



# BUILDING PERMIT APPLICATION

## Town of Irishtown-Summerside, NL

1183 Main Street, Irishtown-Summerside, NL A2H 4A1 | Tel: (709) 783-2146

Applicant Name: \_\_\_\_\_

Property Owner: \_\_\_\_\_

As:  Contractor  Consultant  Property Owner (Complete below if different from applicant)

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

E-Mail: \_\_\_\_\_

### PROJECT DETAILS

Property Location: \_\_\_\_\_

Description of Work/Use: \_\_\_\_\_

Estimated Cost of Project: \$ \_\_\_\_\_

Type of Construction/Use:  Commercial  Residential  Institutional  
 To Construct  To Extend  To Repair  To Replace  To Demolish  To Occupy

Building Length:	Building Width:	Building Height:
Land Width:	Land Depth:	Land Area:

### SERVICE DETAILS

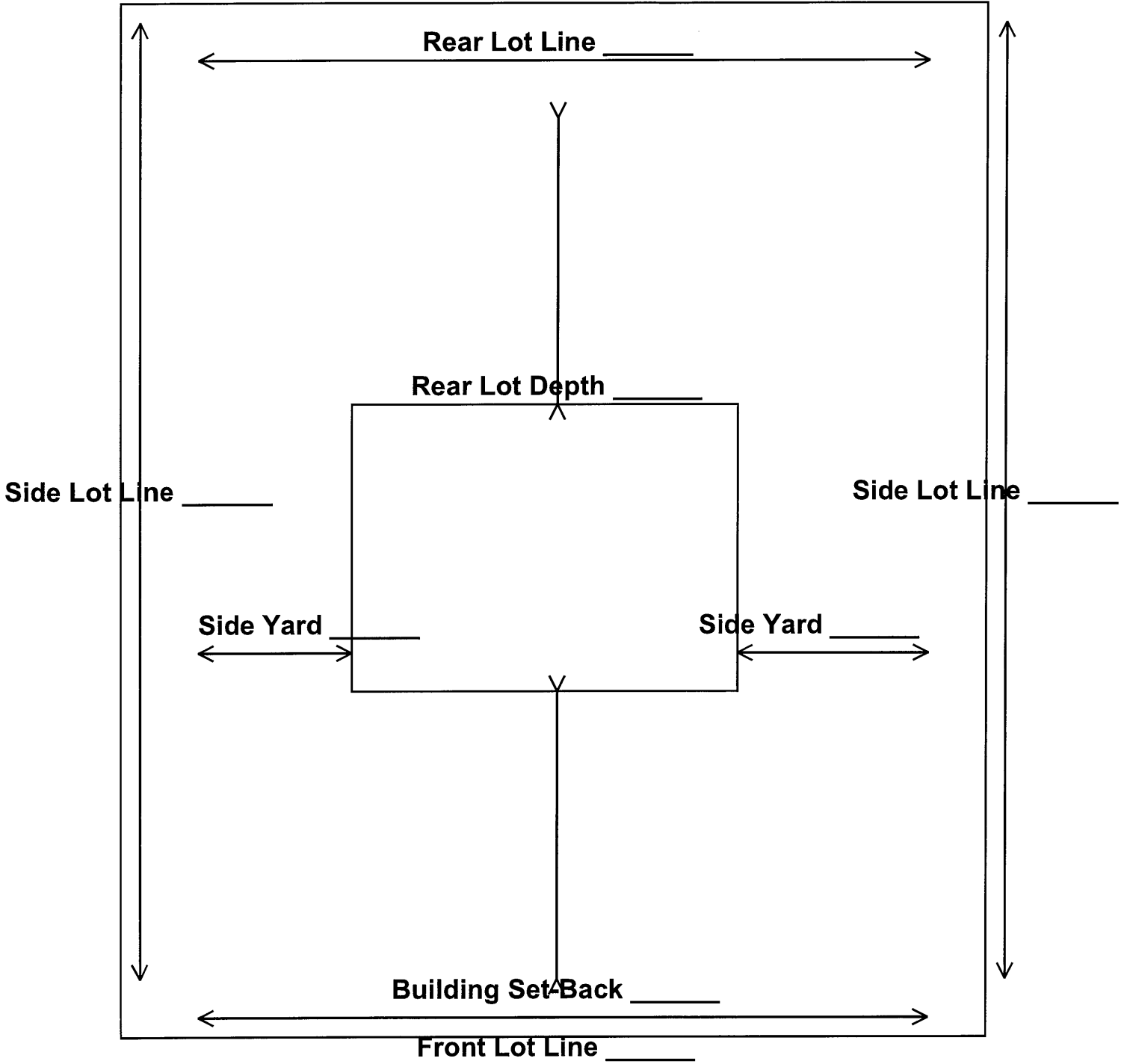
Type of Services Required: \_\_\_\_\_

(Municipal Water, Sewer, On-site Well, Septic Tank, Other)

Access to Property: \_\_\_\_\_

(Existing Access, New Access, Number of Accesses)

Measurements in meters only please



**DECLARATION:** I hereby submit this application and confirm that the information supplied is correct and complete to the best of my knowledge. I agree to comply with all the Municipal Regulations, the National Building Code and ancillary codes, agree to build in accordance with the plans approved by the Town of Irishtown-Summerside and not to commence building without applicable approval and permits from the Town of Irishtown-Summerside.

