

Town of Massey Drive Regulations for Residential Property Development

All Town Regulations must be followed for any development

1. Permit Required

(i) A permit must be obtained prior to the start of any development and displayed throughout construction (Allow a minimum of two weeks for council review.)

(ii) <u>Permit</u>	<u>Permits valid for</u>
Residential construction	2 Years
Accessory building	1 Year
Exterior renovations	1 Year
Patio or deck	1 Year
Small Business or Apartment	1 Year
Lot Development/Landscaping	1 Year
Occupancy	n/a

Cost of permits and infractions are as follows

Commercial	\$ 1000.00
Residential	\$ 1500.00 (includes 500.00 landscape security)
Development	\$ 25.00
Apartment	\$ 50.00
Garage	\$ 30.00
Shed	\$ 30.00
Business	\$ 50.00
Renovations	\$ 20.00
Patio	\$ 20.00
Fence	\$ 20.00

Infraction Fees:

1st Offence: Development must cease and compliance with regulations must be completed before work can resume.

2nd Offence of initial infraction: \$100.00 fine, a stop work order will be issued, fine has to be paid and compliance with regulations has to be complete to have stop work order lifted.

3rd Offence of initial infraction: an additional \$200.00 fine. Fine has to be paid in full and compliance with regulations has to be completed to have stop work order lifted.

- (iii) The property owner agrees to use The National Building Code, The Plumbing Code, The Fire Code, The Electrical Code, and the Provincial Occupancy and Maintenance Regulations as the Minimum standard for all Development in the Town.
- (iv) Proposed plans must be submitted prior to start of development showing layout and construction specification. A plot plan must be submitted showing:
 - (a) Location of dwelling, accessory building, patio, driveway etc.
 - (b) All boundary line measurements

2. Real Property Reports

Once footings are formed up and before cement is poured, the property owner must submit to council, a real property report prepared by a registered land surveyor, showing that the building lines conform to proposed plans. 48 hours notice is required for staff to check the real property report.

Town Minimum Standards for Single dwelling

- (i)
 - a) Lot area 463 m² (5000 ft²)
 - b) Frontage 15m (50 ft) Houses with apartments 18.5m (60ft)
 - c) Building set back 7.5m (25 ft or in line with existing homes)
 - d) Side yard 1.2m and 3m (4ft and 10ft) the 10 foot side must be on the same as the 4 foot side on the adjacent lot to have a minimum of 14 feet separating homes.
 - e) Lot coverage 33%
 - f) Rear Yard must be 9m (30 ft)
 - g) Corner lots must be a minimum of 60 x 100 (18.3 x 30.5 meters) and flanking side yard setback must be at least 5 meters (16.25 feet)
- (ii) OFF STREET PARKING
 - a) Parking requirements for a single dwelling is 2 (two) parking spaces.
 - b) Parking requirements for a single dwelling with an apartment is 3 (three) parking spaces.
 - c) Off street parking must be sufficient so that a vehicle can be parked a minimum of 3 meters from the curb

(iii) ACCESSORY BUILDING

- a) Floor area not greater than 7% of lot to a maximum of 55m² (600 ft²), which ever is lesser.
- b) Rear and side yard 1.2m (4ft). Flanking side of a corner lot, 5 meters (16.25 feet)
- c) Must be located rear of side yard and be a minimum of 3m (10 ft) from nearest part of main building and 7.5m (25 ft) from front boundary.
- d) Maximum height of 3m (10ft). If building is higher it must be set back and additional 3m (10ft) for every meter in height.
- e) Stipulate on permit application if foundation is floating or fixed.
- f) Council have to be notified where the shed or garage is to be located on the property. So the distances can be checked before and after the foundation is put in place.

(iv) CULVERTS

Must be 6m (20ft) long and 400mm (16") in diameter. A council representative must be present during the installation of any culvert. Should any property owner install a culvert without council approval, and damage should occur to road surfaces or council property, the property owner will be held responsible for all damages. Ditches must be kept clear of construction debris and backfill at all times. Variances can be granted by a decision of council.

