



TOWN OF BRIGUS

P.O. Box 220, Brigus, NL, A0A 1K0

Telephone or Fax: 709-528-4588

Website: www.brigus.net



APPLICATION FOR A DEVELOPMENT HISTORIC TOWNSCAPE

DATE RECEIVED: _____

DATE APPROVED: _____

APPROVED BY: _____

Check all applicable boxes. Provide descriptions and sketches where required. Additional information may be requested at a later date. If the application has to be referred to provincial or federal government departments or agencies, it is the responsibility of the applicant to undertake these referrals. The Town will inform the applicant of any referrals that must be made. Council will approve, refuse, or grant outline planning permission (approval-in-principle) with respect to the proposed development no later than 8 weeks after the date of receipt of this application, unless an extension is agreed upon. **Approval will not be granted if the proposed development does not conform with the Town of Brigus Municipal Plan and Development Regulations. These can be viewed at the Town Clerk's Office. PERMIT FEE TO BE PAID WHEN SUBMITTING APPLICATION.** (There will be two inspections of site. One before work starts and one when foundation is poured.)

Applicant's Name: _____

Civic Number _____ Street Name _____

Phone Number/s _____

Mailing Address _____

PLEASE SUBMIT A PLOT PLAN (SURVEY) AND FLOOR PLAN WITH APPLICATION

" THIS APPLICATION WILL NOT BE ACCEPTED IF APPLICATION FEE IS NOT SUBMITTED WITH IT"

THE FOLLOWING PERMIT FEES HAVE BEEN APPROVED BY COUNCIL:

SHEDS/GARAGE/EXTENSIONS 5 CENTS SQ. FT (Under 400 Sq Ft) \$20.00 - 1 YEAR (NO BABY BARNES PERMITTED UNLESS IT CONFORMS WITH MAIN BUILDING)

NEW CONSTRUCTION 6 CENTS SQ. FT (Under 1000 sq ft) \$60.00 - 2 YEARS

NOTE: SHEDS OR PRIVATE GARAGES

OVER 23 FEET HIGH FROM GROUND TO

PEAK HAS TO BE ADVERTISED" (NOTE: There will be two inspections of site. One before work starts and one when foundation is poured.)

1. Permission is requested to:

- Construct a Building
- Alter Or Enlarge An Existing Building
- Patio
- Establish A Mobile Or Prefabricated Home
- Erect A Sign Or Advertisement
- Subdivide Land
- Operate A Gravel Pit Or Quarry
- Clear Land
- Develop Land In Some Other Way

to be used for: (33% of lot permitted for development)

- Square Footage of Lot size _____ Square Footage of Existing Buildings (if applicable) _____
- Single Family Residence Total Square Footage: _____ X 6 cents = \$ _____
- Cabin Or Cottage
- Shed - Height from ground to Peak _____ Length _____ Width _____
- Residential Garage - Height from ground to Peak _____ Length _____ Width _____
- Multi-Unit Residence
- Commercial (Shop, Office, etc)
- Industrial (Sawmill, Commercial Garage, Warehouse, Etc.)
- Agriculture - Forestry - Outdoor Recreation - Other: _____

2. If the items checked above do not adequately describe the proposed development please provide further details:

3. If the development involves the construction or alteration of a building, please check any boxes that apply:

Foundation: Concrete Wood Block Pillars Other _____

Basement: Full Size Half Crawl Space No Basement Other _____

Siding Type: Narrow Wide Other _____

Siding Material: Vinyl Aluminum Clapboard Other _____

Corners: Narrow Other _____

Windows: Casement Double/Single Hung Solid Other _____

Trim: _____ Wide (Historic Area Requires 6-9 inches)

Roof: Peak Cottage Cape Cod A Frame Salt Box Hip Other: _____

Number Of Stories: One Two Three Split Level Other: _____

If the site of the proposed development is already being used describe what the land and any buildings on it are being used for. If vacant, generally describe the land
 Residential Commercial Vacant Forest Bog Other _____

MORE INFORMATION IS REQUIRED ON THE BACK OF THIS APPLICATION

4. Does the site front on a road maintained by the Town?

Yes Name Of Road: _____

No Describe how access is to be provided and give the length of any access road to be constructed : _____

5. Please provide the name of the Person or Contractor and Phone Number/s who will be undertaking the proposed development : _____

6. (A) Will the proposed development require a water Supply? Yes No

How will water be supplied?

