

The Town of Flatrock

663 Wind Gap Road
Flatrock, NL
A1K 1C7

PHONE (709) 437-6312
FAX: (709) 437-6311

BUILDING APPLICATION

Applicant: _____ Phone: _____
Mailing Address: _____
Property Owner: _____ Phone: _____
Address: _____
Contractor: _____ Phone: _____

Type of Permit/Permission

Building (all structures): _____ Build Shed/Garage: _____ Commercial Building: _____
Build Extension: _____ Repairs/Renovations: _____ Industrial Building: _____
Residential Subdivision: _____ Specify number of proposed lots: _____ Demolition: _____
Development Location: _____ Construction Value: _____
(Estimated)

Description of Land to Be Developed

Frontage: _____ (m/ft) Depth: _____ (m/ft) Area: _____ (m/ha or ft/acre) _____ As per Survey: _____

Existing land uses (check appropriate one & Specify):

Residential: _____ Crown Land: _____ Unknown: _____
Commercial: _____ Vacant: _____ Other: _____

Describe Intended Use

If Residential:

Single Family Dwelling: _____ Single Family Dwelling c/w Apartment: _____
Extension to Dwelling: _____ Accessory Building (shed/garages): _____ Other: _____
(specify)

If Commercial:

Retail: _____ Industrial: _____ Extension to Building: _____ Other: _____
Office: _____ Restaurant: _____ New Tenant Up Fit: _____ (specify)

Describe Building (if applicable)

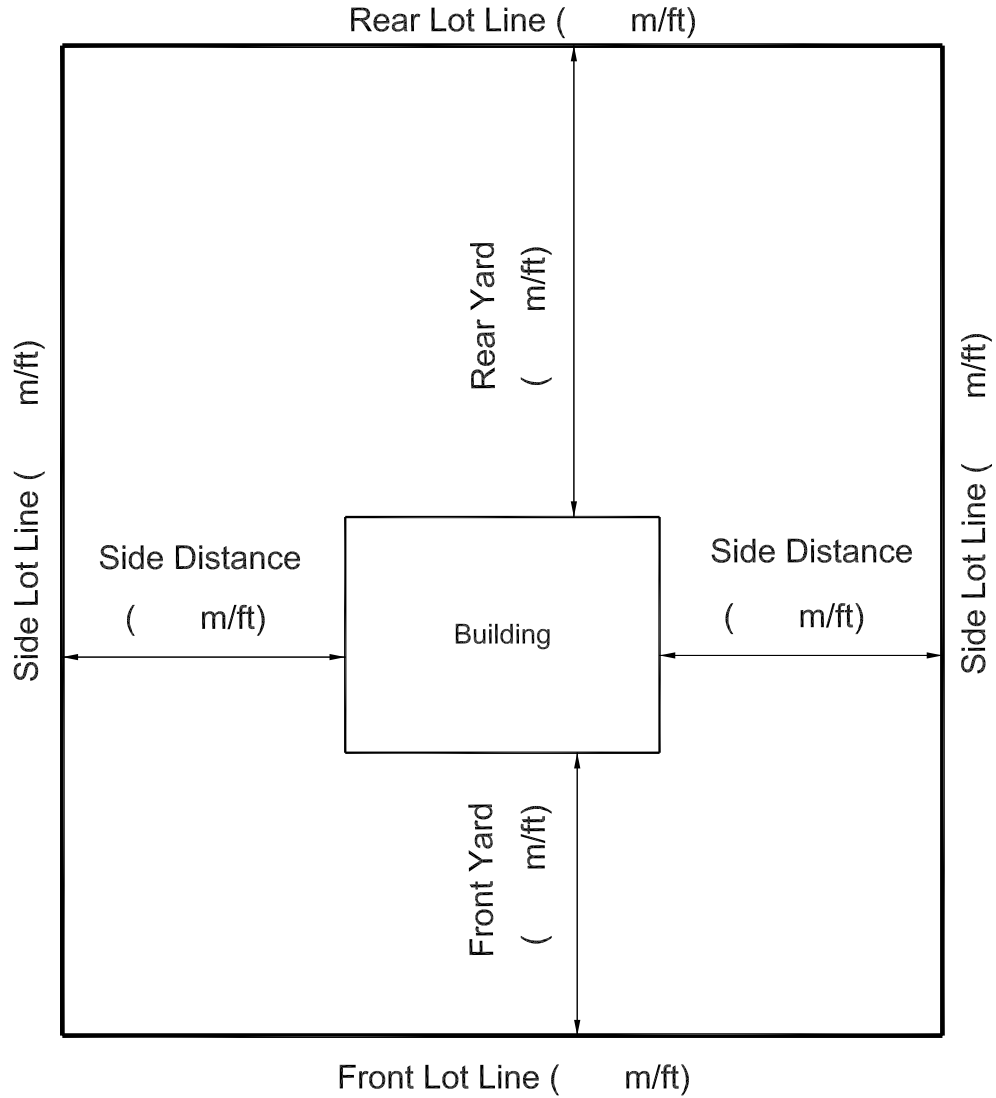
Dimension: _____ (m/ft) Area: _____ (m/ft) Height: _____ (m/ft) Setback: _____ (m/ft)
Heating Type: _____ # Washrooms: _____ Attached garage: Y / N
Propane/Oil Appliances: _____

