

Permit application fees must be paid upon submission and are non-refundable.

Town of Pasadena

18 Tenth Avenue, Pasadena A0L 1K0

Ph-709-686-2075 FAX-709-686-2503

applications@pasadena.ca pasadena.ca

OFFICE ONLY:

Approved: _____

Not Approved (Reason): _____

Refer to Development Regulation, Chapter 5-Accessory Buildings & Uses

PERMIT #:

Date Received: _____

Fee: _____

Section 1: Applicant and Property location

Applicant

Email:

Mailing address:

Contact Preference

Property street address

Property ID:

Phone #(s):

OWNER (need proof of ownership)

Section 2: Project Information

Shed / Accessory Building ☐

Fence ☐

Swimming Pool/Hot Tub ☐

Repair/Renovation ☐

Minor Landscaping Deck/Patio ☐

Driveway/Culvert ☐

Retaining Wall ☐

Other ☐

Estimated Value of work (Materials & Labour)

Are there any other accessory buildings on the lot? Please Specify:

Dimensions (length, width, height) Indicate if Variance required

Foundation:

Number of Piers: _____ Size: _____(inches) x _____(inches) OR Diameter: _____(inches)

Concrete Walls: Thickness _____(inches) Footing: _____(inches) x _____(inches)

Slab: Depth of gravel underlay: _____(inches) Thickness of Concrete _____(inches)

Other (specify):

Frame Construction

• Outside Wall studs: Size: _____(inches) x _____(inches) Spacing: _____(inches)

• Floor Joists First Floor: Size: _____(inches) x _____(inches) Spacing: _____(inches)

• Floor Joists Second Floor: Size: _____(inches) x _____(inches) Spacing: _____(inches)

• Roof: Roof Truss Spacing: _____ Roof sheathing: Type and thickness: _____

• Wall sheathing: Type and thickness:

• Exterior materials and finish:

Indicate building type and use diagrams below to determine height











Flat roof ☐

Mansard ☐

Gable ☐

Gambrel ☐

Hip ☐

BUILDING HEIGHT (X) means the vertical distance, measured in metres, from established grade to the:

a. highest point of the roof surface of a flat roof.

b. deck line of a mansard roof; and

c. mean height level between the eave and ridge of a gable, hip or gambrel roof and in any case, a Building Height shall not include mechanical structures, smokestacks, steeples, and purely ornamental structures above a roof.

ZONE:

Home business use? Yes ☐ No ☐

Permitted/Discretionary Use:

Notices required:

REFERRALS TO OTHER AGENCIES including Service NL (if applicable):

Section 3: Site Plan

Applicant must submit a neat drawing, preferably on a Surveyors Real Property Report, indicating the dimensions of the proposed accessory building setbacks from property boundaries, distance from existing dwelling, and all other buildings. Hand-drawn scaled drawings may be accepted if all required detail is shown.

The applicant must sign the approved plan indicating that he/she understands where the building must be located. A copy of the approved plan will then be kept for future reference.

