



Municipality of the District of Yarmouth

Office Of

Development Officer/Building Inspector

932 Highway 1, Hebron, NS, B5A 5Z5

Phone: (902) 742-9691 Fax: (902) 742-7557

IMPORTANT INFORMATION PLEASE READ

E-Mail development@district.yarmouth.ns.ca

The **Land Use By-Law** and **Building By-Law** of the Municipality of Yarmouth require **Development Permits, Building Permits** and **Sewer Permits** to be obtained prior to any start of construction or alteration of any building or structure. Permits are also required to be obtained prior to changing the use of any building, structure, or lot and for the siting of a mobile home or structure on a lot.

A Department of Environment on-site sewage disposal system permit may be required prior to obtaining a building permit as per Section 1.4.1.1 (3) of the Nova Scotia Building Code Regulations. These regulations state that the authority having jurisdiction may, if applicable, withhold a building permit until satisfied that there is a valid on-site sewage disposal system permit issued by the Department of the Environment for the construction of a building requiring a new private sewage disposal system.

A Minister's Consent for building and access to property issued by the Department of Transportation and Infrastructure Renewal may be required prior to obtaining a building permit as per Section 1.4.1.1(5) of the Nova Scotia Building Code Regulations. These regulations state that the authority having jurisdiction may, if applicable withhold a building permit until satisfied that there is a valid "Minister's Consent for Building and Access to Property" issued by the Department of Transportation and Public Works, under the Public Highways Act.

Additional approval and permits may be required.

To apply for a Development or Building Permit, please bring the following (see attached samples)

- Site Plan
- Building Plans - Foundation Plan
 - Floor Plans
 - Elevations
- Additional plans may be required

Building Permits are issued authorizing the construction shown on the submitted building plans. **Building Plans** are required to show all construction intended. Any change in the construction from plans and specifications indicated on the application without first obtaining written approval of the Building Inspector shall cause an immediate cancellation of the Permit. Applications are not complete until all required plans are submitted.

FEES Permit fees are payable at time of application. Applications are not complete until fees are paid.

- New Residential Construction (excluding unfinished basements) Community Centres, Churches: \$25.00 plus \$.10 per sq ft
- Other non-residential uses: \$25.00 plus \$.14 per sq ft
- Sheds, Shell Warehouses, Garage, Barns, Farm Buildings: \$25.00 plus \$.05 per sq ft
- Demolition Permit: \$20.00 fee and a \$500 deposit for individuals demolishing a building themselves or a \$2000.00 deposit if the demolition is done by a contractor. This deposit is refundable after inspection of the demolition site and proper disposal of waste material is confirmed.
- Development Permit or Permit Renewal \$20.00
- Occupancy Permit No Charge

Occupancy Permits are required to be obtained prior to the occupying of a new structure or after changing the use of the structure. By-Laws, Building Code Regulations and Building codes are available for viewing upon request.

Thank you for your cooperation. Please direct any inquiries to the Development Officer or Building Inspector at the address and telephone above.