



NEW BUILDING / BUILDING EXTENSION/COMMERCIAL PERMIT APPLICATION

- ✓ Check all applicable boxes.
- ✓ Provide descriptions and maps.
- ✓ Approval will only be granted if the application is found to conform with the Town of Fogo Island Municipal Plan and Development Regulations.
- ✓ These documents can be viewed at the Town Office.
- ✓ Further information other than that requested on this form may be required.
- ✓ Council will approve or refuse this application within 8 weeks (56 days) of the date of receipt unless an extension is agreed upon. If not, it will be considered to have been refused.

TYPE OF BUILDING		TO BE USED FOR		OFFICE USE ONLY	
☐ Single Family Residence ☐ Cabin or Cottage ☐ Multi-Unit Residence ☐ Shed or Garage ☐ Stage or Wharf ☐ Outdoor Recreation OTHER: _____		☐ Commercial Development (coffee shop, office, etc.) ☐ Industrial (Sawmill, Warehouse, etc.) ☐ Establish a prefabricated building ☐ Forestry ☐ Agriculture ☐ Move to New Lot OTHER: _____		APPROVED BY	
				DATE	
PROPERTY OWNER INFORMATION					
NAME		CIVIC ADDRESS			
TELEPHONE		E-MAIL ADDRESS			
DEVELOPMENT INFORMATION					
IF THE ITEMS ABOVE, DO NOT ADEQUATELY DESCRIBE THE PROPOSED DEVELOPMENT PLEASE PROVIDE FURTHER DETAIL					
CONSTRUCTION WORK TO BE COMPLETED BY		☐ Self ☐ Contractor (Name) _____			
ESTIMATED COST OF PROJECT		\$ _____			
IF THE SITE OF THE PROPOSED DEVELOPMENT IS ALREADY BEING USED PLEASE DESCRIBE WHAT THE LAND AND ANY BUILDING(S) ON IT ARE BEING USED FOR. IF IT IS VACANT, GENERALLY DESCRIBE THE LAND (FOREST, BOG, POND, ETC.)					
RESIDENTIAL: _____ COMMERCIAL: _____ OTHER: _____					
ADDITIONAL COMMENTS					
WATER & SEWER INFORMATION					
WATER SUPPLY ☐ Yes ☐ No ☐ N/A		☐ Town Water System ☐ Private Well		CURB STOP LOCATION & DISTANCE	
SEPTIC SERVICES ☐ Yes ☐ No ☐ N/A		☐ Town Sewer		☐ Private Septic System SEPTIC DESIGN APPROVAL ☐ Yes ☐ No	

NEW CONSTRUCTION CONDITIONS	
• The homeowner and/or developer/contractor must follow the 2010 National Building Code and any supplements and amendments, as the minimum development standard, including the new emergency efficiency provisions introduced in 2012 and that the onus for compliance with the National Building Code standards is placed on the owner and/or developer/contractor. • Good drainage must be installed around the proposed footing, and it shall not be drained into the Town sewer system • The homeowner must contact the Department of Transportation and Works to acquire an accessibility permit. • NL Hydro must be contacted to ensure proposed buildings are not within the power line easement area. (1-888-737-1296) • Water and Sewer Hook-up - Where possible the home shall be connected into the Town's water and sewer system and all costs associated with the installation such as materials and labour are the responsibility of the home owner, including the cost of the Town's Maintenance Person who must be on site during the hook-up. Qualified personnel must be hired to perform the work. Any damage or interruption to the water and/or sewer system is the responsibility of the homeowner and a 24-hour notice is to be given prior to the hook-up and/or any water interruption. • The Department of Transportation and Works must be contacted (266-2308) if the roadway is to be disturbed. • On-site sewerage disposal system – It is the homeowner's responsibility to have the land evaluated for the installation of an on-site sewerage disposal system. This evaluation must be conducted by a registered designer and submitted to the Government Service Centre for final approval. Without final approval from the Government Service Centre, this permit is not valid.	
DOCUMENTS TO SUBMIT WITH APPLICATION DEPENDING ON TYPE OF WORK:	
○ Registered Survey. If survey cannot be provided, owner is responsible for providing the Town with a signed Affidavit of Ownership and signed Affidavit of Ownership by neighbouring properties. ○ Google Map indicating the property location ○ Building Plan if possible. ○ Driveway Access Permit from Department of Transportation & Works if required ○ Approved Service NL Design for Septic System if required. ○ Fire Life Safety and Accessibility for Commercial Development	
BY SIGNING THIS PERMIT APPLICATION, YOU ARE AGREEING AND/OR ACKNOWLEDGING THE FOLLOWING	
Applicant ensures ownership of the property located at _____, as indicated by this application. Initial _____	
NOTE: The Town advises residents to ensure they have proper documents for ownership of their property.	
• I am aware that this form is for application purposes only. • Development will not be undertaken before written permission from the Town has been received by me. • Only the kind of development described on this application form is to be developed and only at the site indicated. If I wish to use this site for any other purpose or undertake this development at another location, another application must first be submitted and approval from Council received by me. • If the land to which this application pertains is owned under Squatter's Rights, the applicant confirms that all property boundaries are correct, and that the onus is on the applicant for any false or misleading information. • If the land to which this application pertains is Crown Land, not under squatter's rights, or land I am not the sole owner of, I am aware that approval of this application by the Town does not allow me to develop without permission from Crown Lands. • No information that could affect a decision to approve or refuse this application has been deliberately withheld or purposely submitted incorrectly by me. • I am aware that the Town will not grant permission to develop if any requirements of its Municipal Plan or any other applicable regulation cannot be met. • If permission is granted, all applicable provincial and municipal laws and regulations and any conditions that the Town attaches to a development permit will be complied with. ✓ Lot area size – minimum 450m² ✓ Property frontage must be 15metres minimum ✓ Property rear yard depth must be 5 metres minimum. ✓ Buildings must be located 6 metres (19.8 Feet) away from front property line on Town bi-roads as per development regulations and 10 to 15 metres from centre of main road, as per the Town or Department of Transportation and Works guidelines (call 266-2308 for Dept. of T/W details). ✓ Building must be 1.5 metre minimum distance from adjacent property lines and any other buildings on the lot. • No barn-style roofs are permitted on any buildings within Tilting, unless written permission is given from the council.	
"This permit is issued pursuant to the Town of Fogo Island Development Regulations with the exception that the applicant shall be responsible for obtaining all other required permits and approvals from all other authorities having jurisdiction, including but not limited to the Water Resource Management Division of the Government of Newfoundland and Labrador and all other utilities. The Town of Fogo Island makes no representation in that regard."	
I hereby submit and confirm that the information supplied is correct. I agree to comply with all Town Regulations and By-laws, agree to develop in accordance with the plans approved by the Town of Fogo Island, and, not to commence development without permits from the Town of Fogo Island. The Town of Fogo Island is absolved from any false or misleading information that was given to obtain this permit. I further acknowledge that I am responsible for any damages caused to neighboring or my own property. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information requested.	
APPLICANT SIGNATURE OF AGREEMENT	
APPLICANTS SIGNATURE	DATE