



TOWN OF OROMOCTO

APPLICATION FOR A BUILDING / DEVELOPMENT PERMIT

JOB SITE DETAILS:

Lot #:	Civic #:	Street Name:	PID:
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TYPE OF CONSTRUCTION:

<input type="checkbox"/> House	<input type="checkbox"/> Modular	<input type="checkbox"/> Addition to existing Structure	<input type="checkbox"/> Alteration/repair
<input type="checkbox"/> House with attached garage			
<input type="checkbox"/> Shed / Baby Barn (Schedule 1)	<input type="checkbox"/> Detached Garage (Schedule 2)	<input type="checkbox"/> Deck (Schedule 3)	<input type="checkbox"/> Demolition
<input type="checkbox"/> Pool (Schedule 4)	<input type="checkbox"/> Sign (Schedule 5)	<input type="checkbox"/> Fence (Schedule 6)	<input type="checkbox"/> Temporary Storage Shelter (Schedule 7)

INTENDED USE:

<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Two Unit Dwelling	<input type="checkbox"/> Storage	<input type="checkbox"/> Other
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STRUCTURE DETAILS/SCHEDULES REQUIRED:

Size/Dimension of Structure: _____(FT) x _____(FT)	Number of Storeys: 1 <input type="checkbox"/> 1.5 <input type="checkbox"/> 2 <input type="checkbox"/> 3+ <input type="checkbox"/>
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CONSTRUCTION TIMELINE / COST:

Proposed start date:	Expected completion date:	Estimate cost of construction:
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APPLICANT:

Name:		Company Name:	
Mailing Address:	Civic #:	Street Name:	Email:
City/Town/Village:	Province:	Postal Code:	
Home #:	Office #:	Cell #:	

LEGAL PROPERTY OWNER: or Same as Applicant

Name:		Company Name:	
Mailing Address:	Civic #:	Street Name:	
City/Town/Village:	Province:	Postal Code:	
Home #:	Office #:	Cell #:	

BUILDER: or Same as Applicant

Name:		Company Name:	
Mailing Address:	Civic #:	Street Name:	
City/Town/Village:	Province:	Postal Code:	
Home #:	Office #:	Cell #:	

PLUMBING / ELECTRICAL: N/A

Plumbing Company:		Contact:	Contact #:
Electrical Company:		Contact:	Contact #:
Heating: <input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other	<input type="checkbox"/> Baseboard <input type="checkbox"/> Heat Pump

Water and Sewer Application attached. A Building Permit will not be issued until written notification from Town Works Dept. is received.

I am applying for a building permit for the above detailed work which will comply with the National Building Code of Canada 2005. I am aware of the requirements of the Town of Oromocto Building By-Law 413 and my responsibilities thereunder. By signing I also acknowledge that I have been advised of the required inspections.

Signature of Applicant:	Date:
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TOWN OF OROMOCTO

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PLANS ATTACHED YES NO

ENGINEERED PLANS ATTACHED YES NO

Foundation System:

Type: Poured Concrete ICF ICF Manufacturer: _____ ICF to be used ABOVE Grade as well? YES NO

Design: Slab-on-grade 4' Frost Wall 8' Basement Other: _____

Footing Size: _____ H x _____ W
Wall Thickness: 6" 8" Other: _____

Size of Reinforced Steel: 10 M 15 M Other: _____

Floor System:

2" x 10" Joists 2" x 8" Joists 2" x 6" Joists Engineered OWJ Size: _____ Manufacturer: _____ Engineered Wood 'I' Size: _____ Manufacturer: _____ Other: _____

Joist Span: _____

Spacing o/c: 12" 16" 19.2" 24" Other: _____

Subfloor: Plywood OSB Boards Other: _____

Strapping: 1" x 3" 1" x 4" Other: _____

Subfloor Thickness: 5/8" 3/4" Other: _____

Wall System:

Type: Wood ICF Other: _____

Wall Size: 2" x 4" 2" x 6" 2" x 8" Other: _____

Stud Spacing o/c: 12" 16" 24" Other: _____

Wall Sheathing: 7/16" OSB 3/4" Boards Plywood Other: _____

Roof System:

Engineered Trusses Used: YES NO

Truss Manufacturer: _____

Truss Span: _____

Truss Spacing: 12" 16" 24" Other: _____

Rafter Size: 2" x 4" 2" x 6" 2" x 8" Other: _____

Rafter Span: _____

Roof Sheathing:

Plywood OSB Boards Other: _____

Roof Sheathing Thickness: 1/2" 5/8" 3/4" Other: _____

OFFICE USE ONLY: (If under 5000\$ = 40\$) (Temporary Storage Shelter, Accessory bldg. under 10m², fence under 30 linear metres = 20\$)

ADMINISTRATIVE: (\$7.50 / \$ 1000.00 of estimated construction cost)

Fee: \$ 7.50x(_____) = \$ _____

Under \$5000 = \$40

Building Deposit _____

DEBIT VISA M/C CASH CHEQUE # _____

Curb Cut Received Amount _____

HVAC Form: Irrevocable Letter of Direction:

Received by: _____ Application #: _____

DEVELOPMENT OFFICER REVIEW: (Zoning and Land Use)

Zone R-1 R-2 R-3 R-4 R-5 R-6 OTHER

Permitted use NO YES

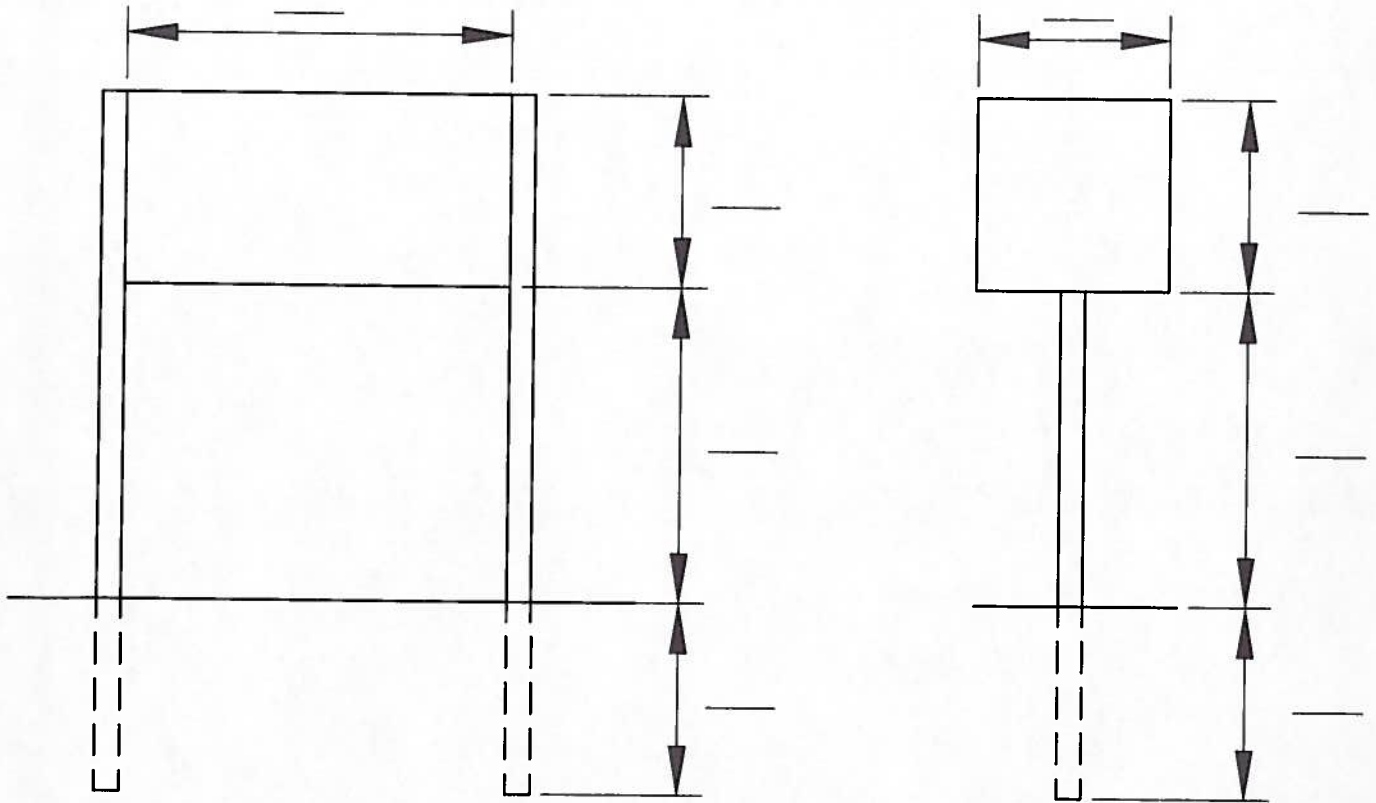
Comments _____

Reviewed by: _____ Date reviewed: _____ APPROVED DENIED (see attached)

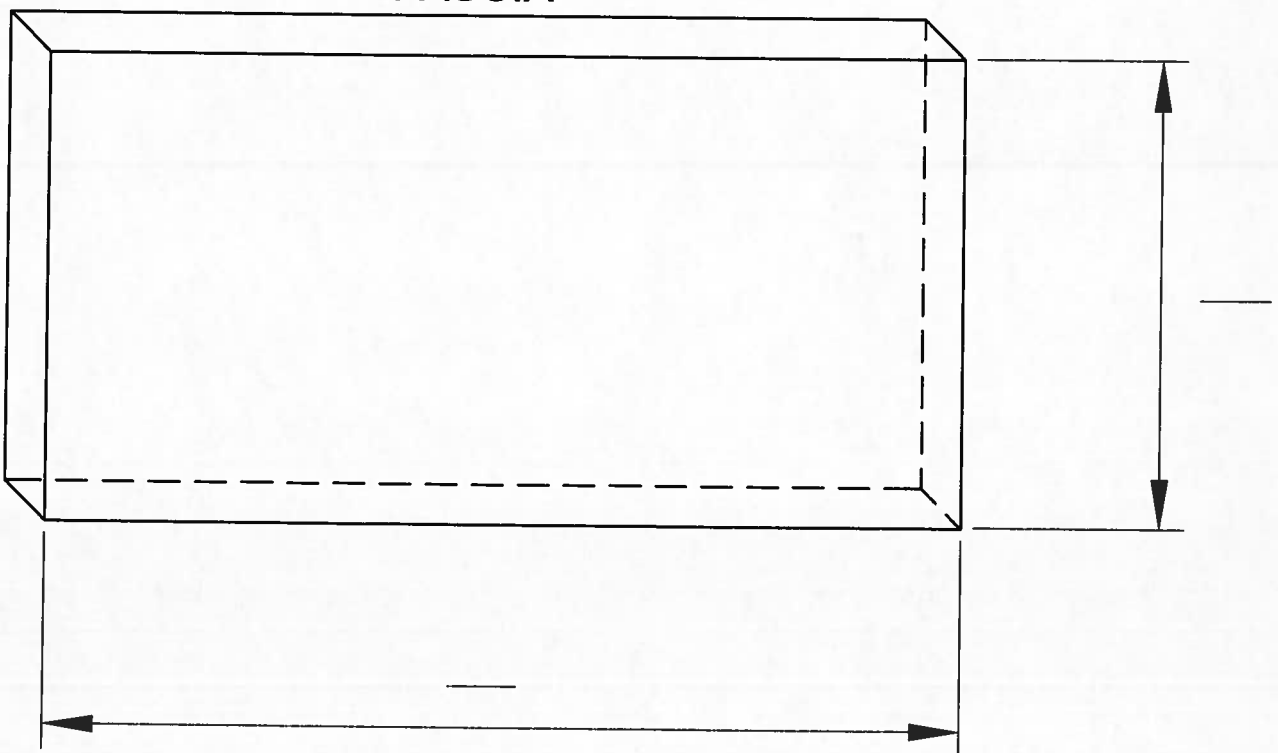
BUILDING INSPECTOR REVIEW:

Reviewed/Issued by: _____ Date issued: _____ Permit #: _____

SCHEDULE 5 (SIGNS)