**NOTE:** Where the Application and Property Owner are not the same, the signature of the Property Owner is required before the application can be accepted for processing.

**Applications will not be processed until such time as this form is fully completed and all information and fees are received. A copy of the Title Deed with complete survey and Surveyors Real Property Report must be attached to all applications.**

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

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

THIS APPLICATION IS NOT VALID UNTIL COMPLETED AND SIGNED

**Condition 12** – Accessory Buildings – is added to the Rural Residential Infill Zone which states:

**Accessory Buildings:**

- Accessory building shall have a maximum floor area of 80 square meters, provided that taken together with all other structures on a property in this zone, the total coverage on a lot does not exceed 33%.
- The Maximum height of an accessory building shall not exceed 6 meters.
- Accessory buildings shall be located in the rear or side yard and shall be a minimum of 3 meters from the nearest part of the main building and a minimum of 1 meter from a side and rear lot line, unless the building exceeds 2 meters in height, in which case the minimum distance of the accessory building from the rear and side yards shall be 2 meters.

**NOTE:** Application processing fees are non – refundable once the application has been accepted for processing regardless of approved or not.

FOR INTERNAL USE ONLY		
Building Permit #:		File #:
Real Property Report Supplied: <input type="checkbox"/> Yes <input type="checkbox"/> No	Drawing Supplied: <input type="checkbox"/> Yes <input type="checkbox"/> No	Referred to Council: <input type="checkbox"/> Yes <input type="checkbox"/> No



# WATER AND/OR SEWER HOOK UP APPLICATION

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**Service Provided:**                      Water/Sewer \_\_\_\_\_                      Water Only \_\_\_\_\_

DATE OF APPLICATION: \_\_\_\_\_

NAME OF APPLICANT: \_\_\_\_\_

ADDRESS OF APPLICANT: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

DATE OF EXPECTED HOOK UP: \_\_\_\_\_

**NOTE: It is the responsibility of the applicant to ensure that a PRESSURE REDUCING VALVE AND A BACK WATER VALVE IS CORRECTLY INSTALLED.**

I, \_\_\_\_\_, having read the Water and Sewer Regulations, fully understand and agree to abide by the regulations and standards of the Council.

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

**AN APPLICABLE FEE AS SET BY THE COUNCIL SHALL BE PAID BEFORE ANY WATER/ WATER/ SEWER HOOK-UP IS COMPLETED**

\_\_\_\_\_  
Signature of Council Official  
(Upon completion of Water & Sewer Hook-up)



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### REGULATIONS & STANDARDS FOR RESIDENTIAL DEVELOPMENT

1. The applicant must apply at least 2 to 3 weeks prior to the date planned to begin construction.
2. The applicant must check with the Town to see if the land can be developed or sub-divided.
3. The applicant must check with the Town to see what municipal services are available at the location.
4. The applicant must obtain an application from the Town, complete it, and return it to the town office (The site must be pegged off to indicate where the building is to be located – Survey pins must be visible).
5. An inspection will be done of the construction site by the Building Inspection Committee, usually on Tuesday of each week.
6. A permit to build will be issued if and when the application is approved (Required fee to be paid upon receipt of permit).
7. Complete application for water & sewer hookup (if required). Check with the Town to find out depth of sewer manhole(s) in the area and have someone determine if sufficient grade can be obtained. Required fee to be paid before hookup commenced.
8. Request another inspection after excavation is complete and prior to pouring concrete.
9. Accessory buildings shall be located in the rear yard or side yard and shall be a minimum of 3 meters from the nearest part of the main building and a minimum of 1 meter from a side and rear lot line, unless the building exceeds 4 meters in height, in which case the minimum distance from side and rear yard lot shall be 3 meters. The maximum height for an accessory building is 6 meters. Accessory buildings shall have a maximum floor area of 80M<sup>2</sup>, provided that taken together with all other structures on a property, the total coverage of the lot does not exceed 33%.
10. Town Maintenance personnel **must** make the connections to the stubs.
11. If fronting on a Provincial Highway (Route 440) contact the Department of Transportation and Works for permission and regulations Re: DRIVEWAYS.
12. Minimum of 18-inch culvert required for driveways on town streets. (Could be larger, if water-flow requires it).
13. Construction and/or use of buildings for business purposes shall apply to the Town, but approval must also be obtained from various Provincial Departments depending on the use of the building.
14. All buildings must be constructed to the National Building Code and National Fire Code.
15. Water/Sewer hookup shall be completed annually during the period of May 15 – October 15.