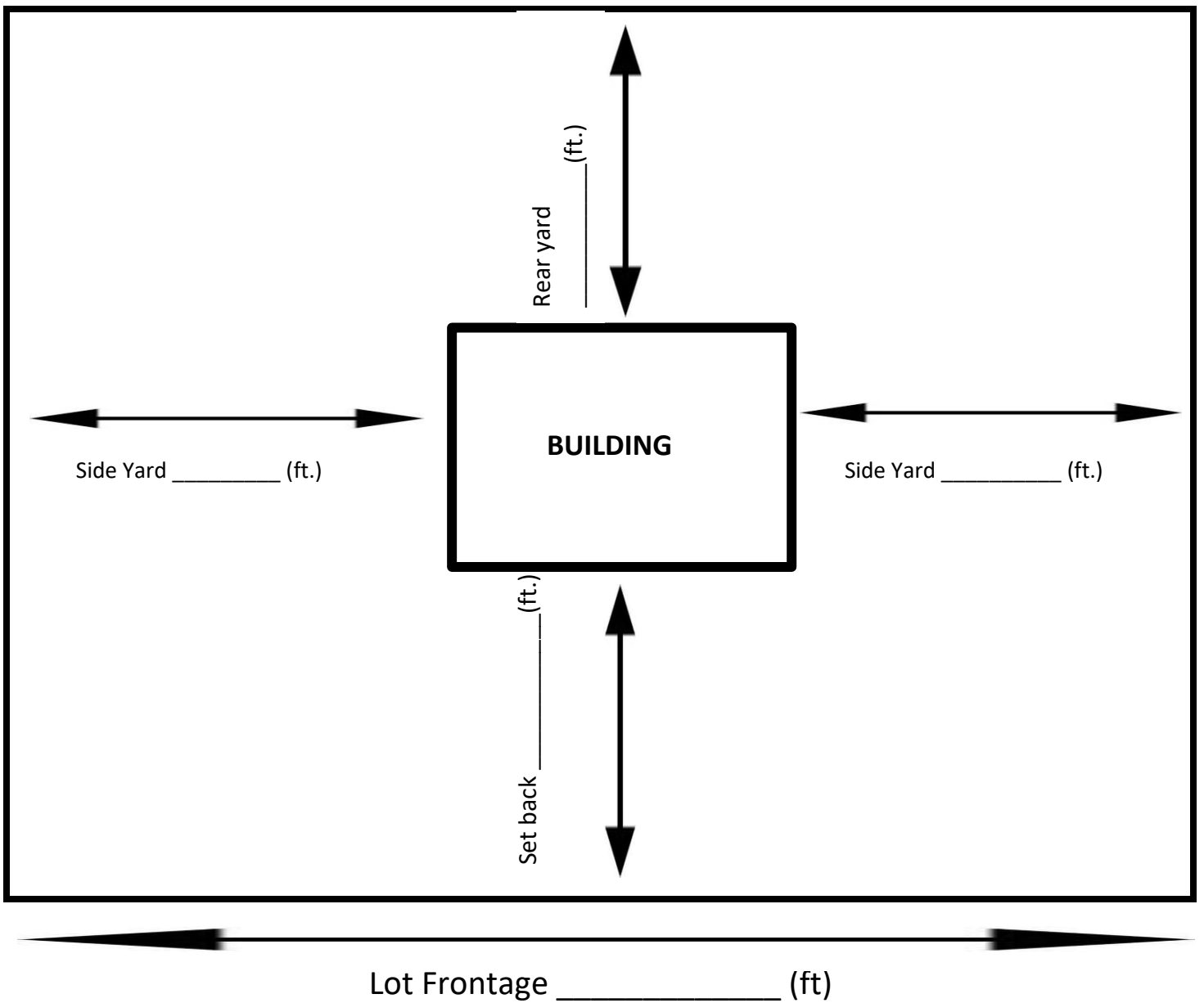
- Municipal water    On site septic    On site drilled well    Municipal water & sewer

**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):**

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**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.





