



TOWN OF BAY BULLS

New Residential Home Guidelines

The information contained in this document is intended as a general guideline only, if there is any discrepancy between the information in this document and the Town of Bay Bulls Municipal Plan 2014-2024, the Municipal Plan will supersede this document.

Before building a single-family home within the Town of Bay Bulls, you are required to obtain a permit. No construction may commence prior to obtaining a permit. All development must comply with all Municipal Development Regulations and agree to develop in accordance with the plans approved by the municipality, and not to commence development without applicable written approval and permits from the Town of Bay Bulls. The Town of Bay Bulls Development Regulations can be viewed at www.townofbaybulls.com.

Applications must be received no later than, the Friday prior to the Regular Public Council Meeting. All Public Meeting dates and times are available at www.townofbaybulls.com.

BUILDING AND/OR NEW DEVELOPMENT APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING:

- Application processing fee (non-refundable);
- Proposal clearly sketched on a legal survey or Surveyor's Real Property Report with floor area of dwelling, property lines (setbacks), easements, etc.;
- Proof of ownership;
- A legal land survey and description of the property.

NEW HOME (SINGLE-FAMILY DWELLING) DEVELOPMENT REGULATIONS:

<i>Lot Area (minimum)</i>	1860 m ²
<i>Floor Area (minimum)</i>	80 m ²
<i>Lot Frontage (minimum)</i>	30 m
<i>Building Line Setback</i>	8 m (minimum) 32 m (maximum)
<i>Side Yard Width (minimum)</i>	3 m
<i>Rear Yard Depth (minimum)</i>	9 m
<i>Lot Coverage (%) (maximum)</i>	33%
<i>Height (maximum)</i>	8 m

PLEASE NOTE:

The timeframe for processing an application that requires a variance advertisement may take a minimum of 20 business days to complete. Any cost(s) incurred by the Town will be billed back to the applicant/property owner.