



TOWN OF GARNISH



APPLICATION FOR DEVELOPMENT PERMIT

1) Name of Applicant _____

2) Phone _____

3) Address _____

4) Location of Development _____

5) Proposed Development _____

6) Building size: Front _____ ft; Side _____ ft; Area _____ sq. ft.

Height _____ ft.

7) Foundation _____ thick

8) Concrete Walls _____ X _____ Concrete/Wooden Pillars

9) Type of Construction _____

10) Type of Chimney _____

11) Wood Frame, etc. _____

12) If patented type, describe:

i. Type of Heating _____

ii. Type of Fuel Storage _____

13) Water and Sewer Services: Before its occupation, the proposed building will be connected to the Town's Water & Sewer System: Yes _____ No _____

14) Source of Power _____

15) Electrical Wiring _____

16) Estimated Cost of Construction _____

PLOT PLAN (If possible, attach copy of survey)

SHOW BY DRAWING IN SPACE BELOW:

1. Dimensions of land 2. Location of building on land 3. Distance of building from all lot boundaries
4. Adjoining lots and roads 5. Building markers on land 6. Proposed location of driveway 7. Distance of building from road center.

I, _____ of _____ in the Province of Newfoundland and Labrador, do solemnly declare that the above information is true and correct and I will notify council in writing if anything has to be changed from the previous plans.

COUNCIL USE ONLY

Date visited: _____

Approved: _____ Rejected: _____

Comments: _____

DEVELOPMENT REGULATIONS

These regulations apply for Residential Zones, Future Development Areas and cottage and cabins.

1. A shed / garage may be built if it is three (3) feet from property line and a minimum of five (5) feet from their personal home and a minimum of seven (7) feet from all other existing structures.
2. No person shall erect or construct any shed / garage within the Town unless a permit has been first obtained by Council. This will also include any structure used for storage; ie shipping containers.
3. Every application for a permit to erect or construct any shed / garage shall include plans and specifications.
4. The plans and specifications shall set forth:
 - (a) The use or purpose for which the building is intended.
 - (b) The location and dimensions of the lot to be built upon.
 - (c) The height and dimensions of the proposed building.
 - (d) The sewer and water connections or the location of the privy, or septic tank and well, as the case may be.
 - (e) The materials to be used.
 - (f) Any other information as the Council deems requisite in any particular case.
5.
 - (a) No person shall erase, alter, or modify any drawings or specifications upon which a building permit has been granted by the Council unless the Council has agreed to such changes.
 - (b) If during the progress of the work, it is desired to deviate from the plan filed with the application for a building permit in any way affecting the construction of other essentials of the building, notice of such desired alterations, together with new plans and specifications shall first be given in writing to the Council whose written approval shall be obtained before such alterations are commenced.
6.
 - (a) Any building permit issued by the Council under the provisions of these regulations shall expire unless building construction is started within six (6) months from the date of issue.
 - (b) All sheds / garages must be cladded or painted within three (3) months after the shed / garage has been constructed.
7. The Council may revoke any permit issued under the provisions of these regulations or may stop the work for any of the following reasons:
 - (a) When construction is discontinued for a period of one year.
 - (b) When, in the opinion of the Council, the completion of the construction has been unduly delayed.
 - (c) Whenever there has been a violation of the provisions of these regulations or any law, rule or regulation applicable thereto.
 - (d) Whenever the continuance of the work becomes dangerous to life or property.
8. The revocation of any permit shall be by notice in writing and shall be served upon the owner, his agent, or the person having charge of the work. A revocation by notice shall also be posted upon

the building by a Town official, after such notice is received or posted, it shall be unlawful for any person to proceed with any work for which the permit was issued.

9. The Council may require an applicant applying for a permit to give notice of the application by letter to any person whose interest may be affected by any proposed construction or alteration.
10. The Council may refuse to issue a permit for any shed / garage if: the size, design or appearance of which, or the location of which on the lot is in the Council's opinion unsuitable for the locality in which it is proposed to be erected, or inferior in general character to other buildings in that locality.
11. A shed should not be higher than four and a half (4.5) meters in height. The height of the shed will be at the discretion of the Council.
12.
 - (a) No shed / garage shall be moved to a new location unless a permit for such change of location has first been obtained from the Council.
 - (b) A change of location of a shed / garage shall be considered a re-erection of such building and shall be subject to all the provisions of the regulation.
13. Sheds / garages must be compatible with the main building in terms of design, colour and materials.
14. No building shall be constructed or moved to a place within Newfoundland Power's easement for power lines. Newfoundland Power's easement is 15 feet from overhead wires. If Newfoundland Power request that construction be stopped or moved, applicant is to abide by request.
15. The above regulations will apply to all residents of Garnish without exceptions.
16. These regulations were adopted and passed by Council at a meeting held on the 14th day of May, 2024.
17. All previous shed / garages regulations adopted by the Town of Garnish are rescinded.

Note: The National Building Code of Canada, The National Energy Code of Canada and The National Energy Code of Canada for Buildings has to be complied to and will supersede any of the above regulations.

Personal information collected on this form is protected by the *Access to Information and Protection of Privacy Act*. Inquires about the use and protection of this personal information should be directed to the Access and Privacy Coordinator of the public body to whom the application is sent.