

Town of Mount Carmel-Mitchell's Brook-St. Catherine's

Permits

Policy and Procedure

Effective: May 14, 2018

Dwelling House or Cabin (Building or Demolition): Fee \$50.00

Conditional permit may be issued until the following conditions are met:

Condition: Approval must be received from Service NL regarding septic and water system.

Condition: Approval must be received from Transportation & Works if driveway is not already in place.

Condition: Building cannot proceed without the above-mentioned conditions being met and a full permit issued by the town.

Condition: Demolition must meet the conditions of Service NL and property must be left in a clean and tidy manor.

Garage/Shed (Building, Demolition or Renovation):

Fee structure as follows:

Up to 100 Square Feet: \$15.00

101-200 Square Feet: \$20.00

201 Square Feet and Above: \$25.00

Condition: Running water/washroom facilities **not permitted**. If building plans are to include running water/washroom facilities a conditional permit may be issued and building cannot start until approval from Service NL is obtained and a full permit is issued.

Condition: Demolition must meet the conditions of Service NL and property must be left in a clean and tidy manor.

Decks & Greenhouses (Building, Demolition or Renovation):

Fee structure as follows:

Up to 100 Square Feet: FREE but permit required

101-500 Square Feet: \$10.00

501 Square Feet and Above: Considered Commercial and need approval from Council

Condition: Conversion of Green House to garage/shed at a later date is subject to garage/shed conditions and fees.

Septic System (conditions as required by Service NL): No Fee

Digging up from house to tank for pumping: must notify the Council Office so the Town Clerk can notify Service NL and a permit can be issued NO FEE REQUIRED.

Alterations and repairs beyond tank: must notify the Council Office so the Town Clerk can notify Service NL. Service NL will follow up with the property owner and a permit can be issued NO FEE REQUIRED.

Commercial (Building or Demolition):

Fee structure as follows:

- Up to 200 Square Feet: \$100.00
- 201-300 Square Feet: \$200.00
- 301-400 Square Feet: \$300.00
- 401-500 Square Feet: \$400.00
- 501 and Above: Council will set fee based on structure size

Condition: Applicants must notify Council in writing of business plan. Subject to approvals from Service NL (septic and water system) and Transportation & Works (driveways and entrances from road).

Condition: Demolition must meet the conditions of Service NL and property must be left in a clean and tidy manor

Major Repairs: Fee \$25.00

Condition: Any exterior repair with total value more than \$500.00 including HST and labor.

Maintenance & Repairs: No Fee

Condition: Minor repair due to Force of Nature, Act-of- God, or accident.

Condition: Total value of repair \$ 500.00 or less including HST and professional fees.

Permit must be posted so that it is visible at the site of work.

Permits are valid for one year from date issued.

*****Any dispute or contention regarding the administration of these policies can be made in writing to the Town Council to be reviewed at the next public monthly town meeting.*

Reviewed and Approved by Town Council
September 10, 2018

Signed by:



Elaine Nash, Mayor