



TOWN OF DEER LAKE
APPLICATION FOR COMMERCIAL CONSTRUCTION 2025

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

Owner		Location of Construction		
Mailing Address if different from location		City/Town		Province
Postal Code				
Telephone Number	Fax Number	E-mail Address		

Description of Proposed Work	Construction Value \$
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Please check all boxes that apply to this application:

Type of Property: Commercial Industrial Institutional

Type of Work: New Extension Accessory Building Accessory Building Extension

Zoning:

Level Particulars:

	# of floors
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Land size

Frontage	Rear	Right side	Left side
m/ft	m/ft	m/ft	m/ft

Measurement of new building

Length	Width	Height	Exterior Finish
m/ft	m/ft	m/ft	

Measurement of extension

Length	Width	Height	Exterior Finish
m/ft	m/ft	m/ft	

Measurement of any existing accessory building

Length	Width	Height	Exterior Finish
m/ft	m/ft	m/ft	

Measurement of new accessory building

Length	Width	Height	Exterior Finish
m/ft	m/ft	m/ft	

Measurement of extension

Length	Width	Height	Exterior Finish
m/ft	m/ft	m/ft	



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Plot Plan

In the box below sketch a diagram showing the location of the accessory building in relation to the dwelling, please refer regulations for minimum distance requirements and including the following in your sketch:

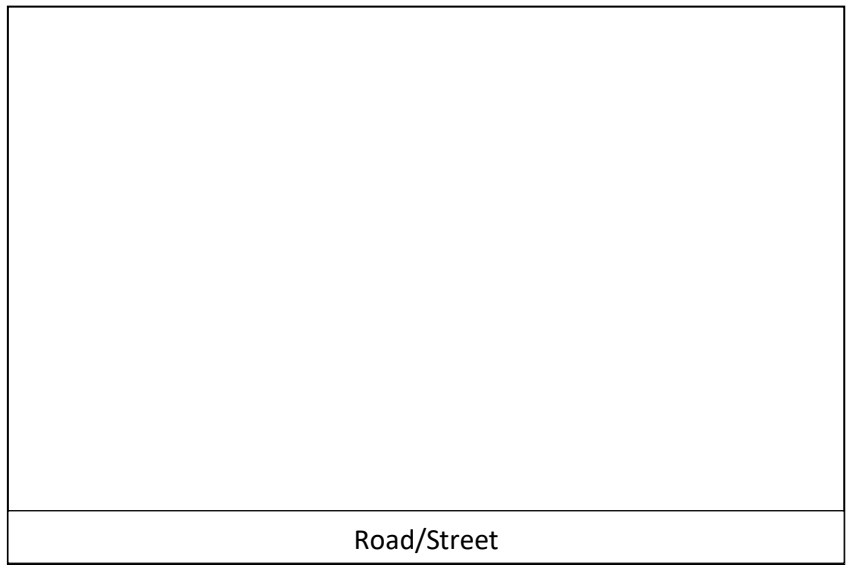
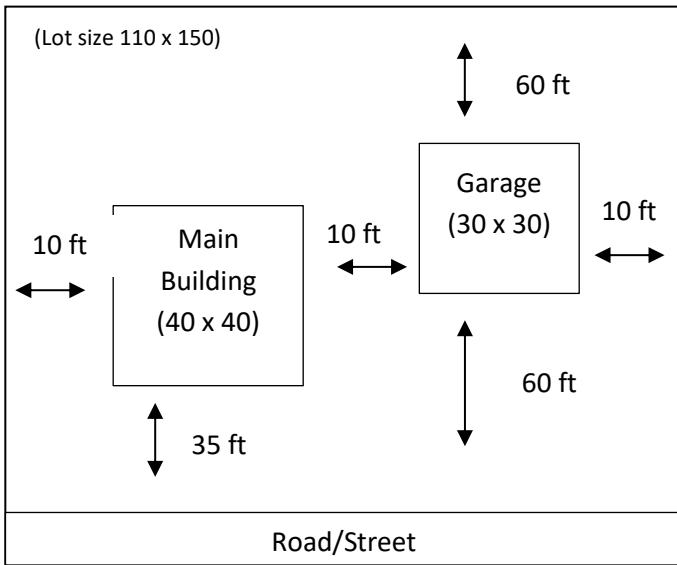
- distance from dwelling
- rear yard depth
- side yards width
- front yard depth

EXAMPLE:

YOUR SKETCH:

(Backyard Boundary Line)

(Rearyard Boundary Line)



Frontyard (Boundary Line)

(Frontyard Boundary Line)

- Applications must be submitted at least 7 days prior to Council Meetings, held the 2nd and 4th Monday of each month.
- All permits are subject to a 14 day appeal by any member of the general public.
- 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.
- Permit will not be issued by the Town until approvals are given by [Digital Government and Service NL](#)

PERMIT FEE MUST BE PAID UPON RECEIPT OF PERMIT.

PERMIT RATES:

Commercial Rate: \$4.25 per \$1,000 construction value (plus cost of replacing asphalt that may have to be cut to provide water and sewer services to their property.