- Town water supply system
- Private well
- Other: _____

(B) Will the proposed development require a means of Sewage disposal? Yes No

How are sewage services to be provided?

- Town sewage system
- On-site septic tank and disposal field
- Other: _____

NOTE: A \$1,500.00 DEPOSIT IS REQUIRED FOR NEW WATER/SEWER HOOKUP.

NOTE: PRIVATE WATER AND OR SEWER SYSTEM WILL REQUIRE APPROVAL FROM GOVERNMENT SERVICES BEFORE COUNCIL ISSUES A PERMIT. APPROVED DESIGNERS LIST IS AVAILABLE AT THE GOVERNMENT SERVICES OFFICE IN ST. JOHN'S BY CALLING 709-729-3529 OR 709-945-3106. PLEASE PROVIDE THE NAME WHO IS COMPLETING THE DESIGN PLAN: _____

7. What is land within 30m (100 feet) of the site of the proposed development being used for? If it is not being used provide a general description (forest, bog, pond, etc).

North: _____

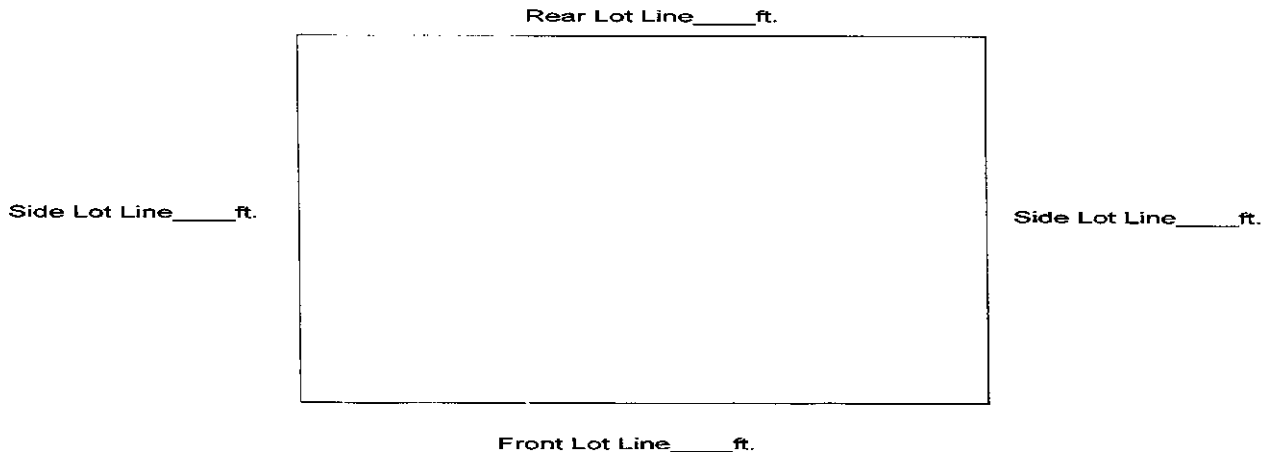
South: _____

East: _____

West: _____

8. "IMPORTANT" Please submit a Survey with this application or a detailed sketch of the layout of the proposed development, showing property lines, the location of the site with respect to nearby public roads and the position of building/s to be constructed. Provide measurements of the size of the building/s and the distance from the public road. Additional, or more detailed, plans and or architectural drawings may be required. Failure to do so may cause delays in your application.

SKETCH OF LAND AND LOCATION OF BUILDING/S



Second visit (once foundation is poured): _____
Completed by _____ Date _____

IMPORTANT, PLEASE READ AND SIGN

I am aware that this form is for application purpose only and that anyone who starts any development before receiving written permission to do so from the Town of Brigus may be subject to a fine. Only the kind of development described on this application form is to be undertaken and only at the site indicated. If I wish to use the site for any other purpose, I am aware that another application must first be submitted. If the land to which this application pertains is Crown Land, or land that I am not the sole owner of, I am aware that approval of this application by the Town does not mean I can develop without also obtaining permission from the Department of Environment and Lands or other land owners. I am aware that I am responsible for obtaining any permits from other government departments or for referring this proposal for review to particular government departments or agencies that the Town informs me of; and that I am responsible for providing responses of such referrals to the Town. I am aware that the Town will not grant permission to develop if this proposal does not comply with policies of its Municipal Plan; requirements of its Development Regulations or other requirements of provincial or federal governments. If permission is granted, all applicable federal, provincial and municipal requirements and regulations will be conformed with. No information that could affect a decision to approve or refuse this application has been deliberately withheld or purposely submitted incorrectly by me.

