



DEVELOPMENT INFORMATION BULLETIN

The following list of policies have been prepared to assist Property Owners and Developers to ensure that the building process is a positive one, and helps the process run smoothly to avoid delays.

1. PROCESSING FEE: \$100.00 PLUS \$1.00 per square meter of floor area.

2. EXPIRATION: Permit expires two (2) years from date of approval.

3. BUILDING CODE: The National Building Code - September 24th, 1999, *SUPPLEMENT TO NATIONAL BUILDING CODE* - Effective immediately, all buildings, residential or commercial, shall be constructed in such a manner so as to ensure the foundation wall extends a minimum of one (1) foot above the finished grade of the road. This requirement forms part of the approval of the permit to build.

Note: The Town of Pouch Cove will not provide building inspectors to ensure compliance to the **National Building Codes**.

4. FOOTINGS: Must be inspected before concrete is poured. Failure to so will result in a **STOP WORK ORDER** being issued. (*You must contact the office for this inspection*)

5. MEASUREMENTS: All buildings will be measured for accuracy.

6. TOWN SERVICES: All town services (*i.e. culvert, water lines, and sewer lines*) **shall** be inspected by the Town Foreman before back-filled. If the inspection is not performed, it will be excavated and if any damage occurs due to the excavation it will be at the cost of the developer or homeowner.

Note: Town services will be determined by the town. Water/Sewer connection fees apply (check yearly fee structure for details).

7. CULVERT: If a culvert is required, it **MUST** be installed prior to a permit to construct being issued. **OPTION AVAILABLE:** If you wish to construct the home prior to the installation of the culvert a **\$1500.00** deposit must be made to the Town Office. The deposit will be refunded to you once the culvert is installed, inspected and approved by the Town Foreman.

8. ASPHALT CUTTING/CROSS CUTS/ROAD EXCAVATION: If required, a fee of **\$2000.00** will apply.

9. OCCUPANCY PERMIT: A fee of **\$500.00** (Paid up-front)

Upon receipt of the following information, an Occupancy Permit can be issued and a **refund of \$400.00** will be processed during the preceding council meeting.

- Real property Report
- Final Electrical Inspection Certificate form Government Services Centre
- Final Approval Certificate Well/Septic from Government Service Centre
- Civic number placed on dwelling (number can be obtained from the Town Office)
- Mailing address for billing purposes.

If you have any questions or comments please contact the office at 335-2848 or email info@pouchcove.ca