



Town of North West River, NL

Application for Development Permit

Office Use Only			
Permit No.	Zoning	Variance	Discretionary Use
2010-			

OWNER INFORMATION

Owner			Telephone
Mailing Address			Cellphone
Civic Address			Fax
Property Title	Taxes O/S	Email	

Application for:	New Construction	Extension	Accessory Building	Renovations	Basement Apt.	Demolition	Fencing	Subdivide Land
Type of Building	Residential	Commercial	Industrial	Institutional	Sign	Shed	Other	
Description of Proposed Work						Construction value		
						\$		

Building Particulars

Length (m)	Width (m)	Height (m)	Floor Area (m ²)	Exterior Finish

Land Size & Location

Frontage (m)	Rear (m)	Right side (m)	Left Side (m)	Location

Accessory Buildings

Length (m)	Width (m)	Height (m)	Exterior Finish



Town of North West River, NL

Application for Development Permit

General Information

For Residential construction over 46m² this application must be accompanied by one set of complete plans. All other construction will require a drawing and lot survey for the proposed work.

Relocation of a building will be treated the same as new construction.

Sump pumps, roof drains, weeping tile, floor drains etc. must **not** be connected to the sanitary sewer system.

All residences must have an ULC-approved 110v smoke detector installed.

Backup valve shall be installed on sewer line.

All permits are subject to a 14 day appeal by any member of the general public

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 300 m², or for institutions, occupancies of 50 or more, or changes involving Fire and Life Safety.

Sump pumps, roof drains, weeping tile, floor drains etc. must **not** be connected to the sanitary sewer system.

Backup valve shall be installed on sewer line.

Applicants are responsible for the replacement cost of asphalt cut to provide water & sewer services.

Requirements for all construction

1. Commercial, Institutional, & Industrial Buildings require same complete electrical, plumbing, heating and site plan containing finished grades and elevations.

2. Plot plan showing the location of the building, driveway/parking, water & sewer services.

3. Scale drawings consisting of four elevations, foundation plan, floor plan, wall sections and any associated details.

When footings have been framed but before pouring, contact the Town Office (497-8533) so that the site can be inspected to confirm that the building size and location complies with the Town regulations.

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.

Development regulations for Residential, Commercial, Industrial and Institutional contain both lot location and height restrictions.

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.

The Town is not responsible for asphalt or concrete driveways placed within the street right-of way.

Applicants are responsible for ensuring that water shut-off valves etc, are not torn up or covered over by driveways or landscaping.



Town of North West River, NL

Application for Development Permit

Contractor Information

Builder/Contractor Name		Mailing Address	
Telephone:		Fax:	

Electrical Contractor Name		Mailing Address	
Telephone:		Fax:	

Plumbing Contractor Contractor Name		Mailing Address	
Telephone:		Fax:	

HRV Installer Name		Mailing Address	
Telephone:		Fax:	

Woodstove Installer Name		Mailing Address	
Telephone:		Fax:	

Other		Mailing Address	
Telephone:		Fax:	



Town of North West River, NL

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Declaration of Applicant

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 North West River for non-compliance of the applicant to carry out work in accordance with the Municipal Building Regulations and the National Building Code of Canada.