Signature of Applicant: _____

Date: _____

9.5 Historic Townscape (HT)

9.5.1 Permitted Uses

Single dwelling

Double dwelling

Parks and playgrounds

Conservation

9.5.2 Discretionary Uses

Row dwelling

Apartment dwelling

Boarding House

Commercial Residential (inns, hotels)

Rest/Retirement Home

Cultural and Civic (town offices, libraries, museums, art galleries)

Educational

Place of Worship

Club and Lodge

Place of Worship

Public (schools)

Antenna (communications)

Child Care

Outdoor market

Theatre

Museum

Community Centre

Catering (restaurants, bars, lounges)

Office

Medical and Professional

Personal Service

General Service

Shop

Convenience Store

Light Industry

Fish Plant

Transportation (docks, harbours, marinas)

Utilities

9.5.3 Prohibited Uses

Mobile homes.

9.5.4 Lot Requirements

Minimum lot frontage	10 m
Minimum front yard	3 m or consistent with buildings on adjoining lots whichever is less
Minimum side yard	1.5 m
Minimum flanking yard	3 m
Minimum rear yard	Discretion of Council
Maximum lot coverage	33%
Maximum building height	11 m (2 – 3 storeys)

9.5.5 Building Scale, Proportion and Size

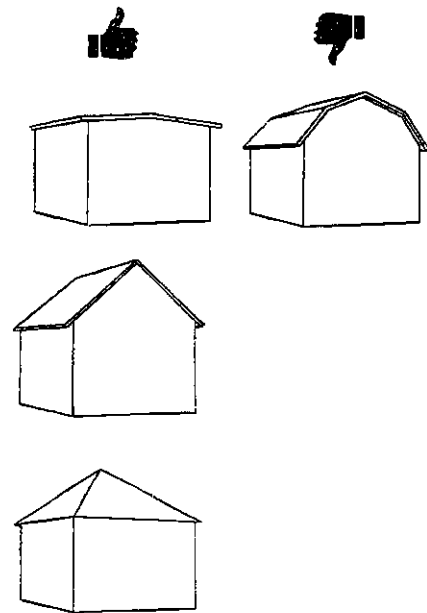
In general, buildings should be 2 or 3 storey structures with buildings on a lot of similar size as those buildings (main building and accessory buildings) on adjoining lots. Acceptable house styles for new homes on infill lots is included in Appendix B: Brigus Housing Prototypes.

9.5.6 Architectural Design Requirements

1. A development permit will only be issued for any new structures, alterations or addition to a building in the Historic Townscape Area that conform to the architectural design elements of this use zone and which are consistent with the historic architectural style of Brigus.
2. Buildings that do not conform to one of the architectural styles established in this use zone may be permitted where it can be demonstrated that the proposed architectural style matches two or more existing historic buildings in the Historic Townscape Area.

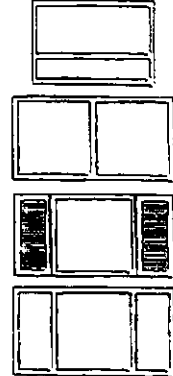
9.5.7 Roof Form

1. The direction, pitch, material, architectural style and arrangement of roofs must be compatible with existing roof types in the Historic Townscape Area.
 - a) Roofs with a pitch less than 2/12 or with a slope less than 2% are not permitted in the Historic Townscape Area.
2. The original appearance of a roof must be retained. Repairs or alterations must match the colour, size, shape, texture and material of the original structure as closely as possible.
3. Roofs may only be altered if it can be proven that the alteration is undertaken to restore the roof to its original form.
4. The roof should not be stripped of architectural features important to its character, such as dormer windows, cornices, brackets, chimneys, and gutters unless it can be proven that the removal or alteration will restore the roof to its original state.
5. Expansions, extensions or additions to existing structures must retain the colour, size, shape, texture and material of the original structure. Roofing materials must be of a uniform colour.



