

# PERMIT REGULATIONS

## PUBLISHED BY AUTHORITY

Pursuant to the authority conferred by Section 414 of the Municipalities Act, 1999 SNL Chapter M-24 as amended, the Town of Clarendville hereby enacts the following Regulations which were adopted at a Public Council Meeting held on the 18<sup>th</sup> day of August A.D. 1997.

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1. Prior to the start of any construction, a permit must be obtained from the Town Office.
2. Complete building plans (if applicable) must accompany the application.
3. A survey of the land must accompany the application.
4. **Residential Dwellings:** The location of the dwelling must be determined by a proposed house location plan prepared by a Newfoundland surveyor.
5. Minimum size residential building lot 15m x 30m (50' x 100'). Infill areas as per the Infill Lots on Existing Streets Policy.
6. **Commercial Development:** The location of the development must be determined by a proposed location plan prepared by a Newfoundland surveyor. All applicable governing approvals (Government Services, Department of Health, etc.) must be obtained by the applicant prior to the Town issuing a permit. For new construction, underground servicing drawings are required outlining how the lot is to be serviced for water/sewer. Additional information regarding the proposed site grading, stormwater drainage, and parking must also accompany the application in accordance with the Town's Development Regulations.
7. Permit fees calculated in accordance with the Permit Rates Policy as set by Council.
8. **Business Occupancy:** An application shall be completed by the owner/operator and permit obtained prior to business operations commencing. Permit fee calculated in accordance with the minimum tax rate for the business class. Once the business is assessed, the owner/operator will be charged the difference between the amount calculated on the assessed value and the minimum tax already charged as business occupancy. Should the calculation be less than the minimum tax, no further charges will apply for the calendar year. Occupancy permit fees are non-refundable.
9. Any permit not picked up within ninety (90) days of issuance will be considered null and void and must be reapplied for before a permit will be reissued.

Adopted: August 18, 1997      Revised: March 14, 2017  
Motion No: 97-111              Motion No: 17-037

Revised: January 25, 2005  
Motion No: 05-007

*Chazzer Kimell*  
Mayor

*Angela Giles*  
Clerk