Proposed Means of Access:

Existing Access: _____ New Access (culvert): _____ New Access (subdivision) _____

I (We), _____, the Applicant(s) named herein, do solemnly declare the statements herein contained in this application are true and made with a full knowledge of the circumstances development described in the said application. I (We) make this solemn declaration, conscientiously believing it to be true and with the full knowledge of the property owner, and knowing that it is of the same force and effect as if made under oath

Signature: _____ Date: _____



Describe Renovation, Repair, Extension, Etc. (additional information)

This form must be accompanied by one copy of a certified survey plan, one copy of building plans for proposed construction and application processing fee of \$50.00 (residential) plus \$500.00 occupancy/security deposit and processing fee of \$75.00 (commercial construction). If you are applying for a use that is discretionary in any zone a fee of \$75.00 plus cost recovery must be enclosed to cover required advertising.

Once the application has been received, it has to be approved at the next council meeting, which is held every two weeks on a Monday night.

The following conditions would then need to be met:

1. House plans
2. Approval by Government Services Centre of a septic system design.
3. Culvert installed in driveway as required by Town of Flatrock.
4. That lot fronts paved section of proposed road.
5. Survey of building lot.
6. Copy of Septic and Well design as submitted to Government Services.
7. Copy of plot plan.
8. An occupancy permit will be required from the Town of Flatrock before permit to build is issued.
An occupancy or security deposit of \$500 with \$400 refundable upon occupancy or applied to property taxes, is required to be paid to the Town before conditional permit will be given.
9. Upon receipt of "Real Property Report" (which is a survey where your footings are or the foot print of your house) a permit to build will be issued at a cost of \$.30 per square foot.

Once these conditions are met and we have received an approval letter from Government Services Canada approving the septic system design, we will then be able to issue a permit.

Please note:

- We have up to 5 business days in which to process the permit.
- If your application has a Lot number, it is **NOT** your mailing address or civic number, the Town of Flatrock will issue your civic number for you.

