

HOW TO APPLY FOR A PERMIT?

To apply for a Residential building permit, visit the Town of Labrador City website: www.labradorwest.com to obtain a residential building permit. Click on Town Hall/ Labrador City/ Documents/ Permit Applications/ Residential Permit Application.

MY APPLICATION CHECKLIST

- ☐ Determine where you want to place the building.
- ☐ Ensure that the building size & location comply with the table found on the reverse side of this pamphlet.
- ☐ Check to see if there are any powerlines within the general area – you will not be permitted to construct within any easement.
- ☐ Completely fill out a **RESIDENTIAL BUILDING PERMIT** application form. Incomplete forms will not be accepted.
- ☐ Submit along with your application, a **SITE PLAN** that includes all of the following information:
 - ☐ A copy of the survey or real property report that shows the dimensions of the land.
 - ☐ The size and location of all existing buildings including the main dwelling & attachments, sheds, greenhouses, gazebo's, etc.
 - ☐ The proposed size and location of the proposed building.
- ☐ Pay the required application fee – determined by the Permit's Clerk.

AFTER I APPLY FOR MY PERMIT

- ☐ Peg out the boundary of the proposed building in the exact location that was submitted in the application.
- ☐ Contact our Municipal Enforcement Officer to schedule a preliminary inspection by calling 709.944.1096.
- ☐ Contact NL Hydro to schedule a preliminary inspection by calling 1.888.737.1296.
- ☐ If our MEO or NL Hydro require that the building be moved, your application must be amended to reflect any changes.

WHEN I RECEIVE MY PERMIT

- ☐ Begin construction - pour the foundation/lay footings.
- ☐ Contact our Municipal Enforcement Officer to schedule an inspection of the foundation by calling 709.944.1096.
- ☐ Erect building frame (exterior walls & roof truss).
- ☐ Contact our Municipal Enforcement Officer to schedule your final inspection by calling 709.944.1096.
- ☐ Complete construction.

DID YOU KNOW?

Not all submitted drawings have to be professionally drawn, but must include all the required information and be legible to the satisfaction of the Permits Officer/ Municipal Enforcement Officer.

Accessory buildings must be contained on the same lot as the main building. Many properties in town have additional land extensions, typically to the rear or side of the main lot. Applicants may be required to assemble the properties and provide the Town an updated survey & real property report.

Accessory buildings must be clearly incidental to and should compliment the principal dwelling with respect to design, colour, and exterior finish.

No accessory building can project in front of any established building line.

An accessory building that is fully attached to the primary residence is considered an extension to the main building and may be subject to a separate list of regulations.

Accessory buildings must be constructed in accordance with the permit application. Any deviation from the permit approval will result in enforcement action and may require you to tear-down, stop construction, remove, fill in, alter or destroy the building and restore the site to its original state at your own expense.

CONTACT US

Town of Labrador City
Planning and Development Department
317 Hudson Drive
PO Box 280
Labrador City, NL
A2V 2K5

Phone: 709-944-2621

Fax: 709-944-6353

Email: permits@labradorcity.ca

Office Hours:

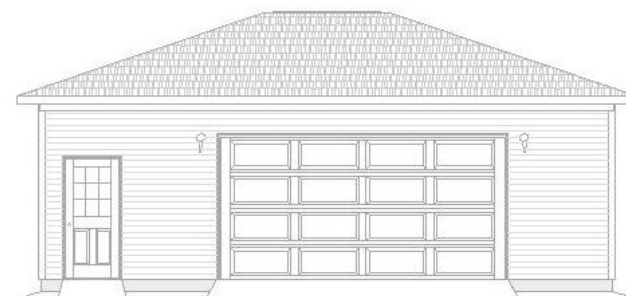
Monday to Friday 8:30 a.m. - 4:30 p.m.

Please note this brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact the Town's Planning and Development department for more information. The Town of Labrador City accepts no responsibility for persons relying solely on the information found in this brochure.



LABRADORCITY

ACCESSORY BUILDING INFORMATION PACKAGE



ACCESSORY BUILDINGS

These are the regulations for accessory buildings on properties that have the following zonings:

- RMD - Residential Medium Density
- RSL - Residential Small Lot
- CD - Cabin Development

Accessory buildings for residential uses include: domestic garages, carports, ramps, sheds, temporary/canvas sheds, swimming pools, greenhouses, cold frames, fuel sheds, vegetable storage cellars, shelters for domestic pets, or radio and television antennae; structures.