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.

For Office Use Only: No permit shall be issued if account is in arrears of taxes

Finance: _____ date: _____
(initial) (MM/DD/YY)

Measurements _____ date: _____
(initial) (MM/DD/YY)

Approved Denied Date: _____

DEVELOPMENT STANDARDS (Some zones may differ, please check the standards for the correct zone)	
Minimum frontyard setback	10.0 m
Minimum sideyard setback	5.0 m and 3 m
Min. sideyard setback flanking street	10.0 m
Minimum rearyard setback	10.0 m

<p>Town of Deer Lake Development Regulations Standards for Commercial Zones (for all regulations visit the Gov NL website: https://www.gov.nl.ca/mpa/files/LGLUP-Registry-Deer-Lake-DevRegs-2019.pdf)</p> <p><u>CONDITIONS</u></p> <p>1. Real Property Report: A real property report is required before any footing is poured for any new buildings. 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 and location complies with the Town regulations.</p> <p>2. Relocation of a building will be treated the same as a new building.</p> <p>3. Water / Sewer / Storm: (a) Building finishing grade shall be 300 mm above road grade to prevent drainage from the road to the property. (b) Applicant/contractor shall confirm location and grade of water/sewer services before construction. (c) Applicants are responsible for the cost of replacing asphalt that may have to be cut to provide water and sewer services to their property. (d) An application for Water/Sewer Connection must be filled out for any New Construction that will need to be hooked onto Town Water/Sewer. (e) 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. (f) 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.</p> <p>4. Discretionary Use Classes (a) The discretionary use classes may be permitted at Council’s discretion provided the development will be compatible with the uses within the Permitted Use Classes and is not contrary to the general intent of the Municipal Plan and Development Regulations. (b) Approval of a discretionary use will be subject to terms and conditions to ensure it will be reasonably compatible with surrounding land uses and will not detract from the general quality and amenities of the area.</p> <p>5. Development Standards Where a commercial use, other non-residential use, or a residential care facility is permitted in the CLI zone, it will be subject to the following: (a) It will meet the minimum development standards established for a single dwelling or such higher standards as Council may require. (b) It will be designed and maintained to a high standard with regard to safety, appearance, and compatibility with surrounding land uses. (c) It will provide for adequate off-street parking to meet the needs of the development. (d) It will meet such other conditions that are deemed necessary by Council. (e) No change in the type or scale of the use will be permitted except in accordance with a new development permit and conditions set by Council.</p> <p>6. Full Municipal Services Required (a) No residential or other main use (other than a non-building use) will be permitted where the development cannot be connected to both municipal water and sewer services. (b) Every unit must be directly connected to the municipal water and sewer mains.</p> <p>7. Mixing of Residential and Non-Residential Land Uses (a) Non-Residential Development in Residential Areas</p>



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A proposed non-residential development may be subject to conditions set by Council to ensure it is compatible with neighbouring residential uses. Notwithstanding the Permitted Uses listed in the Use Zone Table, where an area within the Town Centre designation is predominantly residential in character, a proposed non-residential use will not be approved if it is deemed by Council to be incompatible with existing dwellings and the residential character of the area.

8. For construction, renovations, and extensions; the application must be accompanied with a survey, completed Fire Commissioner/National Building Code (FC/NBC) form. A stamped drawing prepared by a professional engineer or architect is required for construction over 600 sq m / 6458 sq ft. Plans to consist of, foundation plan, floor plan, wall sections, and any associated details including complete electrical, plumbing, heating, finished grades and elevations.

9. Airport Considerations

Height Restrictions may be imposed by Transport Canada and NavCanada and must be approved by Deer Lake Regional Airport Authority before a permit is issued by Council.

Federal Airport Zoning Regulations Respecting Deer Lake Airport. https://laws-lois.justice.gc.ca/eng/regulations/SOR-86-1135/

Transport Canada - https://wwwapps.tc.gc.ca/Corp-Serv-Gen/5/forms-formulaires/download/26-0427_BO_PX

NavCanada - Instruction on submission can be found on the NavCanada Land use program website

https://www.navcanada.ca/en/aeronautical-information/land-use-program.aspx

10. Digital Government and Service NL Consideration

All commercial 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 https://www.gov.nl.ca/dgsnl/licences/building/badr/
Fire and Safety Plan https://www.gov.nl.ca/dgsnl/licences/building/flspr/ and
Protected Road Zones regulations https://www.gov.nl.ca/dgsnl/licences/land-dev/prot-area/
Accessory Building: https://www.gov.nl.ca/dgsnl/licences/land-dev/acc-bldg/

Phone: (709)637-2204 Fax: (709)637-2681 Email: gscwesternplanreview@gov.nl.ca

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.

3.26 Stop Work Order and Prosecution

(1) Where a person begins a development contrary or apparently contrary to these Regulations, Council may order that person to stop the development pending final adjudication in any prosecution arising out of the development.

(2) A person who does not comply with an order made under Paragraph (1) is guilty of an offence under the provisions of the Act.

I do solemnly declare that I have read and understood the above regulations.

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