

# Regulations - Accessory Buildings & Other

*Application fee: \$25 (non-refundable).*

## **Permits are conditional upon the following:**

- Zoning must allow construction of proposed structure.
- All applications must include the applicable fees and:
  - A legal survey.
  - A preliminary plot plan sketched on the survey.
  - The schematics of the proposed building (floor plan).
- An accessory buildings shall have a maximum floor area of 70m<sup>2</sup>.
- An accessory building shall be prohibited to project in front of a building line or in the flanking sideyard of a corner lot.
- Accessory buildings shall located be on the same lot as the residential dwelling and shall be clearly incidental and complementary to the main use of the residential dwelling in character, use, style and exterior finish, and shall be located so as to minimize any visual impacts on adjoining properties.
- The maximum height shall be 6m with a minimum of 1m from any property line and 2m from the nearest corner of a residential dwelling.
- Accessory buildings (private garages only) may be permitted in the sideyard at Council discretion (within the minimums set out above), but not in the flanking sideyard of a corner lot.
- Residential lots may have more than one accessory building provided that the maximum combined floor area of all buildings, including a second storey, shall not be greater than the maximum area as set out in the General Development Regulations and this Land Use Zone Table.
- Aside from minor vehicle maintenance, no person shall use an accessory building for the purpose of performing major repairs, painting, dismantling, or scrapping of vehicles or machinery.
- Maximum lot coverage: 33%

For accessory buildings, the site for the proposed development must be marked with pegs at 4 corners.

## **Additional Conditions**

- All measurements must be metric.
- Structures are to be located, built and/or renovated in accordance to plans and location plan 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 purpose only; no commercial uses are permitted.
- Approval is to be obtained from any or all of the following departments, as applicable: Government Services (Health), Fire Life & Safety, Building Accessibility, Transportation, Environment, and/or Crown Lands.
- Builder must maintain reasonable cleanliness of site at all times.

*All permits issued by the town are valid for a period of one (1) year only. The town does not provide inspections, and compliance to existing national or provincial building codes is the responsibility of the applicant. It is the responsibility of homeowners to notify the Town when new homes are occupied for the purpose of garbage collection. Above is a list of the most common regulations. For the complete list, please consult the Town of Witless Bay Municipal Zoning and Land Use Plan and the Town's by-laws and regulations pertaining to development and permits (as well as applicable Provincial and Federal laws, regulations and statutes).*



Applicant Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## DEVELOPMENT APPLICATION

Civic address of the proposed development: \_\_\_\_\_

Estimated cost: \_\_\_\_\_ \$

Describe location from the nearest prominent landmark:

*Site must be marked with corner posts, stakes with applicant's name, or other means of identification.*

Describe proposed development: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Are there any wetlands, waterbodies or waterways located on or adjacent to property? Yes / No

Describe the proposed means of access to the residence (from which publicly maintained road will the property be accessed? Where is the driveway located along this road?):

\_\_\_\_\_  
\_\_\_\_\_

Existing access \_\_\_\_\_ New access \_\_\_\_\_ Access onto Southern Shore Highway \_\_\_\_\_

**Total lot size:** \_\_\_\_\_ m<sup>2</sup> Frontage: \_\_\_\_\_ m **X** Depth: \_\_\_\_\_ m

Area of adjacent land in same ownership: \_\_\_\_\_ m<sup>2</sup>

Land use zoning of this property: \_\_\_\_\_

Does development conform to zoning? **YES / NO**

Ownership of Land: **APPLICANT / CROWN / CORPORATION / COMPANY / OTHER:** \_\_\_\_\_  
*(circle applicable)*

Are any buildings to be demolished?: **YES / NO**

### Present use of all adjacent land *(e.g. Residential, Commercial, Unused, etc.)*

West side: \_\_\_\_\_ East Side: \_\_\_\_\_

North side: \_\_\_\_\_ South Side: \_\_\_\_\_

Type of Vegetation (circle ALL that apply): **FOREST / SCRUB / BARREN / CLEARED / OTHER:** \_\_\_\_\_

Dwelling Type: **SINGLE DWELLING / DOUBLE DWELLING / ROW DWELLING / APARTMENT BUILDING**

# of Bedrooms: \_\_\_\_\_ Has apartment?: **YES / NO** Setback from road: \_\_\_\_\_ m

Size of main building: \_\_\_\_\_ m<sup>2</sup> ( \_\_\_\_\_ m X \_\_\_\_\_ m) Height of main building: \_\_\_\_\_ m

**Other buildings already present on the lot (if applicable):**

Use of accessory building #1: \_\_\_\_\_ Size: \_\_\_\_\_ m<sup>2</sup> ( \_\_\_\_\_ m X \_\_\_\_\_ m)

Use of accessory building #2: \_\_\_\_\_ Size: \_\_\_\_\_ m<sup>2</sup> ( \_\_\_\_\_ m X \_\_\_\_\_ m)

Use of accessory building #3: \_\_\_\_\_ Size: \_\_\_\_\_ m<sup>2</sup> ( \_\_\_\_\_ m X \_\_\_\_\_ m)

Water supply (Type of well): \_\_\_\_\_ Sewage Disposal: \_\_\_\_\_

Other details: \_\_\_\_\_

***This form is not valid until all questions are answered appropriately and it is signed, witnessed & dated.***

I, \_\_\_\_\_ of \_\_\_\_\_ in the Province of Newfoundland and Labrador, solemnly declare that the plans, specifications and statements herein conform to the requirements of the Town of Witless Bay and are made with full knowledge of the circumstances connected with 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.

Signed at \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Witness

**Office use only:**

Site zoning: \_\_\_\_\_ Permitted use?: **YES / NO**

Is a variance required?: **YES / NO** Variance: \_\_\_\_\_%

Have development standards been given to applicant? **YES / NO**

Can development standards be met? **YES / NO /** \_\_\_\_\_

Referrals required: \_\_\_\_\_



P.O. Box 130,  
Witless Bay, NL,  
A0A 4K0  
(709) 334-3407