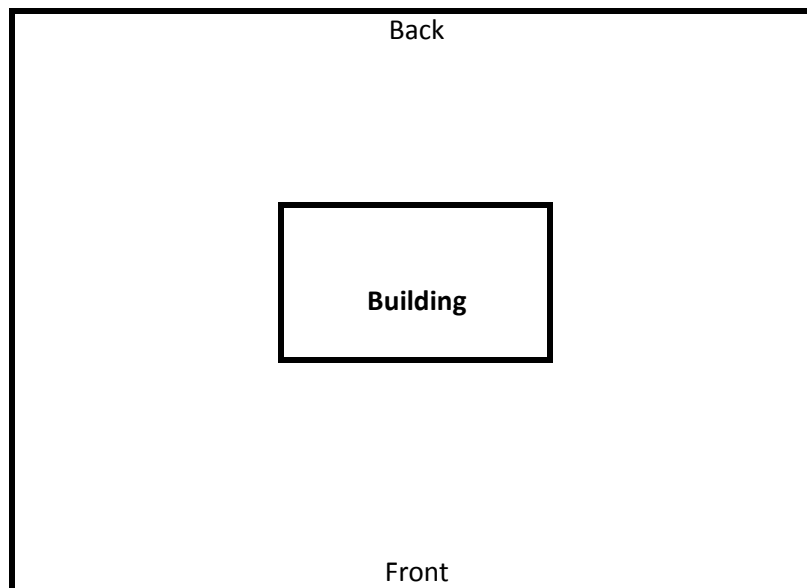
PRIVACY: Certain Information supplied on this application form is not protected under the *Access to Information and Protection of Privacy Act* and may be made available to other interested parties or to the General Public.

APPEALS: The decision of the Town of North West River to approve or deny this application may be appealed by the applicant or any other party within fourteen (14) days of the decision to the Regional Appeal Board.

In the event of an appeal, no further development can take place until the appeal is heard and a final decision rendered.

Approved _____ **Declined** _____ **Permit Fee** \$ _____

Plot Plan - show location of buildings; front, rear and side yards depth; driveway location





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Development Regulations Checklist

Permit Number	Applicant	Date
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ZONING

Residential Property

	Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building
Lot Area m ²	450 <input type="checkbox"/>	390/unit <input type="checkbox"/>	350/unit <input type="checkbox"/>	Various
Floor Area m ²	80 <input type="checkbox"/>	80/unit <input type="checkbox"/>	65/unit <input type="checkbox"/>	Various
Frontage Required m	15 <input type="checkbox"/>	26 <input type="checkbox"/>	12 (avg) <input type="checkbox"/>	36 <input type="checkbox"/>
Building Setback m	6 <input type="checkbox"/>	6 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>
Sidyard m	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>
Rearyard m	10 <input type="checkbox"/>	10 <input type="checkbox"/>	10 <input type="checkbox"/>	14 <input type="checkbox"/>
Lot Coverage %	33 <input type="checkbox"/>	33 <input type="checkbox"/>	33 <input type="checkbox"/>	33 <input type="checkbox"/>
Height m	8 <input type="checkbox"/>	8 <input type="checkbox"/>	10 <input type="checkbox"/>	10 <input type="checkbox"/>
			Over three units approval of GSC is required- submit form FC/NBC	

Fencing: *abutting a municipal road or highway* must be one metre from road right-of-way; open construction if in 2 metres of ROW; maximum height 1.3 metres. *Privacy Fence* along side/back of property maximum 2.4 metres high, except it may not block sight lines at intersections

Accessory Buildings	Decks/Patios
<input type="checkbox"/> Total lot coverage no greater than 7%, up to maximum of 30m ² <input type="checkbox"/> Maximum height 3m <input type="checkbox"/> Not to project in front of building line setback	<input type="checkbox"/> One metre from rear lot line <input type="checkbox"/> Not to extend into permissible front & side yards

Verified by applicant



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Referrals Required: Check and sign applicable section

Newfoundland/Labrador Hydro	1-888-737-1296
We have reviewed the application for a development permit and have found no encroachment on any utility lines or facilities under our jurisdiction. <input type="checkbox"/>	We have found the following encroachments or other issues with this application: <input type="checkbox"/>

Name & Signature

Aliant	896-1166
We have reviewed the application for a development permit and have found no encroachment on any utility lines or facilities under our jurisdiction. <input type="checkbox"/>	We have found the following encroachments or other issues with this application: <input type="checkbox"/>

Name & Signature

EastLink Cable	1-888-345-1111
We have reviewed the application for a development permit and have found no encroachment on any utility lines or facilities under our jurisdiction. <input type="checkbox"/>	We have found the following encroachments or other issues with this application: <input type="checkbox"/>

Name & Signature