

**2013 LOT REQUIREMENTS AND SCHEDULES****Once Footings and Basement are poured:**

Immediately after the footings and basement are poured the town requires a copy of your certified certificate of location before any further development takes place.

**Landscaping Inspection:** When front property is seeded (showing grass) or sod placed.

**Fees: Residential New Construction**

- Administration Fee = \$ 150.00;
- Development Permit – New Construction or Extension = \$ 3.00 per square meter/gross floor area;
- Landscaping Deposit = \$ 750.00 (\$ 600.00 refundable when front landscape completed);
- Water Tap-In Fee = \$ 2 500.00; and
- Sewer Tap-In Fee = \$ 2 500.00 (both water and sewer = \$ 5 000.00);
- Water/Sewer Access Fee = \$ 1500.00 – If the service connection is in place;
- Occupancy Permit = \$ 50.00;
- Paving = \$ 25.00;
- Pavement Cutting Fee = \$ 800.00

**The Following attachments MUST accompany the application prior to consideration:**

- Stamped survey
- One complete set of building plans; and
- Certified Plot Plan showing exact location of proposed building as well as all distances from front, back and side boundaries.

**Finished Floor Elevation:**

First Floor must have a 2 foot floor elevation above centre of the road.

**Drain Pits:**

Where no storm sewer exists, drain tile must be serviced by a service pit located a minimum of 15 feet from the footings and shall not interfere with septic disposal fields or wells. Tile is not permitted to drain into street ditches.

**Building Line Set Back:**

You are required to maintain a building line set back consistent with that already established on adjacent properties.

**When serviced by the Town water & sewer:**

- Application for connection to the system be made to the Town; and
- Contact the Towns Hall prior to connection

**When not serviced by the Town water & sewer:**

- A drilled well is recommended;
- A septic system design to be done by an approved septic system designer;
- A design plan approved by Government Services with regard to the installation of your well and septic system is required;
- Fill and grading may be required where the septic system is to be located; and
- An inspection by Government Services prior to the septic system being backfilled and a certificate of approval received from that authority.

**Culverts:**

If a culvert for your driveway is required now or in the future, it will be your responsibility to have this installed. All culverts must be approved plastic pipe and of suitable size, as determined by the Town. All residences to be constructed along Government Roads must have an approved Access Permit from Department of Transportation.

**Misc:** Construction complies with all applicable provisions of the **National Building Code** and the **National Fire Code** of Canada.

Development approval is valid for one year from date of issue. If a building permit is **not** obtained by that date, this approval expires and your application is subject to further review by Council.