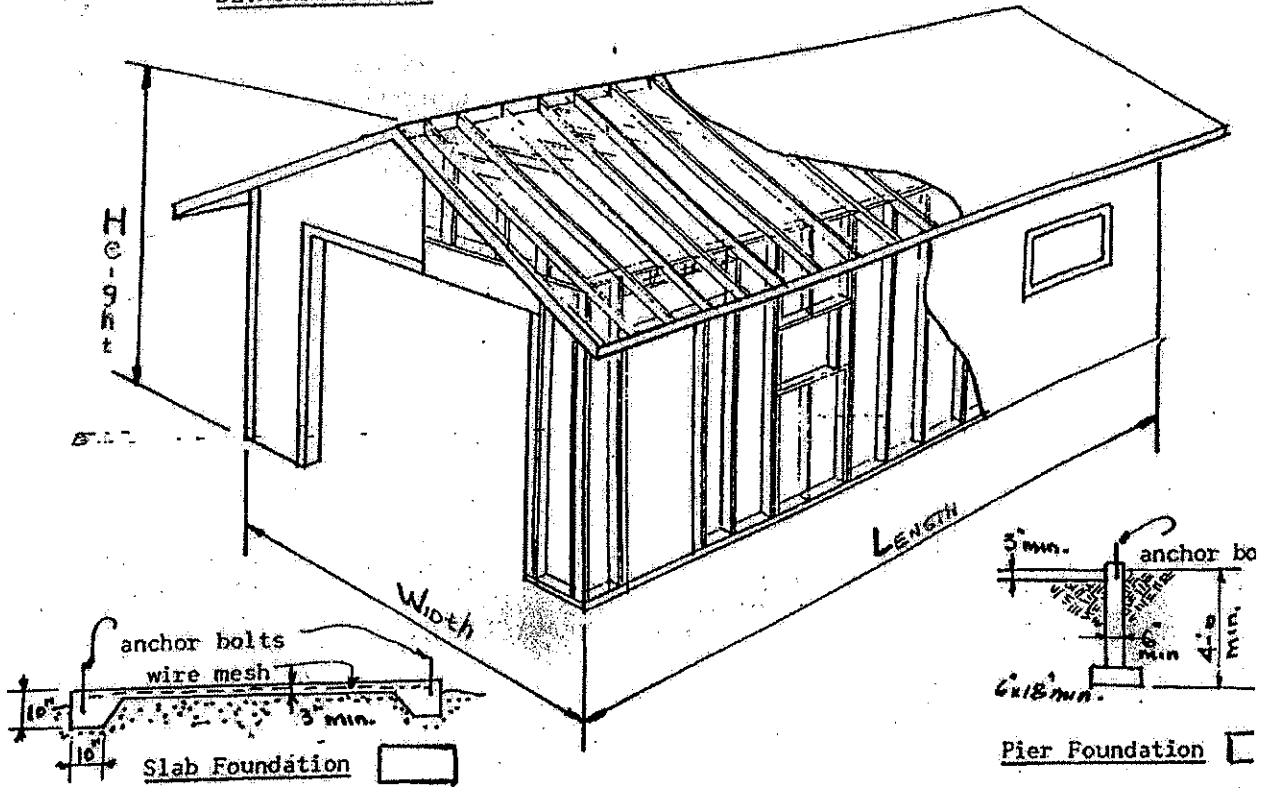
ACCESSORY BUILDINGS

a) An accessory building on a lot which has a single family dwelling shall have a lot coverage no greater than 7%, up to a maximum of 83.6m², and a height of no more than 4.5 metres: that a two-story accessory building could be constructed at a maximum height of 6.10 metres, with the first floor area of a maximum of 50 m², and the first floor to the ceiling being a maximum height of 2.64 metres (9');

b) no accessory building shall project in the front of any building line setback: and

c) non-residential accessory building, in any zone, when abutting a residential property or residential zone, shall not be located closer than 5 metres from the abutting residential property or zone.

ACCESSORY BUILDINGS
AND
DETACHED GARAGES



WIDTH _____
 LENGTH _____
 HEIGHT _____
 SIDE-YARD, LEFT _____
 SIDE-YARD, RIGHT _____
 DIST. FROM REAR YARD _____
 DIST. FROM HOUSE _____
 EASEMENT SIDE _____
 EASEMENT REAR _____

CONSTRUCTION

RAFTERS - 2" x _____ " centres
 STUDDING - 2" x _____ " centres
 ROOF - sheathing
 ROOFING Shingles _____
 Roll _____
 CAR DOOR x _____
 SIDE DOOR _____
 WINDOWS NO. front _____ R. Side _____
 L. Side _____ Rear _____
 EXTERIOR FINISH _____

Date _____

Name _____