FASCIA



SCHEDULE 5 (SIGNS)

SIGN TYPE:				
Free-Standing <input type="checkbox"/>	Electronic Message Board <input type="checkbox"/>	Fascia <input type="checkbox"/>	Portable-on-Premise <input type="checkbox"/>	Misc. <input type="checkbox"/>
METHOD OF DISPLAY:				
Static Copy <input type="checkbox"/>		Electronic Static Copy <input type="checkbox"/>		Electronic Moving <input type="checkbox"/>
Illumination: Yes <input type="checkbox"/> No <input type="checkbox"/>		Brightness Level:		
Back-Lit <input type="checkbox"/>		External <input type="checkbox"/>		LED <input type="checkbox"/>
SIGN FACE DIMENSIONS:				
Length:		Width:		Area:
Electronic Message Board		Area: L _____ x W _____ = _____		
OVERALL SIGN DIMENSIONS:				
Length:			Width:	
Anchoring of Sign:				
Professional Design Required: Yes <input type="checkbox"/> No <input type="checkbox"/>				
Plans Attached: Yes <input type="checkbox"/> No <input type="checkbox"/>				
Site Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>				
OTHER APPROVALS REQUIRED:				
Dev. Officer <input type="checkbox"/>		PAC <input type="checkbox"/>		None <input type="checkbox"/>
Signature:			Date:	

SCHEDULE 5 (SIGNS)

From Zoning By-Law 422, Section 35

SIGNS

(1) **Sign Permit Required**

No person shall construct, erect, display, alter or relocate a sign and no person being the owner or lessee of property shall permit, suffer or allow the construction, erection, display, alteration or relocation of a sign on such property without a sign permit first having been obtained in accordance with the provisions of this by-law.

(2) **Signs Not Requiring a Permit**

Notwithstanding the provisions of Subsection 35(1) a sign permit is not required for:

- (a) real estate, contractor, construction and subdivision signs as mentioned in Subsection 35 (6);
- (b) resident, no trespassing and home occupation signs as mentioned in Subsection 35 (3);
- (c) parking, fire lane and other similar signs as mentioned in Subsection 35 (3);
- (d) advertising specific community events at a location approved by the Town of Oromocto;
- (e) traffic and directional sign authorized by the Town of Oromocto;
- (f) election signs;
- (g) signs posted or exhibited inside a building; and
- (h) portable on-premise sign as mentioned in subsection 35 (5).

(3) **Fascia Signs**

- (a) In R Zones, fascia signs must be non-illuminated and are permitted to identify the residents, no trespassing, or a home occupation, to a maximum size of 0.2 square metres;
- (b) In all zones, except R Zones, non-illuminated fascia signs identifying parking, fire lanes and similar other are permitted up to a maximum size of 0.2 square metres; and
- (c) In all zones, except R Zones, advertising fascia signs are permitted provided that the sign shall:
 - (i) be attached to, painted or erected upon, a wall or surface of a building with the face of the sign parallel to the wall. Fascia signs shall not be painted upon or cover a fence or roof;
 - (ii) not exceed 10% of the building face; and
 - (iii) not exceed one sign per building face or in the case of multiple occupancy buildings, a proportional allocation for each business (building) face.

(4) **Free-Standing Signs**

- (a) Free-standing signs are permitted in Institutional, Neighbourhood Commercial and TPIND Zones, provided that the sign shall:
 - (i) not exceed a maximum height of 4.5 metres; and