(v) CONSTRUCTION DEBRIS

Construction debris such as shingles, lumber, gypsum board, etc. must be removed from site by the builder. This is not considered regular household garbage and is not part of the Town's regular garbage pickup

4. Safety Features

- (i) Each dwelling unit must have:
 - a) minimum of one (1) 100 volt UHC approved smoke detector in each sleeping area (*wire on separate circuit*). *Multi detectors must be wired together so that if detector is activated all detectors in the building will be activated.*
 - b) minimum of one (1) 2lb ABC multipurpose fire extinguisher.
 - c) pressure reducing valve on main cold water line.
 - d) vacuum break valve on hot water tank.
 - e) temperature/pressure relief valve on hot water tank.
 - f) back water valve on main sewer line.
- (ii) Each apartment must have:
 - a) minimum of one (1) 110 volt ULC approved smoke detector in each sleeping area, wired to all smoked detectors in dwelling unit.
 - b) minimum of one ABC multipurpose fire extinguisher.
 - c) vacuum break valve on hot water tank.
 - d) temperature/pressure relief valve on hot water tank.
- (iii) All apartments are required to have in each bedroom a window if single hung a Minimum size of 36" x 46" or casement a minimum of 48" x 40".

5. Services

- (i) Un-Serviced Lots:
 - a) curb stops and sewer connections will only be installed by council employees.
 - b) a \$3500.00 deposit will be made to the town prior to council installing laterals.
 - c) no pavement will be cut to install water & sewer connections between October 15th and May 15th.
- (ii) Serviced Lots:
 - a) A representative of council must be present during the installation of the property owners water, sewer, storm sewer and weeping tile and during

backfilling of the lines. A dye test, conducted by council employees, is required to ensure proper connection of sanitary sewer and storm sewer lines prior to an occupancy permit being issued.

b) water line must be 3/4 "Type Munciplex". The property owner should protect against freezing by covering the line with at least 1.5m of fill or insulating the line or both. Sand must be used to cover the first 13 foot length of water line.

c) sewer line 4" SDR 35 sewer pipe must be used. Sewer line should have a minimum grade of 1/4"/ft. of run and laid as straight as possible and have a minimum cover of 1m of fill. Sand must be used for the first 13 feet of sanitary sewer and storm sewer lines. Class "A" is permitted in some cases with the approval of council employees.

d) back water valve should be installed at an easily accessible point so that maintenance or repair can be carried out if required.

e) the cut off date for installation or hook up to the Town's water and sewer service is October 15th of each year.

f) curb stop extensions will be installed at the owners expense. (cost per foot of extensions)

g) base covering fill must be 1/4 minus of better (sand absolutely no rock) for water and sewer lines, to a minimum of 12" coverage over pipes.

h)if a service is installed before May 15th and it causes a problem to the Town's system, the permit holder will be responsible for all damages.

i) All new construction and renovations must be equipped with low flow toilets not exceeding 6 liters effective flush volume.

j) All new construction and renovations must be equipped with low flow shower heads not exceeding a flow rate of 5 liters per minute.

6. Occupancy Permits

Applications for an Occupancy Permit must be made prior to occupying the residence and the following conditions must be met:

- a) all taxes and service connection fees must be paid before an occupancy permit will be issued and town services will be turned on.
- b) units must be 75% completed
- c) units must meet all safety regulations as stated in Regulation Number 4(four).
- d) certificate of final electrical inspection has to be completed and passed by the Department of Government Services to obtain an occupancy permit.

7. Land Development/Landscaping

- a) A \$500.00 landscape security, and an acceptable landscape plan, must be submitted to the town before a building permit can be issued, to ensure timely completion of landscaping, in compliance with the town's landscape standards.
- b) any alterations to water course or drainage from property by backfilling will be done in such a manner as to not cause damage to the adjacent properties.
- c) any property that has been backfilled has to be tested by an engineer and a certificate from the engineer stating the property is safe to build on must accompany the permit application before a permit will be approved by council.

8. Stop Work Orders

If a stop work order has been issued to a person doing work without a permit from the town council, that person will have to pay a penalty fee of \$25.00 to have the stop work order lifted in addition to any fines imposed for the violation.

9. Blasting Requirements

Council requires copies of pre blasting surveys and proof of blasting insurance prior to approving any blasting operations in the town.

10. Fences

No fence in the Town of Massey Drive shall extend beyond the front building line set back of the house. A fence on the flanking side of a corner lot shall not extend past a point 3.5 meters (10 feet) from the boundary line

I the undersigned, agree to abide by the regulations and conditions as set out by the Town of Massey Drive.

Applicant

Town Clerk

Date