

REGULATIONS - Single Family Dwellings

Application fee: \$50 (non-refundable)

Applications must be passed in **10 business days** prior to the upcoming monthly meeting.

Permits are conditional upon the following:

- Building lot must be located in a zone where the construction of a family dwelling is permitted
- Building lot must front on a publicly maintained road. No vehicular access shall be closer than 10m to the street line of any street intersection

All applications **must** include the applicable fees and:

- A legal survey (not older than 5 years in the case of new home constructions)
- A preliminary plot plan sketched on the survey
- The schematics of the proposed dwelling (floor plan)

Lot must include markers at 4 corners and must include the name of the property owner for identification purpose.

In areas zoned "Residential"	In areas zoned "Rural Residential"
<ul style="list-style-type: none">• Minimum building lot size: 1860m²• Lot must have 30m of road frontage.• Building line setback: Min. 8m, max. 32m• Minimum side yard depth: 3m• Minimum rear yard depth: 9m• Maximum ground to peak height: 10m• Minimum floor area of 80m²• Maximum lot coverage: 33%	<ul style="list-style-type: none">• Minimum building lot size: 3038m²• Lot must have 38m of road frontage.• Building line setback: Min. 15m, max. 32m• Minimum side yard depth: 3m• Minimum rear yard depth: 15m• Maximum ground to peak height 10m• Minimum floor area of 100m²• Maximum lot coverage: 33%

For single dwellings, see Town Plan for all other applications.

Frontage: Horizontal distance between the side lot lines measured at building line.

Driveway & Access:

- There shall be no unauthorized ditch filling or altering.
- Once an application is received, town staff will conduct a site visit to determine if a culvert and ditching is necessary. Permits will not be issued until the culvert and rip rap deposit is paid, if a culvert is required. A driveway must be properly ditched with culvert and rip rap installed meeting the Town's standards. Culverts required are the responsibility of the applicant and must meet Town standards. The deposit is refunded upon inspection and satisfaction that the installation meets town standards.
- In constructing a driveway, a 3% grade must be respected for the entirety of the street reservation, from the top of the crown at the center of the road to the end of the street reservation.

Regulations - Single Family Dwelling - Continued

- Driveways extending past 32m must be back lot development and shall have one house per driveway. Each application will be reviewed on an individual basis by council (refer to back lot policy for details). Any ownership or procurement of land for road construction is strictly the responsibility of the applicant.
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- Driveway and culvert are to be located and built in accordance to plans and location plan submitted.

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, National Energy Code of Canada and all applicable legislation.
- All buildings are to be used for domestic purpose only; no commercial uses permitted. Septic systems and wells are to be established according to Service NL Health approval. Final inspection is to occur before backfill of all new systems.
- Approval is to be obtained from Service NL (Health), and any or all of the following departments, as applicable: Fire Life & Safety, Building Accessibility, Transportation, Environment, and/or Crown Lands.
- Builder must maintain reasonable cleanliness of site at all times.
- For back lot development, building line set back must be a minimum of 32m, to a maximum of 100m (please refer to the Witless Bay Municipal Plan's back lot development policy for more details).

All permits issued by the town are valid for a period of two (2) years 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 bylaws and regulations pertaining to development and permits (as well as all applicable Provincial and Federal Laws, regulations and statutes).