

<ul style="list-style-type: none"> ▪ Applications must be submitted at least 7 days prior to Council Meetings, held the 2nd and 4th Monday of each month. ▪ Relocation of a building will be treated the same as a new building. ▪ Applications must state exterior finish of building. ▪ 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. ▪ If fill is required to be added or removed, a Land Development Application must be filled out and approved before work starts. ▪ Applicant/contractor shall confirm location and grade of water/sewer services before construction. 	<p>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.</p> <p>PERMIT FEE MUST BE PAID UPON RECEIPT OF PERMIT.</p> <p>PERMIT RATES: Residential Rate: \$1.00 per sq. metre (Min. of \$50.00) Commercial Rate: \$4.25 per \$1,000 construction value</p> <p>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.</p>
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Section 5.2 Accessory Buildings - Town of Deer Lake Development Regulations
(for all regulations visit the Gov NL website: <https://www.gov.nl.ca/mpa/files/LGLUP-Registry-Deer-Lake-DevRegs-2019.pdf>)

- (1) General Requirements**
- (a) An accessory building will be contained on the same lot as the main building and will be incidental and complementary to the use of the main building.
 - (b) No accessory building will be located closer than 1.2 metres (4 feet) to a property boundary
 - (c) No accessory building will be located closer than 3.0 metres (10 feet) to another building
 - (d) No accessory building will be erected upon an easement.
 - (e) No accessory building will contain a self-sufficient living unit.

- (2) Additional Requirements for Residential Lots**
- (a) Frontyard Location: No accessory building, other than a patio or deck, will be located closer to the street than the front line of the dwelling, except where approved at Council’s discretion in accordance with Paragraph (ii).
Notwithstanding Paragraph (i), at its discretion, Council may approve an accessory building closer to the street than the dwelling provided that:
 - Council deems that the applicant has a legitimate reason to erect the accessory building closer to the street than the dwelling,
 - Council deems that the placement of the building will not negatively affect neighbouring properties, and
 - the accessory building shall not be closer than 15 metres to the street line.
 - (b) Corner Lots: On a corner lot, at its discretion, Council may permit an accessory building closer to the flanking street than the main dwelling provided that the building is set back at least 6.0 metres from the flanking street, will not negatively affect neighbouring properties, and will not impede the required sight line at the street intersection (See Regulation 4.20).
 - (c) Maximum Floor Area and Height
Development of a residential accessory building will be in accordance with the following lot sizes:

Lot Size	Maximum Combined Floor Area of Accessory Buildings	Maximum Height
<1500 m ²	<ul style="list-style-type: none"> • 7% of the lot area or 70 m², whichever is less 	5.5 m
1500-3000 m ²	<ul style="list-style-type: none"> • 100 m² • At its discretion, Council may approve additional floor area to a maximum 130 m² of combined floor area 	5.5 m
> 3000 m ²	<ul style="list-style-type: none"> • 130 m² • At its discretion, Council may approve additional floor area to a maximum of 160 m² of combined floor area 	5.5 m

- (d) No truck, bus, semi-trailer, freight container, or other vehicle body will be used as an accessory building.
- (g) Except for minor vehicle maintenance, no accessory building will be used for the repairing, painting, dismantling, or scrapping of vehicles or machinery.
- (h) No water line will be connected to an accessory building until construction of the residential dwelling on the lot is fully complete.

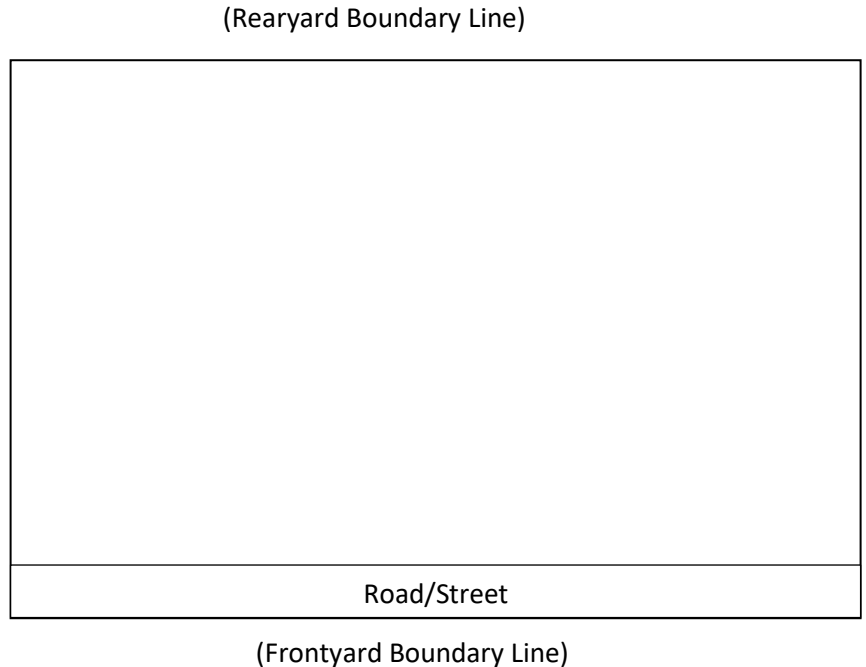
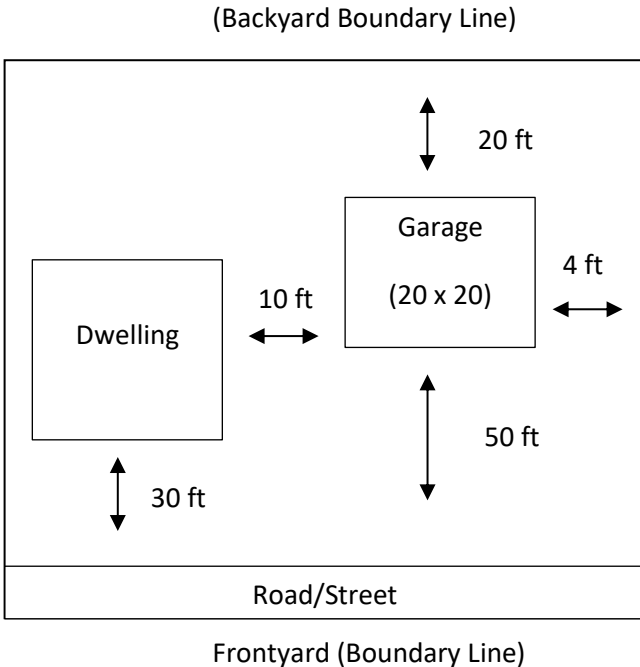
Plot Plan

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
(min. 3m/10ft)
- rear yard depth
(min. 1.2m/4ft)
- side yards width
(min. 1.2m/4ft)
- front yard depth
(min. same as dwelling)

EXAMPLE:

YOUR SKETCH:



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