- (ii) not exceed a maximum size of 6.0 square metres.
- (b) Free-standing signs are permitted in Highway Commercial, Central Commercial and Industrial Zones, provided that the sign shall:
 - (i) not exceed a maximum height of 9.14 metres; and
 - (ii) not exceed a maximum size of 9 square metres.
- (c) Free-standing signs are permitted in Local Commercial Zones, Park Zones and R-3 Zones, provided the sign shall:
 - (i) not exceed a maximum height of 3.0 metres; and
 - (ii) not exceed a sign face area of 4.0 square metres.
- (d) Free-standing signs in the Integrated Development Zone may only be permitted subject to the approval of the Planning Advisory Committee; and
- (e) All permitted free-standing signs are subject to the following:
 - (i) have the bottom of sign a minimum of 1.2 metres above finished ground level;
 - (ii) not exceed one free-standing sign per main building;
 - (iii) maintain a minimum 1 metre setback for all front and side yards;
 - (iv) have a base not more than 762 mm above finished ground level;
 - (v) conform to Subsection 35 (7); and
 - (vi) be constructed on a permanent foundation with the required frost protection.
- (f) An electronic message board display:
 - (i) shall not be located in any residential zone;
 - (ii) is permitted within the design of a free standing sign;
 - (iii) shall meet all requirements identified under Section 35 (4) (e);
 - (iv) shall not exceed a maximum display area size of 4.0 square meters which may be in addition to the permitted sizes in Section 35 (4) (a) (b) (c);
 - (v) shall have no exciting or dynamic copy transitions in the digital electronic advertisement copy with a duration less than 10 seconds;
 - (vi) shall not fade, cut, wipe or swipe from message to message with a transition exceeding 1.0 second;
 - (vii) shall use ambient light monitors that automatically adjusts the brightness level of the display area;
 - (viii) shall not use flashing and pulsing lights;
 - (ix) brightness level shall not exceed 750 lumens during operation; and
 - (x) in areas abutting or adjacent to a Residential Zone, electronic message boards displays shall be de-energized between 11:00 pm and 7:00 am.

(5) Portable On-Premise Signs

- (a) In all zones, except R Zones, portable on-premise signs are permitted provided that the sign shall:
- (i) not exceed an area of 1.0 square metre on each of two sides;
 - (ii) be located on the business and not exceed one sign per lot;
 - (iii) not obstruct the view of vehicular traffic;
 - (iv) be non-illuminated; and
 - (v) be erected only during the operating hours of the business.

(6) Miscellaneous Signs

- (a) In all zones, the following signs are permitted provided that the sign shall:
- (i) in the case of a real estate sign, advertise the sale, rental or lease of such land, building or structure and not exceed a single faced area of 0.56 square metres;
 - (ii) in the case of a construction sign, advertise the on-site contractor during the period of construction and not exceed a single-faced are of 0.56 square metres;
 - (iii) in the case of a construction sign, identify a new project and the owner/consultant and not exceed a single-faced area of 6 square metres;
 - (iv) in the case of a subdivision sign, identify a new subdivision and owner/developer and not exceed a single faced area of 6 square metres;
 - (v) be non-illuminated and located on the subject property; and
 - (vi) not exceed one of each type per lot.

(7) Sign Prohibitions

- (a) No sign shall be erected, operated, used or maintained which:
- (i) due to its position, shape, colour, format, or illumination, obstructs the view of, or may be confused with, an official traffic sign, signal or device;
 - (ii) displays lights resembling the flashing lights usually associated with danger or those used by police, fire, ambulance and other emergency vehicles;
 - (iii) obstruct the sight line of vehicular traffic; and
 - (iv) is located within a road right of way, including centre medians, traffic circles, or any islands or medians separating traffic.

(8) Non-Conforming Signs

The provisions of this by-law with respect to existing signs which do not conform to the By-Law at the time of its effective date shall not be construed to have a retroactive effect, except that relocation, alterations, or removal of any such non-conforming signs shall render such signs subject to the provisions of this by-law. The provisions of this section shall not exempt the owner of a non-conforming sign from the obligation for proper maintenance of such sign.

(9) **Illumination**

Unless otherwise expressly prohibited by this section, all signs may be illuminated subject to the following requirements:

- (a) lighted from within the sign; or
- (b) light shining externally upon the sign by design or intention;
- (c) shall not shine or reflect light directly onto neighboring properties or in the direction of oncoming traffic.
- (d) the illumination shall not exceed 500 lux measured from the property line, during the period between sunset and sunrise.

(10) **Signs located in a Right-of -Way**

Any sign that is proposed to be erected within a right-of-way owned by the Town of Oromocto must be approved by the Town Engineer. The provisions of this section shall not exempt the owner of a sign from the obligation for proper maintenance of such sign.