

Commercial:

For 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 600 sq m / 6458 sq ft.

- Plot plan showing the location of the building.
- Scale drawings consisting of four (4) elevations, foundation plan, floor plan, wall sections, and any associated details.
- Commercial/ Industrial Buildings require same as above in addition to complete electrical, plumbing, heating and site plan containing finished grades and elevations.
- Sump pumps, floor drains, weeping tile, roof drains, etc. shall not be connected to the sanitary sewer system.
- Backup valve shall be installed on sewer line.
- **Caution:** The Deer Lake development regulations for Commercial, Industrial and Institutional must contain both lot locations and structure height restrictions.

All applications are pending approval of the Department Government Services (also known as Service NL). Therefore, all applications must also be forwarded to the Government Service Centre for reviews of:

- Building Accessibility regulations;
- Fire and Safety Plan and
- Protected Road Zones regulations.

The Service NL address is:

Sir Richard Squires Building
Mount Bernard Avenue
Corner Brook, NL
A2H 6J8

Phone: (709) 637-2204 Fax: (709) 637-2681

Notice: For All Permit Applications

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.

Applicants are also reminded that they are responsible for the cost of replacing asphalt that may have to be cut to provide water and sewer services to their property.

An application for Water/Sewer Connection must be filled out for any New Construction that will need to be hooked onto Town Water/Sewer.

If a culvert is required for driveway, Property Owner will be responsible for purchasing, but the Town of Deer Lake will be responsible for install.

STIPULATION:

When footings have been framed, but before pouring, contact the Town Office (635-2451) so that the site can be inspected to confirm that the building size complies with the Town regulations.

PERMIT FEE MUST BE PAID UPON RECEIPT OF PERMIT.

PERMIT RATES:

Rates vary depending on the square footage of the building. Please inquire when picking up the permit at the town office - 6 Crescent Street or call (635-2451)

EXPIRY & RENEWAL

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.



TOWN OF DEER LAKE
APPLICATION FOR NEW COMMERCIAL CONSTRUCTION 2018

Permit expires in 6 months of approval if not picked up.

Owner Information

Owner			Location of Construction		
Current Mailing Address					
City/Town	Province	Postal Code	Telephone No.	Fax No.	E-mail Address

(Please check applicable boxes)

Type of Building	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
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Description of Proposed Work	Construction Value \$
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Dwelling Size

Length m/ft	Width m/ft	Height m/ft	Square/Meter sq m/sq ft	Exterior Finish
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Level Particulars *(Please check applicable boxes)*

1 Floor	2 Floors	Partial Basement	Full Basement
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Land size and location

Frontage m/ft	Rear m/ft	Right side m/ft	Left side m/ft	Location
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DEVELOPMENT REGULATIONS CHECKLIST

	Single Dwelling		Double Dwelling		Row Dwelling		Apt Building	
	Meters	Feet (aprox.)	Meters	Feet (aprox.)	Meters	Feet (aprox.)	Meters	Feet (aprox.)
Frontage Required	15	50	20	65.5	20*	65.5*	20 for 1*3	65.5 for 3.5*9.5
Building Line Setback	9	30	9	30	10	32.5	10	32.5
Sidyard	2 & 1	6.5 & 3.5	3	9.5	3	9.5	5	16.5
Sidyard Corner Lot	6	20	6	20	6	20	6	20
Rearyard	9	30	9	30	9	30	9	30
Maximum Height	8	26	8	26	10	32.5	10	32.5
Lot Coverage %	33 %		33 %		33 %		33 %	

*per dwelling unit



TOWN OF DEER LAKE
APPLICATION FOR **NEW COMMERCIAL CONSTRUCTION** 2018

Plot Plan in the box below sketch a diagram showing the location of dwelling including the following:
-building size -rear yard depth -side yards width -front yard depth

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

Print Name

Signature

Date

Disclaimer: Information in this document is collected under jurisdiction of the Department of Municipal Affairs. The name and the civic address as well as the development requested shall appear on the Town's Website and will be a part of the public record once tabled at a public meeting of council as authorized in Section 215 (k) of the Municipalities Act, 1999. The Town of Deer Lake and its employees will not be liable for any loss or damages of any nature, direct or indirect, arising from use of the information provided in this document.



34 Reid's Lane Deer Lake, NL A8A 2A2
Phone: 635-2451 Fax: 635-5857

APPLICATION FOR WATER/SEWER CONNECTION

CONNECTION FEE MUST BE PAID BEFORE CONNECTION PROCEEDS

NAME: _____ TELEPHONE: _____

ADDRESS: _____

CONNECTION TO BE MADE AT: _____

DATE OF APPLICATION: _____ DATE REQ'D _____

PLEASE NOTE:

- **The connection fees are: Water - \$500.00 and Sewer - \$500.00**
- **The applicant will also be responsible for the cost of replacing of pavement, if needs to be cut. Price will be the going rate for asphalt at the time request is made.**
- **Backup valve must be installed on sewer line.**

Residents are not permitted to tie into town services without the approval of the Town of Deer Lake. Violators will be prosecuted and fined for tampering with Town property.

If water and sewer services are turned off for any reason a \$50.00 charge will be levied to have the services restored during regular working hours.

Signature of Applicant

Note: Connection fees cover the cost of providing services to your property boundary or a maximum of fifty feet whichever is less. Any additional cost must be borne by the customer. Sump pumps, floor drains, weeping tile, roof drains, etc shall not be connected to the sanitary sewer system.

FOR OFFICE USE ONLY:

Date Completed: _____

Comments:

Inspected by