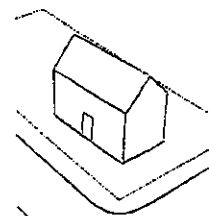
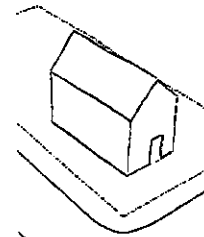
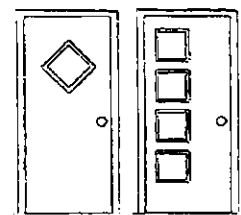
9.5.8 Windows

1. All windows must be vertically oriented single or double hung windows, with the exception of ornamental and transom windows.
 - a) All windows should be traditional wood frame storm windows, although contemporary materials may be used if they can match the appearance traditional windows. For example, if metal storm windows are used, they should be painted, anodized, or coated to appear similar to traditional wooden windows.
2. Window openings on existing buildings must be retained, providing they conform to the proportions of openings prescribed in the previous clause.
3. Original windows and architectural features must be retained or, when deteriorated beyond repair, replaced with duplicates of the original. If duplicates are unavailable, replaced elements must match the original elements as closely as possible.
4. New windows must match the proportions and style of existing windows.
5. Awnings, hoods windows are not permitted.



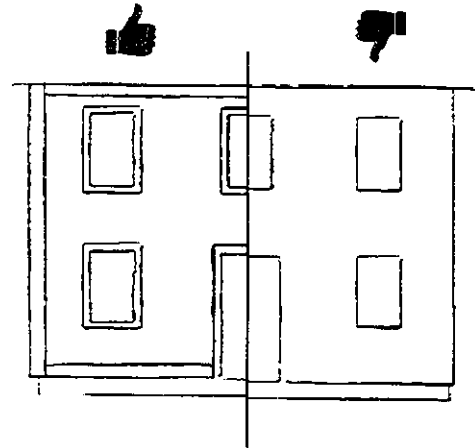
9.5.9 Doors

1. All doors should be traditional wood frame storm doors, although contemporary materials may be used if they can match the appearance traditional doors. For example, if metal storm doors are used, they should be painted, anodized, or coated to appear similar to traditional wooden doors.
2. Door openings on existing buildings must be retained.
3. Original doors and architectural features should be retained or, when deteriorated beyond repair, replaced with duplicates of the original. If duplicates are unavailable, replaced elements should match the original elements as closely as possible.
4. New doors must match the proportions and style of existing doors.
5. The primary entrance must be located on the front façade. Additional entrances are permitted on the rear and side façades only.
 - a) On corner lots, entrances are prohibited on the flanking yard (see figure at right).



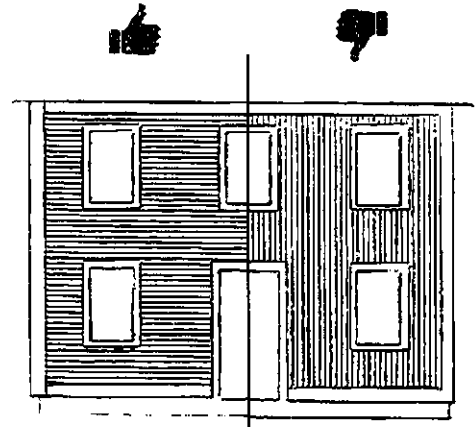
9.5.10 Trim

1. All structures in the Historic Townscape Area must be trimmed in a manner that is consistent with the trim of the original structure
2. All trim, including window and door trim, corner boards, frieze boards, and skirt boards, must be at least 150 mm (6 inches) wide and no greater than 274 mm (9 inches) wide.
3. All structures must have window and door trim, and corner boards
4. All structures should have traditional wooden trim, although contemporary materials may be used if they are compatible with the original appearance of materials and detailing of the building and with surrounding structures and environment.
5. Expansions or alterations to existing structures must include trim that matches the dimensions and style of the original structure.



