



Town of Arnold's Cove

P.O. Box 70

Arnold's Cove, NL

Canada – A0B 1A0

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Email: townclerk@townofarnoldscove.ca

BUILDING / CONSTRUCTION APPLICATION

1. Name _____ Phone _____

Mailing address _____

Name of builder _____

2. Describe Proposed Development

_____ Approx. Cost _____

(a) Building location

Building use _____

(b) Building Size _____ (W) × _____ (L) _____ (H) Exterior siding type _____

(c) Foundation/basement height _____ (d) Building height ground to peak _____

(d) Distance set back from road center _____ Are corner markers in place (Y/N) _____

3. Size of land to be developed Area _____ sq.ft/m² Frontage _____ ft./m Side _____ ft./m

4. Land Ownership: Crown Land _____ Private _____

5. Present uses of adjacent land (Residential, Commercial, Unused, etc.)

Right Side _____ Left Side _____ Rear _____ Opposite Side of Rd. _____

6. Existing Services Water Supply _____ Sewage Disposal _____

Proposed Services Water Supply _____ Sewage Disposal _____

Type of Vegetation (Forest, Scrub, Barren, Cleared, etc.) _____

7. Describe Proposed Means of Access to Site (Give No. of Vehicular Accesses Proposed)

8. Copy of Proper Land Survey Must be Submitted with Application.

Land Survey attached

I, _____ of _____ in the Province of Newfoundland, do solemnly declare that the plans, specifications and statements herein contained in the said application conform to the best of my belief to the requirements of the Town of Arnolds Cove Development regulations and are made with full knowledge of the circumstances connected with same, and that the above Regulations will be complied with in the development whether specified herein or not. I make this solemn declaration, conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Date this _____ day of _____ 20_____

Witness

Applicant's signature

Notes on Completion of Form

THIS FORM IS NOT VALID unless all questions are answered correctly and the form signed, witnessed, and dated.

IT IS ESSENTIAL THAT THE PROPOSED SITE BE MARKED with corner posts or stakes with the applicant's name or some means of identification such as a coloured flag, etc.

Please show in blank space below the land configurations and location of proposed building on the lot in this space. **(MUST INCLUDE: land size, roads, location of building on the land, distance to land perimeter and nearest building if on the same lot)**

(Include floor plans if available)

Building Permit Requirements

1. Building must be set-back a minimum of 20 feet (6 meters) from your roadside boundary plus the width of any patio deck, etc.
2. A minimum side yard distance (both sides) of 5 feet must be maintained as open 'free' space (house main wall to boundary).
3. The maximum height is 26ft (8 meters) measured from established grade to the halfway point on the gable end.
4. The installation of water & sewer is the responsibility of the property owner.
5. A water pressure reducing valve is required on your waterline.
6. The waterline curb stop must be intact and above ground at all times.
7. A sewer back-flow valve is also required to be installed.
8. If near a powerline or powerline easement you must contact Newfoundland Power for clearance requirements.
9. You are required to install a minimum diameter 16" driveway culvert.