

Single Detached Dwelling Application Guidelines

If there is any discrepancy between these Guidelines and the Town of Bay Bulls Regulations, the Regulations override this information.

If you are planning to build a single detached dwelling within the Town of Bay Bulls, you are required to obtain a permit. This information is intended as a guideline only, outlining the process in place. All buildings must comply with the Town of Bay Bulls' Development Regulations, which can be viewed at www.townofbaybulls.com or at the Town Office. It is recommended that applicants discuss their proposal with Town staff prior to submitting an application. Please note that no construction can commence prior to obtaining a permit.

The application must be received no later than, the Wednesday prior to the Regular Public Council Meeting. Please call the Town Office for Council meeting dates and times or visit www.townofbaybulls.com. Application forms are available at the Town office or on our website at www.townofbaybulls.com.

**All Development Applications require Council Approval-in-Principle.
All Approvals-in-Principle are valid for a TWO year period from the date of Approval letter.**

Obtaining your Building Permit:

Prior to receiving a building permit for a single-detached dwelling, the following items are required:

- Council approval-in-principle
- Payment in full of any outstanding taxes/fees (if applicable)
- For un-serviced lots, a Certificate of Approval from Service NL is required for lot layout and septic system.
- Proof of ownership/permission from property owner if you are not the current property owner
- Installation of a Minimum 24" Culvert
- Additional approvals may be required. A Town of Bay Bulls Building Permit does not relieve the owner from obtaining other necessary permits or approvals under any other regulations or statutes prior to commencing construction.

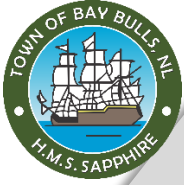
PLEASE NOTE:

- The National Building Code of Canada is the required standard for all construction within the Town of Bay Bulls.
- The permit must be displayed on or near the permitted construction, so that it is visible to the general public
- Any work completed under the authority of the building permit must be in compliance with the information supplied on the application and stated on the building permit
- The Town of Bay Bulls DOES NOT carry out building inspections. The permit holder is responsible to ensure that all work completed under this permit meets the requirements of all applicable codes, standards, and regulations enforced at the time of construction.
- There shall be no construction within any easement or right-of-way. It is the owner's responsibility to ensure compliance.
- There shall be no construction within Habitat Buffer areas.
- There shall be no construction within Conservation & Rural Land Use Zones without the appropriate approvals in place.
- There shall be no construction within 15 meters of a waterbody without the appropriate approvals in place.

If you require re-zoning, the onus is on the applicant to request re-zoning. A non-refundable Re-Zoning Fee of \$5000.00 must be paid in full before the commencement of the re-zoning process.

The request for re-zoning does not indicate approval to build, and the Town cannot guarantee that a completed re-zoning will lead to an approval to build.

Please Note: A timeline of 4-6 months is the standard for a completed re-zoning request. *For more information and clarification please call the Town Office at 334-3454*



Schedule C: Land Use Zone Table

Residential Zone (RES)

A full copy of the Town of Bay Bulls' Development Regulations can be viewed at www.townofbaybulls.com or at the Town Office.

Zone Title	RESIDENTIAL	(RES)
PERMITTED Use Classes (See Regulation 85 and Conditions)		
Single dwelling		
DISCRETIONARY Use Classes (See Regulation 22 and 86 and Conditions)		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 90) Double dwelling, boarding house residential (includes tourist home, and bed and breakfast), row dwelling, apartment building, collective residential, convenience store, professional and personal service, child care, light industry as a home business, recreational open space, office, office (for home business), shop, catering, place of worship, educational, medical treatment and special care institutional uses (see condition), agriculture (see condition) and antenna.		

Standards	Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building			
				Number of bedrooms per unit			
				1	2	3	4
Lot Area (m2) (minimum)	1860 <i>20,021 sq ft</i>	1500*	1200*	800*	850*	900*	950*
Floor Area* (m2) (minimum)	80 <i>861 sq ft</i>	80*	65*	40*	50*	60*	70*
Public Rd Frontage (m) (minimum)	30 <i>98 ft</i>	20*	15*	50			
Building Line Setback (m) (minimum)	8 <i>45 ft</i>	8	8	15			
Building Line Setback (m) (maximum)	32 <i>104 ft</i>	32	32	32			
Sidyard Width (m) (minimum)	3 <i>9.8 ft</i>	3	3	5			
Rearyard Depth (m) (minimum)	9 <i>29.5 ft</i>	9	9	14			
Maximum Lot Coverage (% of lot)	33%	33%	33%	33%			
Maximum Height (m)	8 <i>26 ft</i>	8	15	15			

*per unit