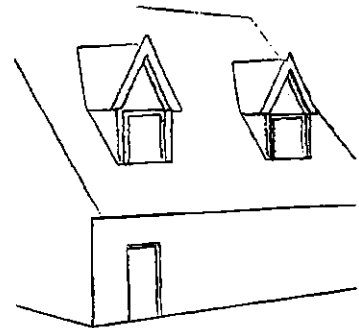
9.5.11 Cladding

1. All structures must retain the material and style of cladding of the original structure.
2. Exterior cladding must be 100-102 mm (4 inches) width traditional wooden clapboard, although contemporary materials may be permitted if they are compatible with the original appearance of materials and detailing of the building and with surrounding structures and environment.
3. All cladding must be aligned horizontally.
4. The exterior colour of cladding must be uniform in colour and acceptable in terms of the area's historic quality (visit http://www.heritagefoundation.ca/docs/historic_paint.pdf for acceptable colours).
5. If the original exterior of a building is brick or stone, the original material must be retained.
6. Expansions or alterations to existing structures must include cladding that matches the dimensions and style of the original structure.



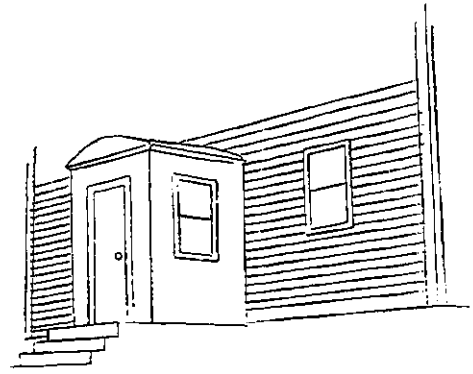
9.5.12 Dormers and Skylights

1. Dormers can be added to an existing structure providing they are consistent with the architectural style of existing dormers in the Historic Townscape Area.
2. Skylights are only permitted in the Historic Townscape Area if they are located on the side of the roof that is not visible from the street.



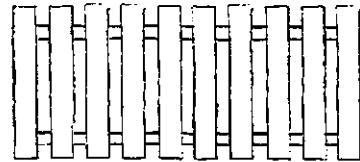
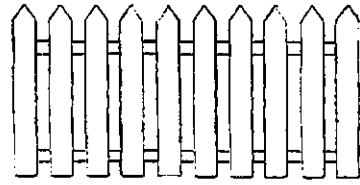
9.5.13 Porches and Decks

1. Porches are permitted on structures providing they are consistent with the architectural style of existing porches in the Historic Townscape Area.
2. Whenever possible, porches should resemble the traditional "Brigus Porch", as identified in the illustration on the right.



9.5.14 Fences

1. Fences along the front and flanking yard must be constructed in the traditional style of vertical paling wood pickets or dry stone.
2. No part of a fence shall be closer than 1.5 m to the front and flanking lot lines.
3. The maximum height of fencing along front and flanking yards is 1.2 m.
4. The maximum height of fencing along rear and side yards is 1.8 m.
5. Fencing materials other than vertical wood pickets may be used only where;
 - a) the fence or wall is used on a rear lot boundary or side yard boundary,
 - b) it is required for the purposes of temporary security and/or safety, or
 - c) it is not visible from the street.



9.5.15 Walls

1. It is prohibited to remove or destroy any traditional stone wall, or to replace them with pre-cast concrete blocks or other incompatible materials.
2. Alterations and repairs to traditional stone walls must use the same materials and techniques to preserve the character and appearance of the original.

9.5.16 Additions, Renovations and Alterations

1. An existing structure that conforms to the architectural style of the Historic Townscape Area may be expanded providing the changes are consistent with the architectural style of the original building.
2. An existing structure that does not conform to the architectural style of the Historic Townscape Area may be expanded provided the proposed changes bring the structure into conformance, or more into conformance, and that the addition is consistent with the architectural style of the original building.

9.5.17 Accessory Buildings

1. Accessory buildings must feature cladding, trim, and windows that match the style and dimensions of cladding, trim, windows and roofs found on the primary structure.
2. Prefabricated, temporary or portable structures such as baby barns with gambrel roof are not permitted.

9.5.18 Parking Requirements

Parking requirements in the Historic Townscape Area shall be calculated in following table:

<i>Land Use</i>	<i>Parking Requirement</i>
Single detached, Double dwelling, Row dwelling	0.5 spaces per unit
Apartment dwelling	1.0 spaces per unit
All other uses	75 percent of parking regulations, as established in Regulation 9.2.