



**REAL PROPERTY REPORTS BY-LAW**

Amended and Adopted by the Town Council of the Town of Deer Lake on the 8<sup>th</sup> day of December A.D. 2025 And to come into effect on the 8<sup>th</sup> day of December A.D. 2025.

Resolution # 2025-1208-11

Mayor Dean Ball

Town Clerk Lori Humphrey

**REAL PROPERTY REPORTS BY-LAW**

Pursuant to the authority conferred by sections 8 of the Towns and Local Service Districts Act (TLSDA), the town of Deer Lake has adopted, through resolution of the Town Council of the Town of Deer Lake on the 8<sup>th</sup> day of November, A.D. 2025 the following Real Property Reports By-Law.

**By-Law Statement**

A “Real Property Report” shall provide the Town of Deer Lake a legal document that clearly defines the accurate location of any new dwelling and/or accessory building and/or commercial building envelope relative to the physical land/property boundaries for which the building has been erected.



## **1.0 TITLE**

This by-law is amended under Section 8 of the Town and Local Service District Act, Chapter T-6.2, SNL 2023.

## **2.0 APPLICATION**

The by-law described herein shall apply to all new residential dwelling and/or new accessory building and/or new commercial building construction carried out on any property located within the municipal boundary of the Town of Deer Lake. This by-law shall not supersede the Town of Deer Lake's "Development By-Law".

## **3.0 BY-LAW STATEMENT**

A "Real Property Report" shall provide the Town of Deer Lake a legal document that clearly defines the accurate location of any new building envelope relative to the physical land/property boundaries for which the building has been erected.

## **4.0 BACKGROUND**

Whereas previous residential and/or building construction has encroached on adjacent properties or negated the set-back requirements as per the Town's "Development By-law". A "Real Property Report" will ensure all new buildings are constructed within the confines of such land parcels and to the required set-back as described within the Town's "Development By-law".

## **5.0 PURPOSE**

The purpose of this by-law is to provide a legal document that clearly depicts the location of a new building relative to the property boundaries on which the building has been constructed.

## **DEFINITIONS**

**\*ACCESSORY BUILDING** (as stated in the TOWN OF DEER LAKE DEVELOPMENT REGULATIONS – 2019-2029 PART 2: DEFINITIONS) includes:

- (i) A detached subordinate building not used as a dwelling, located on the same lot as the main building to which it is an accessory, which has a use that is customarily incidental or complementary to the main use of the building or land,
- (ii) For a residential use, a domestic garage, carport, ramp, deck, patio, shed, swimming pool, greenhouse, cold frame, fuel shed, vegetable storage cellar, shelter for domestic pets, or antennae. It also includes a portable shelter (see definition) that is used on more than a temporary basis.
- (iii) For a commercial use, an office, workshop, storage building, garage, or portable shelter,



(iv) For an industrial use, an office, workshop, storage building, garage, portable shelter, ramp, or dock.

**Approved Vacant Building Lot** means a lot that has been approved for development by Council.

**Envelope** means the enclosed perimeter of any commercial building, dwelling and accessory building.

**Existing Home** means a dwelling that is built and is currently occupied.

**Existing Accessory Building** means any secondary building constructed within the confines of a residentially owned land parcel.

**Extensions** a term used in the **construction** and **building** industry to refer to the process of expanding or enlarging an existing structure.

**Land Parcel** means property that has been approved for development by Council as per the Town's "Land Development By-laws"

**Land Surveyor** means a licensed surveyor registered to practice within the Province of Newfoundland and Labrador.

**Property** means a parcel of land or real estate that is owned by an entity.

**Real Property Report (RPR)** is a legal document that clearly depicts the location of all visible dwelling construction relative to the property boundaries. Reports are created by a professional land surveyor able to practice within the Province of Newfoundland and Labrador. **Purpose:** To provide a visual representation of a property's boundaries and improvements, including buildings, fences, and other structures, relative to the property lines. **Legal Document:** RPRs are legally recognized and often required for real estate transactions, compliance with municipal bylaws, and property disputes. A Real Property Report (RPR) is a specific type of survey, but not all surveys are RPRs. An RPR is a legally important document that illustrates the location of a property and its features, while a survey is a broader term for any type of land surveying work.

**Town** means the Town of Deer Lake, NL.

## 6.0 By-Law

6.1 Prior to the construction of any new construction of a dwelling, or commercial building, a "Real Property Report" shall be provided by the proponent to the Town.

6.2 Prior to the construction of any new accessory building, Town Staff will inspect the site and determine if sufficient information is provided to determine boundary lines, if not, a "Real Property Report" shall be provided by the proponent to the Town.



- 6.3 Prior to the construction of any building expansion/addition to any existing building, Town Staff will inspect the site and determine if sufficient information is provided to determine boundary lines, if not, a “Real Property Report” shall be provided by the proponent to the Town.
- 6.4 A “Real Property Report (RPR)” is a legal document provided by a professional land surveyor registered to practice within the province of Newfoundland and Labrador. Such documents must bear the stamp of the registered land surveyor;
- 6.5 No new building permit under the Town’s “Development By-law” for new residential construction, commercial construction or accessory building shall be issued unless a “Real Property Report” has been submitted at the time of application;
- 6.6 A “Real Property Report” shall not be misinterpreted as a “Registered Land Survey” or “Topographic Survey (plot plan)”.

This “Real Property Reports” By-law is adopted by Resolution of Council, this 8<sup>th</sup> day of December, 2025.

Resolution No. #2025-1208-11

Mayor Dean Ball

Town Clerk Lori Humphrey