

# Town of Wabush

## Council Policy

Section: Planning & Development

Policy: Development Policy - Residential

---

1. Prevent development in environmentally sensitive areas such as shoreline and waterways, steep slopes, drainage areas and bogs as per the Town of Wabush Municipal Plan & Development Regulation's.
2. Development shall only be permitted on lands having soil and drainage conditions that are suitable to permit the proper siting and development of the proposed uses as per Town of Wabush Municipal Plan & Development Regulation's.
3. Approved engineered drawings on residential lots as per Town of Wabush Municipal Plan & Development Regulation's, Section 5.13. Developer is to pay Engineer's fees and charges as per Section 5.14. Plans for review include water mains, hydrants, sanitary sewer and all appurtenances thereto and all streets, paving, curbs, gutters and catch basins and all other utilities deemed necessary.
4. Town building application must provide floor plans of home, a survey showing the layout of the home and approved engineered drawings for drainage etc...(as per Section 3 of this policy) on the lot to be developed.
5. Excavation permit will be issued for ground preparation only. Fee is based on yearly permit fees budget by Council. Excavation permit valid for season issued, April to November.
6. Prior to foundation being installed, the Town must be contacted to measure layout of foundation which shall be pegged to ensure all setbacks are met as per Development Regulations. A minimum of 48 hours required for the Town to be present.
7. After foundation is installed, the developer/resident must supply to the Town a Real Property Report (RPR) at the developer/resident expense to ensure all foundation/building are compliant. If foundations are not compliant, expense to the developer/resident to remove and set back to be compliant to Town Development regulations. If foundation has been poured and not approved by the Town, developer will be billed double cost of permit (excluding landscaping) and a stop work order will be issued.
8. The developer/resident is responsible for reinstating of asphalt, curbs, sidewalks, landscaping etc... as a result of water/sewer installation. A deposit will be required up front to cover the cost of reinstatement, in the event the developer does not complete within 60 days, otherwise it will

be fully refunded. The deposit will be based on estimate of cost to reinstate the particular property.


9. Responsibility of the developer to connect to water/sewer at their expense. All materials must be approved prior to connection by Public Works Department. Public Works Department requires a minimum notice of 48 hours.
10. Landscaping deposit issued on permit and reimbursed within a year if front of property is landscaped and to the satisfaction to Council. Fee is based on yearly budget by Council. Council shall encourage local residents to take pride in their property and town shall encourage the greening of the town. As per Municipal Plan & Development Regulation's.
11. Any business/developer/resident constructing/renovating on their property without an approved Town building permit or no Government approval will be fined double permit fees.
12. Due to an outdated legal survey or RPR on file, the resident/developer at their expense must provide an updated survey/RPR for building permit approvals. This is required for accessory buildings, extension and house attachments such as an attached garage. This is to ensure all lot coverage's are met and do not exceed the allowable percentage.
13. Light poles will be the responsibility of the developer to install. Metal poles only due to longer life than wood poles and upkeep.

All previous policies and amendments referring to residential development are hereby repealed.

---

Date Approved: JAN 19 2023

Meeting #: 23-01

Mayor: 

Town Clerk: 