



902-672-2600



APPLICATION FOR DEVELOPMENT APPROVAL

Pursuant to Clause 3.2(2) of the Rural Municipality of North Shore Land Use Bylaw 2021-02

This is an application for DEVELOPMENT PERMIT APPROVAL Only. If it is determined that a BUILDING PERMIT is required, please submit a Building Permit Application through the Province AFTER a Development Permit is granted.

- Completing this form and paying a fee does NOT constitute permit approval.
- A Development Permit will be issued if this application is approved.
- Work can NOT start unless you receive a written permit.

IC SE	DATE RECEIVED:			APPLICATION #:		
OFFIC E USE	RECEIVED BY:			FEE:	RECEIP	T #:
	SECTION 1: PARCEL OWNER INFORMATION					
	A. Name:		B. Email:		C. Phone:	
	D. Mailing Address (Civic Number, Street):					E. Postal Code:
	F. Property Identification Number (PID):	G. Civic Number:		H. Lot Number:	I. Street Name:	
TED B	SECTION 2: APPLICANT INFORMATION Same as Parcel Owner (same information as above) – No need to complete Section 2.					
TO BE COMPLETED BY APPLICANT/OWNER	 □ Applicant is not the Parcel Owner (complete Section 2) Additional Required Document: □ Authorization/Confirmation from Parcel Owner allowing the applicant to apply on his/her behalf. 					
O BE	A. Name:	B. Email:				C. Phone:
F	D. Mailing Address (Civic Number, Street):					E. Postal Code:
	SECTION 3: CONTRACTOR INFORMATION (Optional, complete if different from Section 1 or 2)					
	A. Name:	B. Email:			C. Phone:	
	D. Mailing Address (Civic Number, Street):				E. Postal Code:	
	SECTION 4: BRIEF DESCRIPTION OF PROJECT					
CT DETAILS						
PROJECT DE	A. Estimated Cost of Project (in \$): B. Planned Start Date: C. C				Completion Date:	

SECTION 5: Highway Access Information				
Will the development require the creation of a new highway acce	ess driveway?			
☐ Yes (New driveway access)				
☐ Yes (Relocating existing driveway access)				
☐ No (My driveway will remain as is)				
SECTION 6: Development Information				
A. Existing Zone of Parcel:				
☐ Agricultural				
☐ Commercial				
☐ Residential				
□ Other (specify):				
B. Type of Work:				
In accordance with Section 3.4 of the Rural Municipality of North obtain a development permit prior to any of the proposed develo				
Please select the type of work you are applying for:				
☐ Constructing a new building/structure				
☐ Addition/extension to existing building				
☐ Altering an existing building/structure				
 Apartment within an existing dwelling 				
☐ Moving/demolishing a building/structure				
 Changing the use of a parcel or structure 				
☐ Making a connection to a central water supply or sewera	ige disposal system;			
☐ Installing underground a septic tank, a fuel tank, a found	ation wall or the like;			
 Creating or constructing an entranceway or driveway, or 				
☐ Starting a home occupation;	, , , ,			
☐ Placing of dump fill or other material over 10 m3(353.9 f	t3):			
☐ Installing a ground-mounted solar panel(s) system				
☐ Excavation Pit				
☐ Wind energy				
<u></u>				
Other development (describe):				
C. Proposed use of the ☐ new or ☐ existing structure:				
☐ Single family dwelling ☐ Pool	□ Non-commercial storage			
☐ Mini home ☐ Deck	□ Commercial			
☐ Modular Home ☐ Other (Specify):	□ Industrial			
□ Duplex dwelling□ Multi Dwelling Units□ Public service/ Institution				
				
	☐ Recreation			
D. Number of Stories: E. Number of Bedrooms:				
D. Nulliber of Stories.	E. Nulliber of Beurooms.			
F. Foundation Type:				
☐ Full Basement ☐ Frost wall & Slab ☐ Engineered Slab ☐ Wood posts				
☐ Screw Piles ☐ Concrete Blocks ☐ Others (please specify):				
"				

	Description:			☐ Metric (m) ☐ Imperial (ft)		
Describe the space in this column			Length	n Width	Area	
(Ex. 1 st Floor, 2 nd Floor, garage, shed, etc.)			(m/ft)	(m/ft)	(m^2/ft^2)	
Parce	el Size					
Front	tage al	long th	ie road			
Heigl	ht of b	uilding				
Yes	No	n/a	SECTION 8: Servicing:			
			Are you installing or upgrading a sewag	ge disposal system?		
			If no, please explain:			
			How will the new proposed struc	ture receive sewer services:		
			□ New on-site septic waste			
			☐ Existing on-site system	ewater system		
			□ Private central wastewat	or troatment		
			Filvate Celitial Wastewat	er treatment		
			Are you constructing an on-site well?			
			If no, please explain:			
			If an addition or moving a building or structure on the parcel, will any portion of the proposed addition,			
			building or structure cover an existing well?			
			If an addition or moving a building or structure on the parcel, will any portion of the proposed addition,			
			building or structure be less than 20 feet from a sewage disposal system?			
			Are you installing underground fuel storage other than an oil tank in the basement?			
Yes	No	n/a	SECTION 9: Stormwater Management Plan and Site Plan/ Development Permit Application Sketch			
			Plan is attached to this application?			
			Please note that Subsection 3.5(4) of the Zoning Bylaw states requires a stormwater management plan			
			prepared by a licensed engineer or qualified landscape architect to be submitted for all developments			
			except those listed in 3.5(5).			
			A stormwater management plan and site plan may be submitted together as a single plan of the proposed			
development as long as it has been by the appropriate licensed/qualified individuals.						
SECT	ION 1	۰ Dlaa	se provide the name, email and phone	number for the various individu	uals that will be invo	lyed in your
			se provide the name, email and phone pment:	maniber for the various mulvide	aais tiiat wiii De IIIVO	ived iii youi
prop	oseu t	ZEVEIO	Name	Email Address	Phon	e Number
A. Surveyor			C HUITIDEI			
A. 30	veyo	•				
R So	ntic C	ontrac	tor			
J. Je	P 110 C	Jiilial				
C. Fn	ginee	<u> </u>				
C. Engineer						