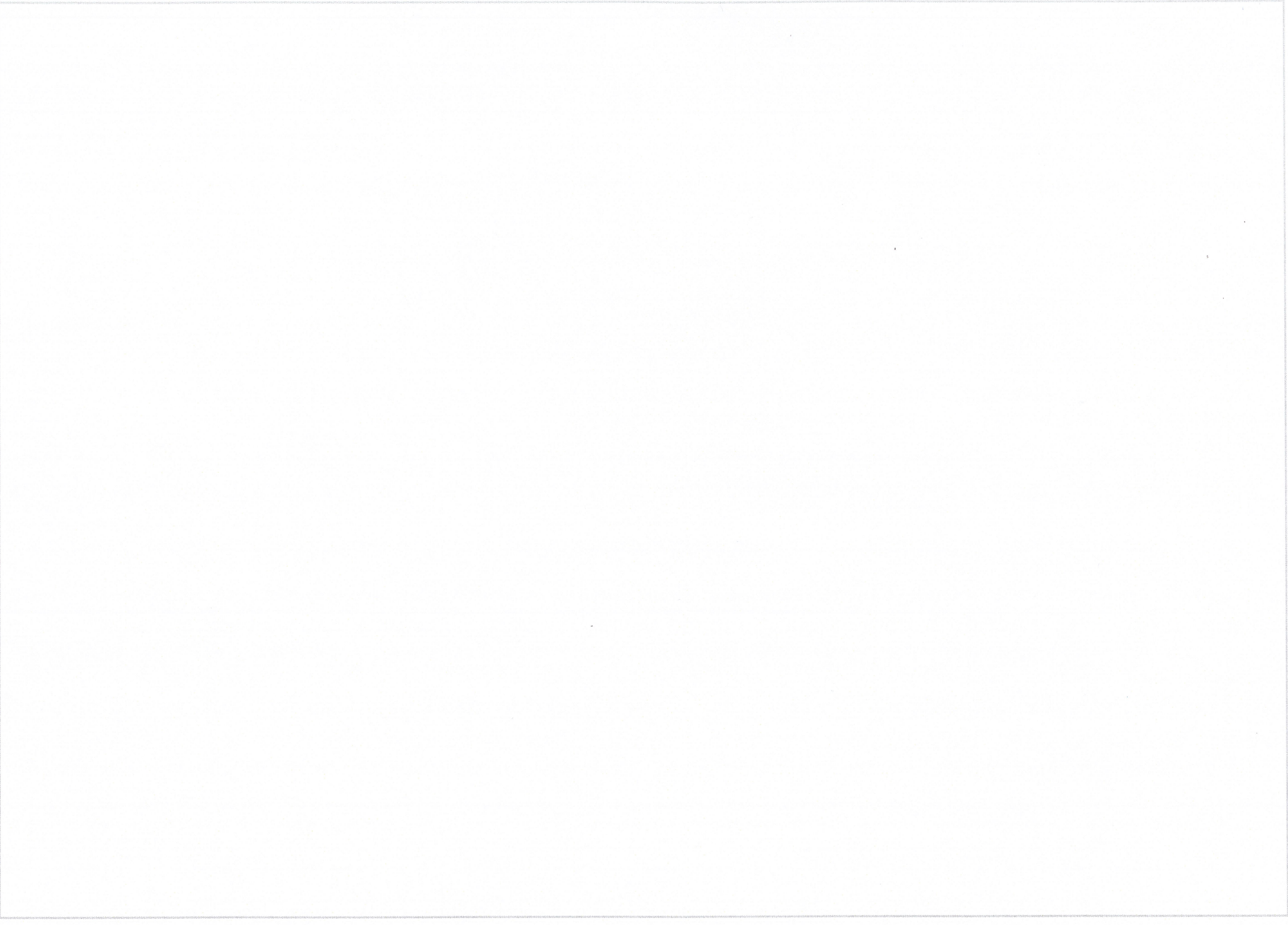
Applicant must identify if any fill material must be imported or removed. Where fill material must be removed or brought to the property to prepare the site for construction, Town staff will carry out an inspection to determine if the grading may affect adjacent properties. If grading may be an issue, the Town reserves the right to require a grading plan.

I, _____ of _____ in the Province of Newfoundland & Labrador, do solemnly declare that the plans, specification and statements herein contained in the said application are true and conform to the best of my belief to the requirements of the Regulations of the Town of Pasadena with full knowledge of the circumstances connected with same, and that the Development 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 is of the force and effect as if made under oath.

Applicant signature: _____ Date: _____

Property Owner signature (if required) _____ Date: _____

**Attachment 1:
Site Plan**



Please note any attachments should be attached or sent to cway@pasadena.ca

Send Form

ACCESSORY BUILDINGS REGULATIONS

Size

Accessory buildings shall have a combined total lot coverage of no greater than seven (7) percent to a maximum of 75 square metres (807 square feet).

Location

An accessory building will be permitted only in the rear of the dwelling. It shall be no closer than 2.4 metres (8 ft) from another building and no closer than 1.2 metres (4 ft) from any property line. Exception would be a corner lot which would have to maintain a 7.0 metres (22.97 ft) sideyard flanking the street.

Exceptions

An exception to this regulation may be approved in areas of Town where natural terrain conditions prohibit rear yard construction. The minimum building line setback of 7 metres (23 ft) will be maintained and exceeded where possible. Every effort will be made to have an accessory building not to project beyond the building line setback of 7 metres (23 ft).