DO I NEED A PERMIT?

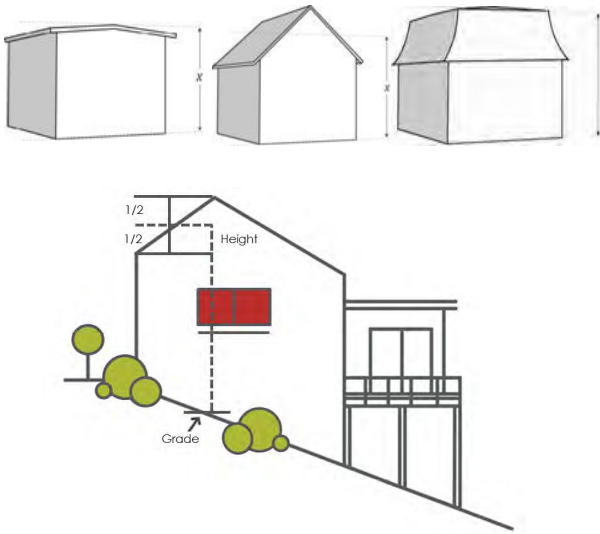
A development permit is required for all Accessory Buildings.

HOW TALL CAN I BUILD MY GARAGE?

The maximum **BUILDING HEIGHT** of accessory buildings in all residential zones is **6 m**.

Building height is measured from the established grade and differs based on the roof type of the building.

It is measured at the highest point of the roof surface of a flat and butterfly roof; the deck line of a mansard roof; and is the mean height level between the eave and ridge of a gable, hip or gambrel roof.



WHAT SIZE CAN I BUILD MY GARAGE?

The **MAXIMUM AREA** of an accessory building is **65 m²**. The **MAXIMUM LOT COVERAGE** for all buildings is **40%** of the total lot area. The **MAXIMUM CUMULATIVE AREA** of all accessory buildings cannot exceed the floor area of your residence. Covered structures, such as gazebos or covered decks contribute to the lot coverage of accessory buildings.

Below is a table fully detailing the development standards.

Description	Lot Size <557 m ²	Lot Size > 557 m ²
Maximum Lot Coverage* (primary + accessory buildings)	40%	40%
Maximum Cumulative Area * (all accessory buildings)	floor area primary dwelling	floor area primary dwelling
Maximum Area***	65 m ²	83.6 m ²
Domestic Green House Maximum one per lot	55.7 m ² (max)	55.7 m ² (max)
Height	6 m (max)	6 m (max)
Building Line Set back	see Use Zone	see Use Zone
Min. Building Separation****	1.8 m	1.8 m
Min distance from Side Lot Line (rear yard only)*****	1 m	1 m
Min distance from Rear Lot Line*****	1 m	1 m

* excluding structures without a roof
** not applicable to row dwellings on Tamarack Drive
*** excluding greenhouses
**** not applicable to patios and decks
***** an accessory building that is attached to the main building, the minimum side yard width and minimum rear yard for the main building shall apply

WHERE CAN I PUT MY GARAGE?

The **MINIMUM SEPARATION DISTANCE** of your accessory building to any other building is **1.8 m**.

The **MINIMUM REAR YARD** setback of your accessory building is **1.0 m**.

The **MINIMUM SIDE YARD** setback is **1.0m**.

All building separation distances are measured from the nearest points of the exterior walls of the buildings.

WHAT CAN I NOT DO?

You **CANNOT BUILD** your garage within a municipal or NL HYDRO easement. NL Hydro's typical easement size in residential areas is **5.5 m**, but may be as wide as **15m**.

Your accessory building **CANNOT** be closer to the street than the main building – on corner lots this applies to both street fronts.

YOU CANNOT CONSTRUCT ANY BUILDINGS WITHOUT A MUNICIPAL PERMIT. If you proceed to build without a permit, you may be ordered to tear-down, stop construction, remove, fill in, alter or destroy the building and restore the site to its original state at your own expense.