SECTION 7: Size(s) of Buildings and Property:

ECTIO	N 11: Site Plan/Development Permit Application Sketch (drawn to scale) (Pursuan	nt to Planning Act)			
ery d	evelopment permit application shall be accompanied by a site plan, drawn to scale	and showing the	following		
nforma	ation:				
	The boundaries of the subject lot, including dimensions;				
	All existing highways, rights-of-way and/or easements on and adjacent to the lot;				
	The location of existing and proposed driveways, including the distance from the centre of the driveway to the nearest				
	property boundary;				
	The distance from the proposed building or structure to all property boundaries;				
	The location and exterior dimensions of the proposed building or structure;				
	The location and exterior dimensions of all existing buildings or structures on the l				
	The distance from the proposed building or structure to the centre of any highway	•	pads;		
	The distance from the proposed building or structure to any existing buildings or s				
	The distance from the proposed structure to the boundary of any wetland, water		•		
	bank adjacent to a wetland or watercourse and the location of the environme				
	Watercourse and Wetland Protection Regulations prescribed under the Environment				
	(including tank and field tile);				
	The distance between any existing or proposed well and sewerage disposal system	ι;			
	The proposed use of the lot and any building or structure;				
	The location of any well, sewerage disposal system, parking spaces and driveways within 30 m (98.4 ft) on adjacent				
	lots; The existing land use adjacent to each lot line and the existing or proposed location, width and type of landscape				
	edge or fence to be maintained, if a landscape edge is required by section 4.10; ar				
	Any other information which the Development Officer considers necessary to	demonstrate con	npliance with the		
	requirements of the Bylaw.				
SECTIO	N 12: Location of Proposed Building, Structure or Addition				
		☐ Metric (m)	☐ Imperial (ft)		
	e to the centerline of the nearest highway or right-of-way				
Distance to the nearest lot line					
istance to a watercourse, wetland or saltwater body					
istance from septic tank/field to property lines					
	e from well to building				
	e between well and septic system				
Distanc	Distance from the centre of driveway to the nearest neighbouring property line				
ront yard setback					
Side ya	ide yard setback (right)				
ide vard setback (left)					

Reminder:

- Completing this form and paying a fee does NOT constitute permit approval.
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Flankage yard setback (corner lot, with 2 streets)

SECTION 13: APPLICATION CHECKLIST					
The fol	owing documents are submitted for the application (Physical and Digital Co	opies):			
	Development Permit Application Form				
	Floor Plans				
	Copy of Site Suitability Assessment (perc test)				
	Copy of Sewage Disposal System (septic form, 2 pages, that includes the s	ketch)			
	Coastal Erosion and Flood Risk Assessment (If Lot is close to water)				
	Stormwater management plan signed by a surveyor and certified enginee	r			
	Site Plan designed by a certified surveyor				
	Driveway/Entrance Permit from the Province				
SECTIO	N 14: GETTING YOUR PERMIT				
Please	tell us how you want to receive a copy of your approved permit:				
	In-person (pick up at Rural Municipality of North Shore Office)				
	By email				
SECTIO	N 15: DECLARATION AND CONSENT				
JECTIO	I DO SOLEMNLY DECLARE & CERTIFY:				
		rate and the project will be constructed in			
	1. That the construction documents and plans submitted are accurate and the project will be constructed in accordance with the approved plans.				
	······	ormation) submitted correctly set out the			
	2. That to the best of my knowledge, the plot plans (survey information) submitted correctly set out the				
	dimensions and the area of the lands described in the application, and the relation of the location of the proposed building to the street and property lines.				
	3. That failure to provide sufficient information and documentation will/may result in your application being				
_	deemed incomplete if any of the requirements outlined are missing, unclear, illegible, or if fees have not been				
O	paid. Incomplete applications will be considered "Null and Void" and the file will be closed after one (1) year				
DECLARATION	from the date of receipt of this application.				
AR	4. Provided that the Rural Municipality of North Shore, its officers, agents and/or employees are acting in good				
ECI	faith in the administration of their Bylaws, I agree to indemnify and hold harmless the Municipality from and				
О	against all claims, damages, liabilities, costs and expenses including but not limited to legal fees and expenses				
	of litigation, arising out of or in connection with the construction project for which the development permit is				
	sought.				
	5. That the issuance of this development permit does not relieve the applicant of their responsibility to ensure				
	that the construction project complies with all federal and provincial applicable laws, building codes,				
	regulations, and standards. I further understand that the Rural Municipality of North Shore is not responsible				
	for the design, construction, or maintenance of the property and the applicant will assume full responsibility				
	for the same.	A DRILICANITALIANAS			
	☐ I, the undersigned, hereby apply for the permit(s) or approval(s), APPLICANT NAME:				
	indicated above. The application includes all documents required for this				
	application. I certify that the information provided in this form is accurate				
	and complete. I agree to comply with all the requirements and conditions	A DRIVICANIT CICALATURE			
-	imposed.	APPLICANT SIGNATURE:			
CONSENT	☐ The personal information collected on this form and any other personal				
NC	information collected and maintained as part of a development permit				
55	application file will be used for the purposes of application review and				
	approval and may also be shared with other internal Rural Municipality DATE SIGNED:				
	of North Shore Departments, as well as Provincial and Federal				
	Government Departments as required by law.				
	. ,				