



## BUILDING DEVELOPMENT REGULATIONS



I, \_\_\_\_\_ of \_\_\_\_\_, do solemnly declare that I completely understand that:

1. I cannot begin development of land nor erection of building until all permits have been issued and conditions complied with.
2. I realize that there may be a thirty day (30) waiting period before my application is reviewed for approval.
3. All development must be constructed in accordance with guidelines of the National Building Code and Municipal Regulations.
4. The following documentation must be submitted with application:
  - (a) Proof of ownership of land.
  - (b) Plans/specifications of proposed building.
  - (c) Sketch indication of approximate location of building on land for NL Power and municipal inspection.
5. I am completely responsible for the cost of water and/or sewer connections from the Town's main line(s).
6. Installation of water/sewer service laterals must be undertaken by the permit holder and inspected by municipal personnel.
7. New water connections must be turned on by municipal personnel and the property owner will be billed 30 days following that date.
8. The property owner is responsible for damage to shutoff valves, and must keep shutoff valves accessible at all times.
9. Sheds & Garages - Easements of 1 metre (3.25 ft.) from rear and side property lines, 1.8 metres (6 ft.) from front property line and a minimum of 3.6 metres (12 ft.) from other existing structures. (Including eaves)
10. Residential Construction - Easements of 1.8 metres (6 ft.) from all property boundaries, resulting in a 3.6 metres (12 ft.) easement from the main building wall of any residential building.
11. Sump pumps, floor drains, weeping tile, roof drains, etc. shall not be connected to the sanitary sewer system.
12. Back water valves must be installed on sanitary sewer lines in accordance with the Canadian Plumbing Code and related revisions, and the Town of Channel - Port aux Basques Sewer Backwater Valve Regulations.
13. If commencement of the building does not begin within six months from the date of Council's approval, the permit will be null and void and a new application must be submitted to Council.
14. A permit cannot be issued until application is approved by Council.
15. Business applications are subject to approval of the Government Service Centre prior to Municipal Permit being issued.
16. I agree to notify Council in writing of any changes in the above specifications before construction.
17. Any permit issued does not authorize use of crown land or other land without a lease or grant from the Crown or express written permission from the owner.
18. I am responsible for attaining all Government approvals needed and herein undertake to comply with all such regulations.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_